

5.

ID-99-006

632.06, .07; 731.01, .02, .12

**WOODMEN VALLEY  
FIRE PROTECTION DISTRICT  
SERVICE PLAN**

A request by the Woodmen Valley Volunteer Fire Department for approval of a Service Plan precedent to creation of a Fire Protection District. The proposed District is generally located north of Woodmen Road, west of Interstate 25 and south of the United States Air Force Academy.

WAIVER: The applicant also requests a waiver of the \$500 application fee required by the County in its Special District Guidelines and Requirements.

**APPLICABLE RESOLUTIONS**

Approval	Page 43
Disapproval	Page 44

NOTE: Copies of the complete Service Plan and a map of the proposed boundaries are included as an attachment.

**PLANNING DEPARTMENT RECOMMENDATION:** The Planning Department recommends approval of the Service Plan with the following condition and notation:

**CONDITION**

1. Prior to the deadline for preparation of Board of County Commissioners' Comments, the applicant shall amend the Service Plan to include the following:
  - a. Establish limit on any future bonded indebtedness equal to three percent (3%) of the assessed valuation of the District. Issuance of debt beyond this limit would constitute a material modification of the Service Plan and require prior approval by the Board of County Commissioners.
  - b. Insert language agreeing to immediate de-annexation of any territory subsequently annexed by the City of Colorado Springs, subject to prior settlement of any bonded indebtedness obligations associated with that parcel.
  - c. Insert language agreeing to immediately initiating a dissolution action with the Colorado Division of Local Government if all territory within the District becomes annexed by the City of Colorado Springs.

- d. Insert language agreeing to reconsideration of the Service Plan by the Board of County Commissioners if at any time the area within the District boundaries falls below one-half (1/2) the gross acreage included in the original District.

#### **NOTATION**

1. In approving this Service Plan the Board of County Commissioners cannot guarantee that all scheduling requirements can be met precedent to holding a formation election in 1999. In the event an election cannot be held, this Service Plan approval shall remain in force and effect through the year 2000, providing there is not a substantial change in circumstances in the interim.

A recommendation should also be made concerning the requested waiver of the filing fee.

**POSTING AND NOTIFICATIONS:** No postings or legal notifications were done for this Planning Commission meeting. Actual creation of this District will require a vote of the people within the proposed boundaries.

**AUTHORITY:** This Plan is submitted in accordance with the provisions of the "Special District Act," Article 1, Title 32, Colorado Revised Statutes.

**BACKGROUND:** As further described in the draft Service Plan, the Woodmen Valley Fire Department has operated on a voluntary basis since the late 1950s. The Department operates a fire station and maintains a limited amount of equipment including older vehicles. The Department has relied completely on donations. At this point less than 50% of the service area residents regularly donate.

The proposed District boundaries include approximately 300 primarily residential properties, the vast majority of which are already developed. Many of these properties are 2½ - 10 acre residential tracts dating from the 1950s. There is very limited potential for either additional development or addition of territory to this proposed District.

In the 1980s and early 1990s most volunteer fire departments serving the unincorporated County have converted to taxing fire protection districts. If this conversion is approved only the Edison Volunteer Fire Department (in the far southeast corner of the County) will remain as a non-taxing entity. There are other areas of the County (e.g. Park Vista Estates) with no structural fire protection at all.

Creation of this District would serve at least three purposes:

- 1) It would allow the Department to obtain enough funding to continue operations.
- 2) It would more or less equitably allocate the cost of service to all benefiting properties.

- 3) It would create a more formal entity for the purpose of entering into mutual aid agreements.

**SUMMARY OF THE SERVICE PLAN:** The entire draft Service Plan is included as an enclosure.

The proposed initial District boundaries include all of the areas currently served by the Volunteer Fire Department. No developed or developable unincorporated areas will be excluded.

An initial levy of 7.2 mills is proposed. Beginning in 2001, on the order of \$52,000 would be collected on an annual basis, based upon these proposed boundaries. A proposed budget is included in the Service Plan.

No creation of debt is contemplated at this time. Future debt might be authorized subject to a TABOR election. As a condition, the Planning Department is proposing a debt ceiling of three percent (3%) of total assessed valuation without prior consent of the El Paso County Board of Commissioners. This would allow for a maximum bond of approximately \$225,000 based upon the assessed value of the currently proposed District.

**THE SPECIAL DISTRICT/ LOCAL IMPROVEMENT DISTRICT REVIEW COMMITTEE** was mailed copies of this draft Service Plan on July 1, 1999. On August 6, 1999, the Committee met to discuss the draft Plan with the applicant. At this meeting the Committee emphasized the following:

- 1) Contact must be made as soon as possible with the Elections Department as the deadline for all but a mail ballot election has passed.
- 2) A complete legal description will be required.
- 3) Language should be included to specifically require de-annexation of any territory subsequently annexed by the City of Colorado Springs.

#### **AGENCY COMMENTS**

**CITY OF COLORADO SPRINGS FIRE DEPARTMENT** submitted the following:

"We do have several comments which I would appreciate being discussed or at least considered for condition of record.

- "1) We have locations where segments of independent fire protection districts overlap portions of incorporated areas of the City, creating a double taxation and protection issue. We want to avoid this in the future. Therefore, we request that a condition of record be placed on the formation of the district that when and if

annexation into the City of Colorado Springs is attempted and achieved, dissolution of the fire protection district would occur, preventing any such double taxation issue.

- "2) The boundaries, as shown on the attached map, are accurate by our dispatch records. This affirms our City boundaries for emergency response as being outside their proposed district. The area now identified as the proposed Woodmen Valley Fire Protection District is currently programmed in the computer dispatch system to notify the El Paso County Sheriff's Office. The County then notifies Woodmen Valley, plus the Donald Wescott Fire Protection District, due to the countywide mutual aid agreement. Once the formation of the district is effective, the data must be provided to the CSPD for updates and changes in the Computer Aided Dispatch (CAD) system to accurately reflect the area to be the responsibility of the Woodmen Valley Fire Protection District. This is a workload issue for CSPD and should be respected as such, for timely notification and processing. I do not represent the CSPD but would estimate approximately 6 – 8 hours for the programmer to make the appropriate modifications.
- "3) In situations where the City of Colorado Springs Fire Department borders adjoining departments or fire protection districts, it is common for us to consider an Automatic Aid Agreement. This agreement enables joint responses by both parties automatically, which serves both sections of the community much more efficiently. However, with a district this small, it does not seem practical at this time, that an Automatic Aid Agreement would be considered, since the balance of service benefits would be for the community within the district, not the City. If service demands exceed the capability of this proposed fire protection district, annexation would be the only reasonable alternative, in order to provide the protection currently enjoyed by the surrounding city residents.

"I would appreciate any feedback from discussion or record regarding our comments on this issue. Please let me know if there are any other issues that I can assist you in addressing. I thank you for the opportunity."

STAFF NOTE: These comments are addressed under Planning Department Comments.

**CITY OF COLORADO SPRINGS PLANNING** submitted the following:

"This letter is in response to your request for comments concerning the proposed Woodmen Valley Fire Protection District. There are two enclaves south of Woodmen Road that are not included on the map of the proposed fire protection district. These two enclaves should be added to the proposed Woodmen Valley Fire Protection District so that they will not be without fire service. Enclosed please find a map with the two enclaves outlined in red."

STAFF NOTE: This problem was created because of incorrect GIS coverages and has subsequently been corrected.

**THE PIKES PEAK (FIRE) CHIEF'S FORUM** commented as follows:

"This letter is in reference to the upcoming hearing on the formation of the Woodmen Valley Fire Protection District. It is the conclusion of this forum that represents the Fire and EMS agencies in the El Paso and Teller counties, are in unanimous support for the formation of the said District. It is vital for the survival of the Woodmen Valley Fire Department and the public it serves that this becomes a reality. Once again we thank you for your time."

The following entities were notified but provided no written comments:

El Paso County Department of Transportation  
County Attorney's Office  
County Treasurer  
School District #20  
County Treasurer  
United States Air Force Academy  
County Chief Financial Officer  
Bond Finance and Economic Development Office

**DEPUTY CLERK TO THE BOARD OF COUNTY COMMISSIONERS**, Eileen Gilbert, provided comments and input relative to the formation process and scheduling.

**COMPREHENSIVE PLANNING SECTION** notes:

"The *County-Wide Policy Plan* includes the following policies:

- 12.1.6 – Support efforts to provide structural fire protection for those areas where such protection currently does not exist.
- 12.1.7 – Promote mutual aid agreements and other cooperative efforts among fire protection districts, municipalities and other effected entities directed toward providing improved and more cost-effective fire protection service."

**ACTION ON THE SERVICE PLAN:** With reference to any Service Plan, the Planning Commission and the Board of County Commissioners have the following authority:

- 1) Section 32-1-204(2), Colorado Revised Statutes, states in part, "... county planning commission or regional planning commission shall study the service plan and present its recommendations consistent with this part 2 to the board of county commissioners."
- 2) With reference to any service plan, the Board of County Commissioners has the following review authority under Section 32-1-203(1), Colorado Revised Statutes:

- a. To approve without condition or modification the service plan submitted;
  - b. To disapprove the service plan submitted;
  - c. To conditionally approve the service plan subject to the submission of additional information relating to or the modification of the proposed service plan.
- 3) Pursuant to Section 32-1-23(2), Colorado Revised Statutes, the Board of County Commissioners shall disapprove the service plan unless evidence satisfactory to the Board of several other conditions is presented. You will note that in the following instances the Board does not have discretion to approve but must disapprove the service plan unless evidence satisfactory to the Board is presented. Those areas include:

Consistency with the standards is discussed in the Service Plan. (Planning Department staff comments are included as indented verbiage in parentheses.)

- a. There is sufficient existing and projected need for organized service in the area to be serviced by the proposed special district.

(Staff notes that the need for organized service is well evident by the presumption that all urban or rural residential areas of the County should be afforded at least a minimum level of structural fire protection.)

- b. Existing service in the area to be served by the proposed special district is inadequate for present and projected needs.

(Staff concurs with the applicant that continuation of a volunteer fire department without taxing authority will result in insufficient and inequitable service.)

- c. The proposed special district is capable of providing economical and sufficient service to the area within its proposed boundaries.

(Staff notes that the basic infrastructure (volunteers, station and equipment) are already in place. There is, however, a concern with economics of scale and very limited tax base. However, as noted later in these Comments, no other service options are viable at this time and the District will be in a position to prioritize within the limits of its available revenues.)

- d. The area to be included in the proposed special district has or will have the financial ability to discharge the proposed indebtedness on a reasonable basis.

(No indebtedness is being proposed at this time. Valuation is sufficient to discharge a limited future debt.)

- 4) The Board has discretion, pursuant to Section 32-1-203(2.5), Colorado Revised Statutes, to disapprove a service plan if satisfactory evidence is not provided to show:
- a. Adequate service is not or will not be available to the area through the County, other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis.

(Direct service from other entities is extremely unlikely in the near future.

As noted in more detail below, this area could ultimately be annexed by the City of Colorado Springs, but this is not a viable option at this time. Colorado Springs will not provide service on an extraterritorial basis at this time. If they chose to in the future this District could be used as a mechanism for contract payment. The only other alternate possibility would be for annexation into the Donald Wescott Fire District. That entity is going out of business in this area.)

- b. The facility and service standards of the proposed special district are compatible with the facility and service standards of each county within which the proposed special district is to be located and each municipality which is an interested party.

(Facility and service standards vary substantially across El Paso County. This District is being organized in coordination with all surrounding fire protection entities. No other organizations have opposed the formation of this District although the City of Colorado Springs has gone on record with certain concerns and qualifications.)

- c. The proposal is in substantial compliance with a master plan adopted pursuant to Section 30-28-106, Colorado Revised Statutes.

(Consistency with the El Paso County Master Plan is discussed elsewhere in these comments and in the Service Plan.)

- d. The proposal is in compliance with any duly adopted county regional or state long-range water quality management plan for the area.

(This standard is not particularly applicable – no inconsistencies appear evident.)

- e. The creation of the proposed special district will be in the best interests of the area proposed to be served.

(The Planning Department believes that legal structure fire protection is an essential service in urban and rural-residential areas.)

#### PLANNING DEPARTMENT COMMENTS

- 1) Several years ago central water service was extended to much of this area from the City of Colorado Springs through the use of an LID (Local Improvement District) created by the City. In conjunction with that action property owners agreed to consent to annexation at some point in the future if this were desired by Colorado Springs. At this point there is no interest in annexation on the part of the City.
- 2) The water lines and hydrants installed by the City provide opportunities for a reasonably high level of service within the limitations of volunteer response time and equipment which is not state-of-the-art.
- 3) If ultimately created this will be approximately the 19th fire district formed in this County. While staff is somewhat concerned with the proliferation of these Districts, the addition of one more District in this case is largely unavoidable.
- 4) The City of Colorado Springs is concerned about these issues:
  - a) Potential for overlap of service areas in the event that areas are subsequently annexed. Staff is recommending a condition to address this.
  - b) Issues with dispatch data entry. These are technical and can be resolved over time.
  - c) A concern with entering into an Automatic Aid Agreement with a District this small. Staff's position on this issue is that having a District in place still remains a better option than not having one. If Colorado Springs believes it necessary, the City can always exercise its option to annex.
- 5) For the record, County staff have tried to be supportive of this District formation process (as being in the best interests of the effected residents under existing circumstances). However, we have repeatedly noted that it may be too late to meet all of the scheduling requirements for this election cycle. Not getting a ballot issue certified in time is especially difficult because of the lag between District formation and the actual collection of revenues.



- 6) C.R.S. 32-1-305 allows for property owners with 40 or more acres to petition for exclusion from the proposed District. In this case no parcels fall into this category.

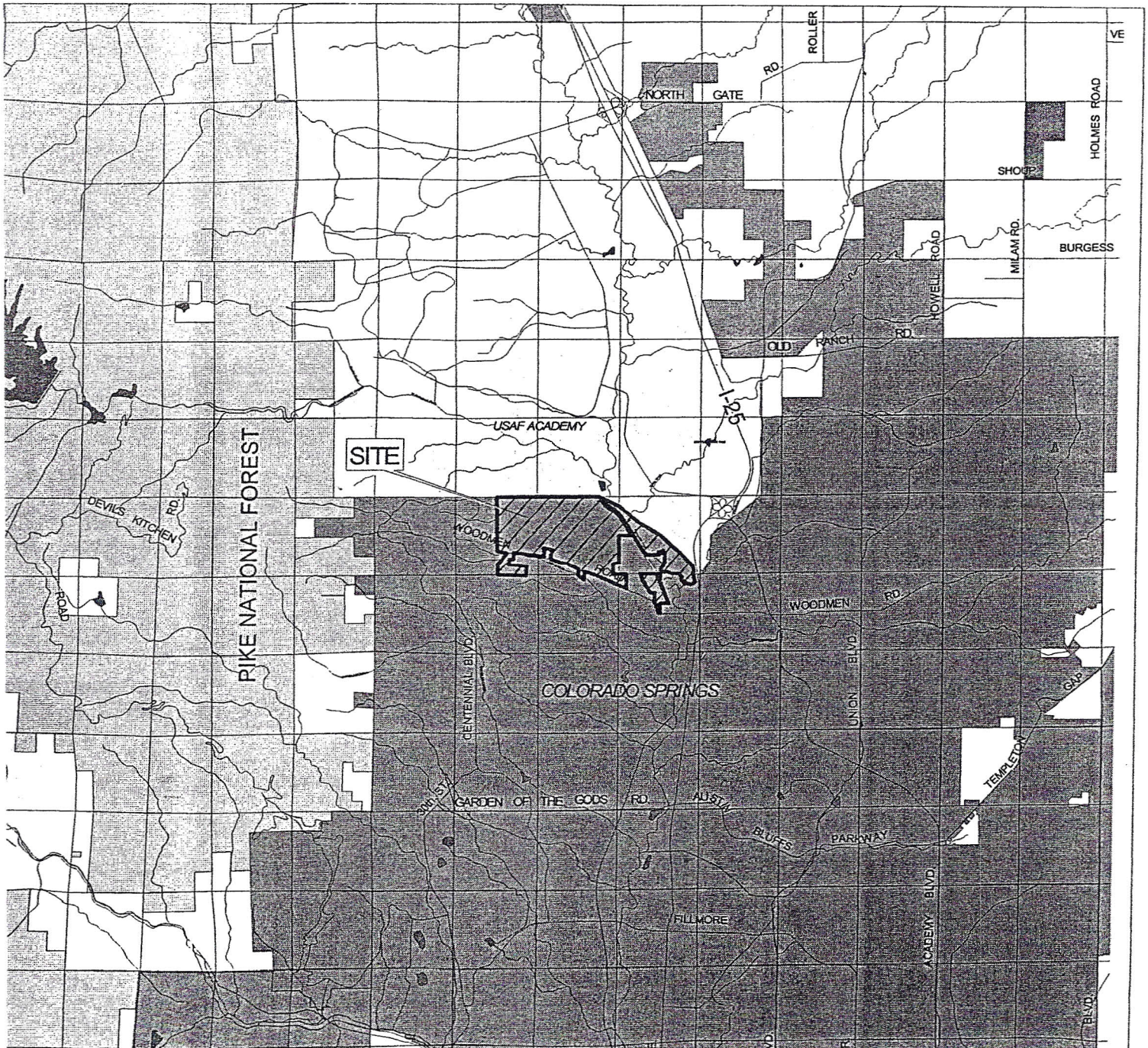
**ENCLOSURES**

Vicinity Map  
District Boundary Map  
Draft Service Plan

Prepared by  
Carl Schueler  
8/10/99

File Name: ID-99-016

Zone Map No.: 731.01, 731.02,  
632.06 632.07.



Please report any discrepancies to:  
El Paso County GIS/Mapping  
27 E. Vermijo  
Colorado Springs, CO 80903  
(719)520-6523

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


August 11, 1999

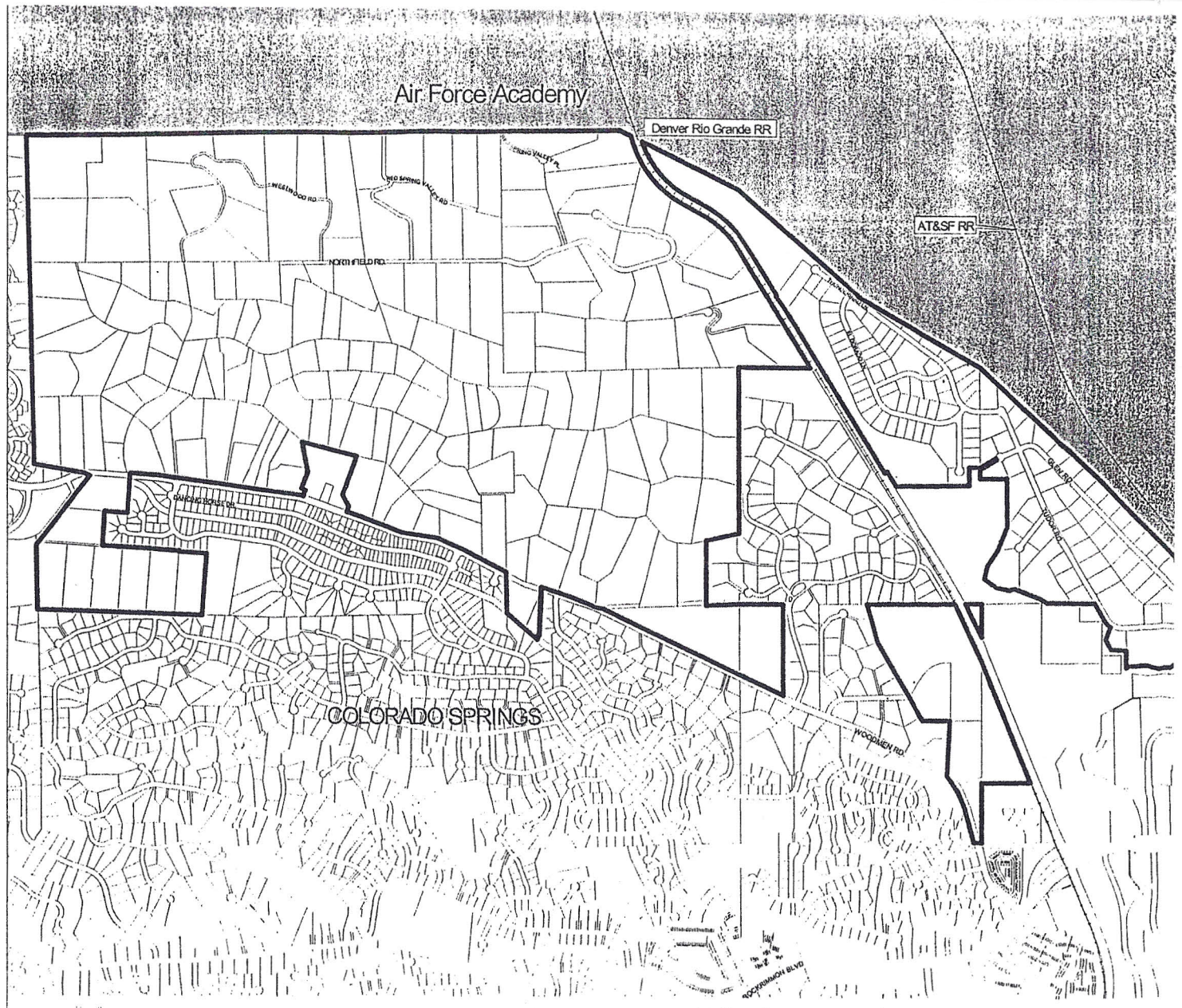


-87-

# PROPOSED WOODMEN VALLEY FIRE DISTRICT

LEGEND

-  Railroads
-  Proposed Woodmen Valley Fire District
-  Military





## WOODMEN VALLEY FIRE DEPARTMENT

1150 West Woodmen Road  
Colorado Springs, CO 80919  
719-522-9666

*Assistant Chief*  
Keith Conquest  
719-598-4455

June 24, 1999


To Whom It May Concern:

Attached please find our Service Plan to start the process to become the Woodmen Valley Fire Protection District.

Several requests accompany this:

1. Please wave the \$500.00 filling fee
2. Please wave the requirement for a market analysis and relief from having to meet some of the other strict submittal requirements as outlined in the County's Special District Requirements and Guidelines. I have tried to answer all of the questions that I could find that seemed to affect our proposed fire district. If I missed something, please let me know.
3. We are trying to get this on the November 1999 election. Any help that you can give us to meet that will be very much appreciated.

Please use me as a point of contact if you have any questions or to have me help facilitate this in any manner. Thank you in advance for your help and cooperation!!

  
Keith Conquest  
Assistant Chief

Home: 598 4455  
Work: 598 4455  
Pager: 443 7191  
Fax: 531 6066  
E-mail: [conqu@rmi.net](mailto:conqu@rmi.net)

# PROPOSED WOODMEN VALLEY FIRE PROTECTION DISTRICT

## PROPOSED SERVICES (a)

### **Brief History**

The Woodmen Valley Volunteer Fire Department (WVFD) has provided the only Fire Protection Services to residents of the areas of Woodmen Valley (a.k.a. Shoptaugh subdivision), Pine Creek estates, and Thunderbird estates since 1959. In recent years the WVFD has also provided basic Emergency Medical Services to these areas. All services are provided at no charge to anyone requesting aid from within the WVFD service area. All WVFD firefighters are volunteers and most respond from outside the department's service area. At the present time we have 15 volunteers. In 1997 we answered 28 calls. In 1998 we answered 35 calls. By June 1999 we have already answered 37 calls. WVFD funding has always come solely from voluntary contributions supplemented by revenues from an annual garage sale. The largest single expense by far is that of providing required insurance for the WVFD and its members. Funding limitations continue to be the biggest hurdle facing the department.

### **Fire Protection Services**

It is proposed to replace two of the three vehicles currently owned by the WVFD: a 1979 E-One 250 GPM mini-pumper and a 1974 Lockwood 750 GPM pumper. With a 20-year-old primary response vehicle and a 25-year-old main pumper, upgrading this fire fighting equipment is of paramount importance. Despite low usage, both of the pumpers need constant maintenance and are frequently subject to failure. Their capabilities are also very limited by today's standards, so they urgently need to be replaced with more modern, reliable, and capable equipment. The third vehicle, a donated 1250 gallon milk tanker recently rebuilt by the firefighters onto a 1980 Ford chassis, is used only infrequently and continues to provide adequate water shuttle service when necessary.

Much of the firefighters' personal protection equipment is old and barely meets today's minimum standards. This needs to be updated on a periodic basis and as new members are recruited. Properly fitting and state-of-the-art equipment is crucial for firefighter safety and efficiency.

Funding for firefighter training needs to be made more readily available. Training to state certification levels is lengthy and expensive and has therefore not been considered a priority for the WVFD in the past. As courses become more readily available, volunteer firefighters reasonably expect financial support from their department for such training. Any department that is unable to offer such incentives is liable to have a high firefighter turnover rate as well as reduced effectiveness in fire fighting situations.

### **Fire Prevention Services**

The WVFD held a training seminar with Chief Lavelett of the El Paso County Fire Marshal's Office on wild land fire and the urban interface within the area of Woodmen Valley. This was done at the annual meeting this year at which time homeowners were in attendance. It is the intent of the future fire district to continue educating homeowners on the dangerous conditions that might exist

around their homes. We get calls now for us to come and make recommendations to homeowners on what they should do and have gone out and talked with them. We have also sent out mailings to the homeowners on the subject of wild land fires.

It is proposed to increase fire prevention training for firefighters. Better inspection services should be available to area homeowners and there need to be more community-oriented fire education programs. Past activities have been limited to one Sunday school visit during fire prevention week and occasional home visits when invited by homeowners. Better education and funding for materials would permit a more proactive approach to the subject.

### **Emergency Medical Services**

During 1997 and 1998, Emergency Medical Services calls comprised the largest single category of WVVFD calls within its service area. In medical emergency situations, WVVFD members trained and certified as Emergency Medical Technicians (EMTs) provide Basic Life Support treatment prior to the arrival of an Advanced Life Support (ALS) ambulance. This early treatment is a vital link in the time-critical "chain of survival" of many life-threatening medical conditions.

The current level of service the WVVFD is able to provide does not include cardiac defibrillation (another link in the chain of survival) even though all WVVFD EMTs are trained to that level. It is proposed to purchase at least one Automated External Defibrillator (AED) that could be expected to help save lives, especially as the demographics of the residents shift towards a more elderly population. Certification of some WVVFD members to ALS levels could typically provide superior life-saving treatment before the arrival of the ambulance. Such training has been subject to the same constraints as firefighter training in the past and more funding needs to be made available.

### **Other Services**

The WVVFD provides very limited Hazardous Materials (HazMat) and Rescue services. These levels of service are limited both by levels of training of personnel and by equipment availability. Higher levels of these services are provided when necessary by other area agencies through mutual aid agreements. Since the levels of services provided by the WVVFD are reasonably consistent with the low occurrence of such incidents within the area, no expansion of these services is required.

### **Manpower**

The WVVFD is limited in size today (15 members) primarily by the inability to properly outfit new members with necessary personal equipment. The increased cost of training more personnel is also a significant factor hindering WVVFD growth. It is hoped that, in the future, more members can be recruited to provide better coverage at all times. In the longer term a partially or fully manned station should be considered to provide more timely round-the-clock coverage for the area. This would probably mean hiring one or more personnel on a full-time basis with the associated costs. With improved responses to alarms, additional training, and better equipment, it is hoped to earn a good ISO rating with the ultimate goal of reducing district homeowners' insurance rates.

## **Communications Equipment**

While the WVVFD has sufficient radios and leased pagers to meet today's needs, changing FCC regulations will render all the two-way radio equipment obsolete within a few years. Replacement, state-of-the-art equipment will be relatively expensive. El Paso County is planning to provide some equipment to area fire departments when the new regulations take effect, but that is contingent upon voter-approved funding and is not guaranteed to meet all the needs of any department, especially considering potential growth. So any new equipment purchased by the department in the meantime should take into account the upcoming changes where possible, and funding must be made available in case more extensive equipment purchases become necessary for the department in the future.

## **Mutual Aid Agreements**

The WVVFD has an automatic mutual aid agreement with five other "North End" departments in El Paso County. These are the Black Forest, Donald Wescott, Palmer Lake, Tri-Lakes, and Woodmoor/Monument fire departments, which provide automatic aid to each other whenever any major incident occurs. The WVVFD has a separate agreement with the Fire Department at the U.S. Air Force Academy, which is adjacent to our response area. That agreement specifically addresses airplane crashes and Hazardous Materials incidents that may impact both departments. Because the WVVFD is not a governmental agency, attempts to reach an automatic aid agreement with the neighboring Colorado Springs Fire Department failed to get off the ground. That situation could well change with the formation of a fire district. The WVVFD is also a party to a mutual aid agreement signed by every fire department in El Paso County. Under the terms of that agreement, any fire department may request mutual aid from any other department; but the responding department's level of commitment is very limited. The Donald Wescott fire station on Vincent Dr. will soon close and we will have no close automatic mutual aid departments to assist us.

## **Buildings**

The WVVFD fire station was originally a 24' x 48' flat roofed concrete garage that was extended upward in 1972 to provide a training classroom. A third bay was added in 1986 and the station remains essentially unchanged today. Some building enhancements may become necessary in the event of round-the-clock staffing at which time sleeping, washing and cooking facilities would probably need to be provided, although there is no room for building expansion on that site.

A new fire station in Pine Creek or Thunderbird estates has been proposed numerous times over the years and could provide faster response times to that part of the WVVFD response area. However, significant response time improvement could only be achieved if residents from that area were to provide manpower for that station. So there are no plans for any building expansion at this time.

## **Summary**

The creation of a fire protection district would enable the WVVFD to provide the following service enhancements to area residents:

- Replacing outdated firefighting equipment would augment fire suppression capabilities.
- Furnishing firefighters with new personal equipment would improve safety and efficiency.

- Increasing the number of firefighters would provide better all-round responses to alarms.
- Training to higher standards would increase department effectiveness and reduce turnover.
- Offering community fire prevention programs would promote residential fire safety.
- Allocating additional medical resources would provide for more effective life saving treatments.
- Purchasing new radio equipment would ensure compliance with future FCC regulations.
- Earning an ISO rating would reduce homeowners' insurance rates.
- Creating a fire district would remove an obstacle to negotiating new mutual aid agreements.

Remaining essentially unchanged would be the water tanker, levels of HazMat and Rescue services, existing mutual aid agreements, and the department fire station.

PROPOSED BUDGET FOR FIRST YEAR (b)

Assessed value \$7,487,000.00. Mill levy 0.007

Equipment – Large	\$10,000.00
Insurance	\$ 4,500.00
Miscl parts/repairs	\$ 2,489.00
Equipment – Small	\$ 2,000.00
Pager Rent	\$ 1,800.00
Legal - Accounting	\$ 2,500.00
Truck Expense	\$ 2,500.00
Utilities	\$ 800.00
Telephone	\$ 720.00
Dues	\$ 100.00
Truck Lease	\$20,000.00
Training	\$ 5,000.00
 Total Expenses	 \$52,409.00

We do NOT propose to go into debt, but to live within the budget and income from the mill levy.

We do not feel that an engineering or architectural survey is necessary for this plan. (c)

MAP OF THE PROPOSED DISTRICT (d)

A map is attached at the end.

CONSTRUCTION OF FACILITIES (e)

No construction is proposed.



GENERAL DESCRIPTION OF THE FACILITIES TO BE CONSTRUCTED.....(f)

As stated above no construction or land acquisition is planned. No initial indebtedness is planned. Only other major expenses related to organization will be legal fees and the cost of the election. We have the money to cover that and initial operation of the department until tax monies are received.

ARRANGEMENTS WITH OTHER POLITICAL SUBDIVISIONS (g)

No contractual agreements for services are planed at this time. Mutual aid agreements will be worked out later or are already in place.

We feel that all the requirements for this service plan and 32-1-203 will be met. (h)

Answering some of the questions in 32-1-203 that were not answered above from page 10 of the El Paso County Special District book.

.....the creation of the proposed special district will be in the best interest.....

At the present time, the WVVFD is the only agency providing fire protection to the area. No other agency has expressed a willingness to take over the job. With the rising cost and the diminishing donations, there are probably only 3 options available: (1.) Annex to the City of Colorado Springs. A majority of the residents have stated they do not wish to do this. Colorado Springs fire will not deal with us because we are outside of the city and not a government entity. No other fire district is close enough to us to provide service since Donald Wescott FPD will be leaving the area in a short time. (2.) Business as usual will not be able to continue. The department will be forced to disband in a couple of years for lack of funding. (3.) Formation of the fire district so that everyone in the area pays his or her fair share for fire protection and there is adequate income to fund the necessary operation of the department. With the formation of the fire district, needs should be adequate for future years.

There are a total of 315 tax accounts with 8 being fully exempt. According to the figures supplied by the assessors' office, a large majority of the properties are assessed between \$16,000 and \$21,000. With a mill levy of 0.007, that would cost homeowners between \$112.00 and \$147.00 per year in additional taxes. For most homeowners this will be tax deductible. There are a few lots without houses and some houses with a higher valuation. Our records show approximately 290 homes, so about 92% of the area is built out. There is no room for growth as the City of Colorado Springs and the Air Force Academy surround us on all sides. There is no commercial property available.

At the present time most insurance companies rate the homes at the highest, a 9 rating. We have been told that some insurance companies might offer a better ISO rating which would reduce homeowners insurance and offset the increase in taxes. Because the WVVFD already has a station and equipment, no debt is required.

None of this area appears to have fire protection listed in any master plan.

The WVVFD currently owns the following:

Fire station at 1150 W. Woodmen Road	\$105,000.00
1979 Mini Pumper/brush truck and equipment	\$ 18,000.00
1974 Pumper and equipment	\$ 15,000.00
1980 Tanker and equipment	\$ 9,000.00
Other miscellaneous equipment and radio equipment	\$ 9,800.00
Total	\$156,800.00

We have no liabilities other than the cost of forming the district and cash on hand for operation until tax monies become available.

#### Special Districts within 2 miles

City of Colorado Springs  
El Paso County  
Pikes Peak Library District  
District 20 Schools  
Donald Wescott Fire Protection District  
Woodmen Valley Water Line IMP  
C/S Peregrine  
C/S Woodstone Spec.