

Fort Carson and Piñon Canyon Maneuver Site Community Research

July 2008

Prepared By:

Booz | Allen | Hamilton

Executive Summary

Fort Carson and Piñon Canyon Maneuver Site (PCMS) Community Research was conducted to reach out to stakeholders and residents in order to identify their views regarding Fort Carson and the proposed expansion of PCMS, as well as the perceived impacts of the installation's operations and training activities.

The project activities were designed to provide the Army with a research-based understanding of the PCMS area community and its leadership, so that better informed decisions can be made regarding the proposed PCMS expansion and installation operations in the future.

The methodology for the research activities consisted of three parts: community interviews with key stakeholders, community roundtable discussions with PCMS-area residents, and a community survey of public opinion.

The interviews and roundtable sessions were designed to reach out to people in local communities in order to provide qualitative information about Fort Carson, its relationship with the communities, and the proposed expansion of PCMS. The interviews were specifically designed for community opinion leaders representing key categories of stakeholders in order to better understand their perceptions of the proposed expansion of PCMS and relationships with Fort Carson. The roundtable sessions were designed to generate input from members of the general public regarding their perceptions, opinions, and concerns.

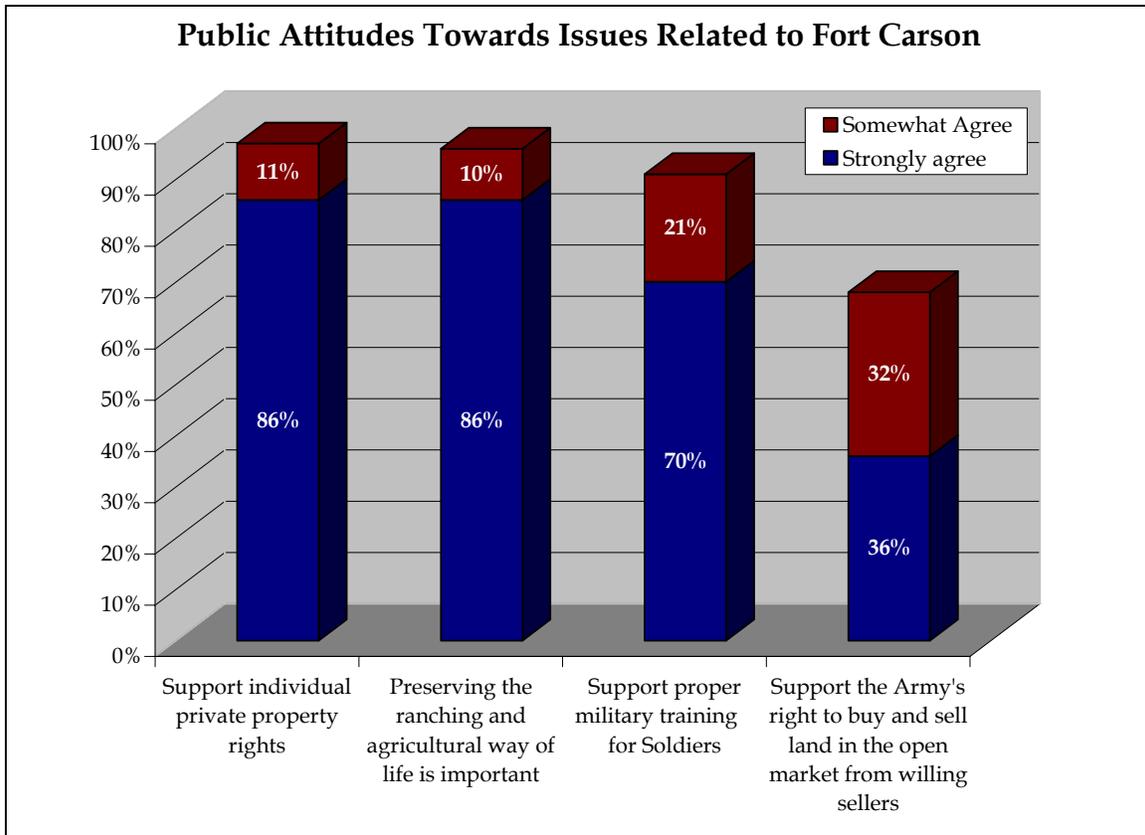
Results from interviews and roundtable sessions contributed to the development of the quantitative community public opinion survey, which measured attitudes of the public toward the proposed expansion of PCMS and Fort Carson's operations and training activities.

A **Community Survey** of 400 randomly-selected residents living within a seventy-five mile radius of the perimeter of PCMS was conducted by telephone from February 28 – March 3, 2008, in order to quantitatively measure the attitudes of the community toward Fort Carson and the proposed expansion.

The survey revealed that while 95% of residents are aware of the proposed expansion, 75% are opposed to it, saying the expansion would take too much agricultural land out of production (28%), hurt the area economically (16%), take away their own land (16%), or they would just rather keep the area the way it is (14%).

Eighty-seven percent (87%) of residents view the loss of local water rights as the most serious problem facing the area, followed by preserving private property rights (86%) and unemployment (83%).

Residents express support of individual private property rights (97%), preserving the ranching and agricultural way of life (96%), and proper military training for Soldiers (91%). Residents also support the Army’s right to buy and sell land in the open market from willing sellers (68%), but feel the Army has all the training land it needs at PCMS (77%).



Sixty three percent (63%) of PCMS area residents feel that Fort Carson does not actively support the community. Fifty-one percent (51%) believe that Fort Carson is a good steward of the environment on its training lands; 40% say that Fort Carson does a good job in protecting cultural and archaeological resources at PCMS.

Residents respond more favorably toward expansion when they know that the Army would not force land owners off their properties in order to expand PCMS, with 45% saying that knowing this information makes them more favorably inclined toward expansion, 16% less favorably inclined, and 38% saying this information has no impact on their attitude toward expansion.

Residents respond more favorably toward expansion when told of the possibility that land owners who willingly sell their properties for expansion could receive an above-market price for their land, with 32% saying that knowing this information makes them more favorably inclined toward the expansion, 17% less favorably inclined, and 50% saying this information has no impact on their attitude toward expansion.

When residents learn about the possibility that land owners who want to stay on their properties could sell to the Army but continue to live in their houses or on their ranches or farms for the rest of their lives, 33% of residents are more favorably inclined toward expansion.

Fifty-three percent (53%) of residents feel they do not receive enough information about the proposed expansion of PCMS.

Community Interviews were conducted by telephone from December 2007 – March 2008 with five to eight people in each of six categories. Individuals selected to be interviewed were considered representative of various categories of PCMS stakeholders. Their collective responses reflected how key groups view the proposed expansion of PCMS:

- Local Government and Elected Officials stated they are not in favor of the proposed PCMS expansion, saying they have not heard from the Army and are concerned about community and economic impacts.
- Local Business Leaders view Fort Carson as a good neighbor to Pueblo and Colorado Springs, but not to the region around PCMS. They are against the proposed expansion and the use of eminent domain to acquire land, support private property rights, and state a desire to see increased local economic benefits from Army activities.
- Environmental and Cultural Resources Leaders stated divided opinions about Fort Carson as an environmental steward, noting the installation's efforts to preserve archaeological sites were better than its historic preservation programs.
- Agriculture and Agribusiness Interests do not favor the proposed expansion and indicated concern about the potential loss of land for beef production and the impacts this will have on their respective businesses.
- Neighboring Landowners stated strong opposition to the proposed expansion and the use of eminent domain to acquire land. At the same time, they stated strong support for private property rights, and some landowners stated a

willingness to have conversations with the Army about their properties, preferably without interference from the expansion opposition groups.

-- Colorado Springs Community Leaders and Elected Officials stated a favorable view of Fort Carson and support growth at the installation as well as the expansion of the current PCMS, particularly for the jobs and economic benefits the region could potentially receive.

Community Roundtables were held in Colorado on February 5-6, 2008, with nine residents from La Junta, eight residents from Pueblo, sixteen residents from Trinidad, and two residents from Walsenburg. Individuals who participated in this research activity were identified through conversations with local community leaders. The roundtable sessions were designed to allow for open discussions about the proposed PCMS expansion and provide feedback on specific issues from residents in the most populous communities bordering PCMS:

-- La Junta residents stated they oppose the proposed expansion at PCMS, particularly because of its perceived potential to adversely impact the Arkansas Valley business economy. They also stated the Army has done a poor job of explaining why the expansion is needed.

-- Pueblo residents stated they view Fort Carson in a positive light and see potential economic opportunities for their area with the increase of troop levels at Fort Carson, but they stated concerns about the proposed expansion's impacts on PCMS area land owners and communities.

-- Trinidad residents stated they oppose the proposed expansion, but noted that they want to hear directly from the Army regarding the need to expand and how this would affect land owners in the Area of Interest.

-- Walsenburg residents stated they view the Army's proposed expansion negatively, question why it is necessary, and support an enhanced offer price to land owners willing to sell since the landowners will be sacrificing their livelihoods for national security.

TABLE OF CONTENTS

	<u>Page</u>
1.0 Introduction	<u>3</u>
2.0 Purpose and Methodology of Community Research	<u>4</u>
2.1 Supporting Policy and Guidance	<u>4</u>
2.2 Community Research Methodology	<u>5</u>
2.2.1 Community Survey	<u>6</u>
2.2.2 Community Interviews	<u>6</u>
2.2.3 Roundtable Sessions	<u>7</u>
3.0 Research Findings	<u>9</u>
3.1 Quantitative Research Findings	<u>9</u>
3.1.1 Highlights of the Community Survey	<u>9</u>
3.2 Qualitative Research Findings	<u>14</u>
3.2.1 Perceptions of Fort Carson/PCMS	<u>14</u>
3.2.2 Identified Community Concerns/Issues Regarding the Proposed Expansion of PCMS	<u>19</u>
3.2.3 Best Ways to Communicate	<u>23</u>
3.2.4 Information Desired	<u>27</u>
4.0 Community Research Summary	<u>30</u>
Appendices	<u>31</u>

LIST OF FIGURES AND TABLES

	<u>Page</u>
Figures	
Figure 1-1 Location of Fort Carson and Piñon Canyon Maneuver Site_____	<u>3</u>
Figure 2-1 Roundtable Session Locations_____	<u>8</u>
Figure 3-1 Reasons for Opposition to PCMS Expansion_____	<u>10</u>
 Tables	
Table 3-1 Perceptions of Fort Carson/PCMS Stakeholders Interviews_____	<u>16</u>
Table 3-2 Perceptions of Fort Carson/PCMS Community Roundtables_____	<u>17</u>
Table 3-3 Identified Community Concerns/Issues Regarding the Proposed Expansion of PCMS Stakeholders Interviews_____	<u>20</u>
Table 3-4 Identified Community Concern/Issues Regarding the Proposed Expansion of PCMS Community Roundtables_____	<u>21</u>
Table 3-5: Best Ways to Communicate Stakeholders Interviews_____	<u>24</u>
Table 3-6: Best Ways to Communicate Community Roundtables_____	<u>25</u>
Table 3-7 Information Desired Stakeholders Interviews_____	<u>28</u>
Table 3-8 Information Desired Community Roundtables_____	<u>29</u>

Fort Carson and Piñon Canyon Maneuver Site Community Research

1.0 INTRODUCTION

In September 2007, Fort Carson requested assistance from Booz Allen Hamilton to identify community views regarding potential impacts and perceptions of the U.S. Army's proposed expansion of Piñon Canyon Maneuver Site (PCMS).

Located near Colorado Springs, Colorado, Fort Carson is one of the Army's premier military installations. It is home to elements of the 2nd and 4th Infantry Divisions, 10th Special Forces Group, and the First United States Army Training Support Division - West. Fort Carson, known as the Mountain Post, trains personnel from multiple military services prior to deployment overseas. In addition, Fort Carson operates PCMS in southeastern Colorado, which allows for battalion and brigade maneuver training exercises.

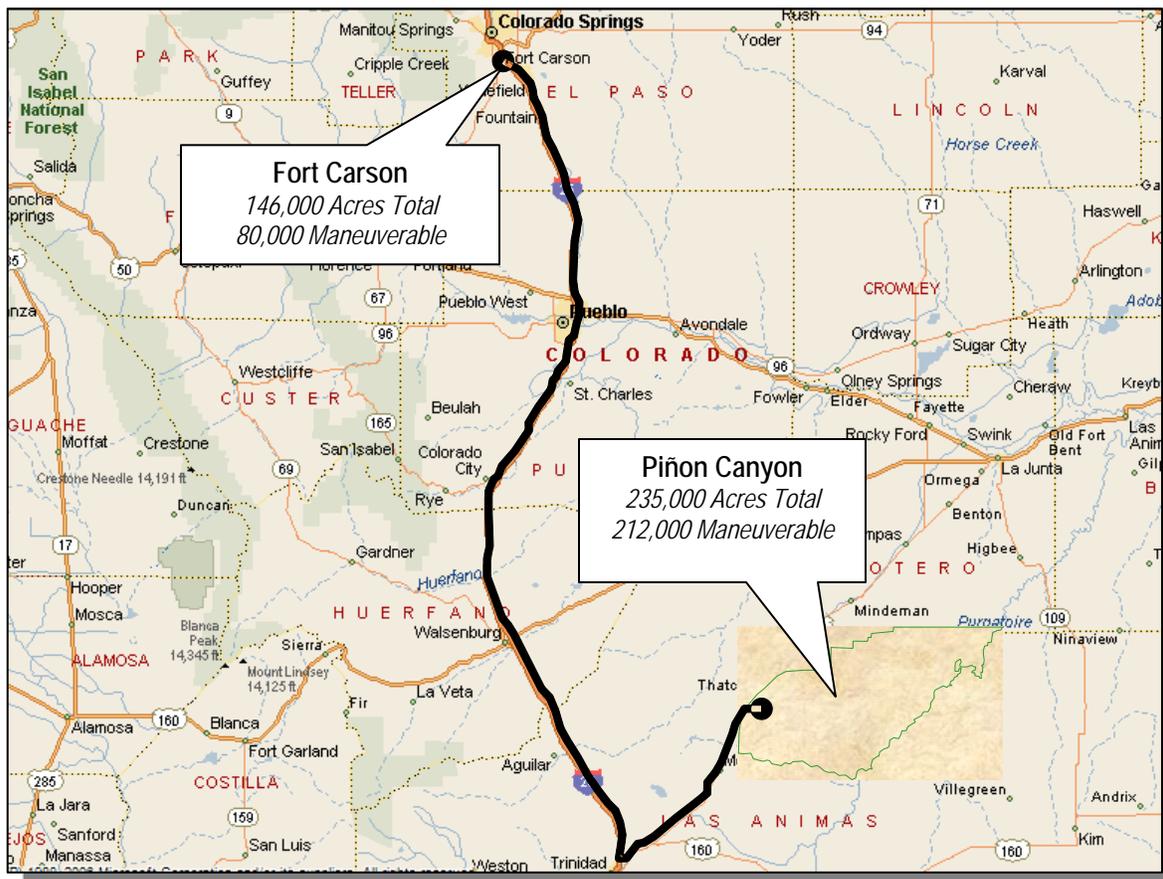


Figure 1-1 Location of Fort Carson and the Piñon Canyon Maneuver Site

2.0 PURPOSE & METHODOLOGY OF COMMUNITY RESEARCH

Based on the needs of the Headquarters of the Department of the Army (HQDA) and Fort Carson, it was determined that primary research would be conducted to achieve the following objectives:

- Gain feedback from members of the community regarding their perceptions and concerns about the proposed expansion of PCMS as well as current Fort Carson and PCMS operations and training activities,
- Create a base of information that can assist in making operational decisions regarding Fort Carson and PCMS in the future,
- Serve as a positive outreach effort by Fort Carson to key stakeholders and residents in the community in order to help sustain the training mission and assist troop readiness.

2.1 Supporting Policy and Guidance

The community research developed for this report is in accordance with existing Department of Defense and Department of the Army policy and guidance.

- Office of the Deputy Under Secretary of Defense (Installations & Environment) Memorandum, 23 Aug 2004, *Working with State and Local Governments to Combat Encroachment* directs the components to “more active involvement at the installation and Regional Environmental Coordinator level in all aspects of state and local planning that could impact readiness.”
- G-3 and Assistant Chief of Staff for Installation Management Memorandum, 14 Nov 2003, *Sustainable Range Outreach Program and Communications Campaign* directs Garrison Commanders and Senior Mission Commanders to “increase public awareness of the live training mission and its importance to readiness; increase Army understanding of the public’s concern about live training impacts; and promote two- way communication between the Army and the public concerning live training.”

- The 2008 *National Defense Authorization Act, Section 2867, Report on the Piñon Canyon Maneuver Site, Colorado* directs the Secretary of the Army to submit to the congressional defense committees a report on the Piñon Canyon Maneuver Site.

2.2 Community Research Methodology

In order to gain a greater understanding of community views toward Fort Carson operations, training activities, and the proposed expansion of Piñon Canyon Maneuver Site (PCMS), the following community research activities were conducted:

- A public opinion survey of 400 randomly-selected residents in the PCMS area;
- Telephone interviews with local government/elected officials, local business leaders, environmental/community leaders, agriculture and agribusiness interests, neighboring landowners, and Colorado Springs community leaders/elected officials; and
- Roundtable sessions with residents from La Junta, Pueblo, Trinidad, and Walsenburg.

These research activities were conducted to develop an understanding of the current situation relative to the community's perceptions of the proposed expansion of PCMS, Fort Carson operations and activities, local issues and concerns.

The interviews and roundtable sessions were designed to provide qualitative information about Fort Carson, its relationship with the community, and the proposed expansion of PCMS. The interviews were specifically designed for community opinion leaders in order to better understand their perceptions of the proposed expansion of PCMS and relationships with Fort Carson. The roundtable sessions were designed to generate input from members of the general public regarding their perceptions, opinions, and concerns. Results from both of these activities contributed to the development of the quantitative community public opinion survey, which measured attitudes of the public toward the proposed expansion of PCMS and Fort Carson's operations and training activities.

In all, 76 community leaders and residents participated in the qualitative research process; an additional 400 residents participated in the quantitative

community survey. The combined results of this approach provide the Army with a research-based understanding of the views and concerns of the community and its leadership, so that better informed decisions can be made regarding both the proposed expansion of PCMS and installation operations in the future.

2.2.1 Community Survey

A public opinion survey was conducted by telephone to measure the attitudes of 400 residents from Huerfano, Las Animas, and Otero counties in the area of the current PCMS.

The purpose of the survey was to quantify attitudes of community residents related to the proposed expansion at PCMS, training impacts, installations operations, and the upcoming growth at Fort Carson, as well as to determine the most effective ways to communicate with the public. Results from the poll serve as a baseline to measure progress in the installation's efforts to reach out to the community.

Survey respondents consisted of a random sample of adults residing in households in Huerfano, Las Animas, and Otero counties within a 75-mile radius of the perimeter of PCMS. This sample area corresponds to residents who may feel impacted by the proposed expansion of PCMS, its training activities, and operations at PCMS. A summary of the survey can be found in the appendices to this report.

2.2.2 Community Interviews

Interviews were conducted with five to eight Fort Carson/ PCMS community and opinion leaders in each of six categories:

- Local Government and Elected Officials
- Local Business Leaders
- Environmental and Cultural Resources Leaders
- Neighboring Landowners
- Agriculture and Agribusiness Interests
- Colorado Springs Leaders

Participants were selected in consultation with representatives from Fort Carson, through recommendations from community stakeholders, media reports, and independent research.

The purpose of the interviews was to reach out to opinion leaders to discuss how Fort Carson is viewed in the community and to identify key issues or concerns related to the proposed expansion of PCMS, the installation, and its mission. These interviews also probed to learn what kinds of information people are currently receiving from the installation, how they receive it, what they would like to know in the future, and what they believe would be the best ways for the installation to communicate and interact with the community.

In order to ensure the opinions from organizations opposing the PCMS expansion were represented in the community research, leaders from the groups *Not 1 More Acre* and the *Piñon Canyon Expansion Opposition Coalition* were contacted and afforded the opportunity to participate in the stakeholder interview process. However, leaders from these groups either declined to be interviewed or did not return phone calls requesting an interview.

A total of 41 interviews were conducted. All interviews were conducted over the telephone. Summaries of the interviews in each of the categories can be found in the appendices.

2.2.3 Roundtable Sessions

Roundtable Sessions were held in four locations – one with residents of La Junta and Otero County, one with residents of Pueblo and Pueblo County, one with residents of Trinidad and Las Animas County, and one with residents of Walsenburg and Huerfano County. Citizens volunteered their time in order to participate. They were invited to participate based on conversations with local residents who identified potential participants who could help represent a cross-section of each community.

The Roundtable Sessions were an element of the research process and were not designed to be public meetings or open to the local news media. The sessions were designed in this manner in order to encourage open and frank discussions.

The purpose of the Roundtable Sessions was to identify firsthand how local residents perceive Fort Carson and PCMS, and to identify issues and concerns that are on their minds relative to the proposed PCMS expansion and Fort Carson, and its impacts on the community and the environment.

Sessions were held at local meeting places in the various communities. Nine residents took part in the La Junta/Otero County group. Eight residents comprised the Pueblo/Pueblo County group. Sixteen residents participated in the Trinidad/Las Animas County group. Two residents took part in the Walsenburg/Huerfano County group. In total, 35 people participated. The sessions lasted an hour-and-a-half. Summaries of each Roundtable Session can be found in the appendices to this report.



Figure 2-1 Roundtable Session Locations

3.0 RESEARCH FINDINGS

This section of the document presents an overview of the results obtained during the three different phases of the community research project. The public survey results are presented as quantitative findings, while information gathered during the interviews and roundtable sessions has been combined and presented as qualitative findings.

3.1 QUANTITATIVE RESEARCH FINDINGS

A public opinion poll of 400 randomly selected residents in the communities surrounding Piñon Canyon Maneuver Site (PCMS) was conducted by KRC/Communications Research, a professional survey research firm. The poll was completed by telephone during February 28 - March 3, 2008. The margin of error for the total sample is +/- 4.8% at the 95% confidence level. This means, if the survey were replicated, the overall results would be within five percentage points in 95 out of 100 cases. The detailed report provided by KRC/Communications Research is located in Appendix A.

3.1.1 Highlights of the Community Survey

3.1.1.1 Community Overview

- Residents stated loss of local water rights, preserving private property rights and unemployment are the most serious problems in the area.

Eighty-seven percent (87%) of residents view the loss of local water rights as an extremely, or somewhat serious, problem, followed closely by the issues of preserving private property rights (86%), and unemployment (83%).

- Residents stated they support individual private property rights and preserving the ranching and agricultural way of life.

Ninety-seven percent (97%) of residents say they support an individual's private property rights to sell or hold on to his land as he chooses.

Ninety-six (96%) say that preserving the ranching and agricultural way of life is important to them.

- Residents stated high awareness and strong opposition toward the proposed expansion at PCMS.

Ninety-five percent (95%) of the residents surveyed say they are aware of the proposed expansion at PCMS and 75% of them are opposed to it. Of the residents who opposed the expansion:

- 28% say it would take too much agricultural land out of production
- 16% state it would hurt the area economically
- 15% express concern that Fort Carson will take away their land
- 14% say they would just rather keep the area the way it is

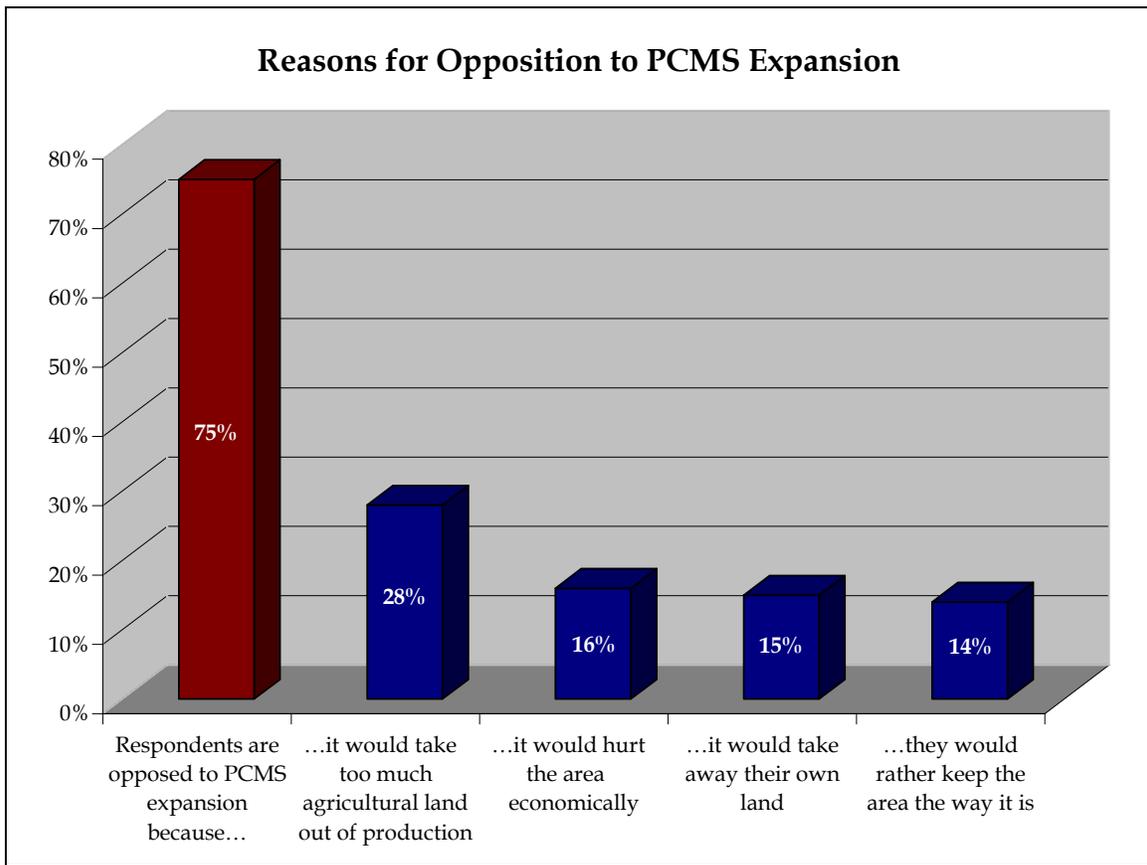


Figure 3-1 Reasons for Opposition to PCMS Expansion

3.1.1.2 Perspective of Fort Carson/ PCMS

- Residents stated they support proper military training for Soldiers.

Ninety-one percent (91%) of residents agree or strongly agree that they support proper military training for Soldiers in order to maintain a strong national defense

- Residents stated they view Fort Carson as not actively supporting the community.

Thirty percent (30%) of residents either strongly agree or somewhat agree that Fort Carson actively supports their community; 63% strongly or somewhat disagree.

- Fort Carson is seen as a mediocre steward of the environment.

Fifty-one percent (51%) of the residents surveyed either strongly agree or somewhat agree that Fort Carson is a good steward of the environment on its training lands.

Forty percent (40%) of residents strongly agree or somewhat agree that Fort Carson does a good job protecting cultural and archaeological resources at PCMS.

3.1.1.3 PCMS Expansion

- Residents stated they support the Army's right to buy and sell land on the open market, but said Fort Carson has all the land it needs at PCMS.

Sixty-eight percent (68%) of residents strongly agree or somewhat agree that the Army has the right to buy and sell land in the open market from willing sellers.

Seventy-seven (77%) of respondents strongly agree or somewhat agree the Army has all the training land it needs at PCMS.

- Residents responded more favorably toward expansion when told that the Army would not force land owners off their properties.

Forty-five percent (45%) of residents surveyed would be more favorably inclined toward expansion if they knew the Army would

not force land owners off their properties in order to expand Fort Carson's PCMS.

- Residents responded more favorably toward expansion when told of the possibility that land owners could receive an above-market price for their land.

Thirty-two percent (32%) of residents surveyed would be more favorably inclined toward expansion if it were possible for land owners who willingly sold their properties for the expansion of PCMS to receive additional compensation above the market price for their land.

- Residents responded more favorably toward expansion when told of the possibility that land owners could sell their properties to the Army but still live in their houses.

Thirty-three percent (33%) of residents surveyed would be more favorably inclined toward expansion if it were possible for land owners who want to stay on their properties to have the option to sell their places to the Army but still be able to live in their houses, ranches or farms for the rest of their lives.

3.1.1.4 Best Ways to Communicate

- Residents said they desired more information about the proposed expansion of PCMS.

Fifty-three percent (53%) of residents say they do not receive enough information about the proposed expansion.

- Residents expressed confidence in receiving information from the local county commissioners, the media, the Colorado Cattlemen's Association, and groups opposing the expansion about activities and growth at Fort Carson.

Seventeen percent (17%) of the residents surveyed identify local county commissioners as their number one credible source, followed by the media (16%); the Colorado Cattlemen's Association (16%), and the groups opposing the expansion of PCMS (13%).

- The newspaper is the main local news source for most residents.

Seventy percent (70%) of residents cite a newspaper as their main local news source, 32% cite television news, and 13% cite a radio station.

- The *Pueblo Chieftain* is the newspaper with the widest circulation and most readership throughout the region.

In Otero County, however, readership is split between the *Pueblo Chieftain* (43%) and the *La Junta Tribune Democrat* (45%).

In Las Animas County, residents identify the *Trinidad Chronicle News* (57%) and the *Pueblo Chieftain* (31%) as their main newspaper sources for local news.

- KOAA-TV, the Channel 5 NBC affiliate, is the overwhelming main local TV news source for residents.

Forty-five percent (45%) of residents cite Channel 5 as their main TV news source, followed by KKTU-TV, Channel 11, the CBS affiliate (25%) and KRDO-TV, Channel 13, the ABC affiliate (22%).

- The Internet is not yet a major source for local news in the area.

Thirty-seven percent (37%) of the residents surveyed say they access the Internet for local news.

3.2 QUALITATIVE RESEARCH FINDINGS

Information gathered during the 41 telephone interviews and four community roundtable sessions was documented, summarized, and tabulated so that perspectives on each issue can be identified for each stakeholder and community group. The following sections and corresponding tables show annotated summaries of key perceptions, issues, and concerns identified by study participants. More detailed summaries for community interviews and roundtables can be found in Appendices B and C.

3.2.1 Perceptions of Fort Carson and PCMS

Stakeholders and roundtable participants were asked for their perceptions of Fort Carson and PCMS. The responses from stakeholder interviews are summarized and presented in table 3-1, and are organized by stakeholder category and topic. The responses for community roundtables are summarized and presented in table 3-2, and are organized by community and topic.

PCMS area stakeholders and residents stated they do not have positive views about Fort Carson. They stated the installation is not a good neighbor and does not provide any economic benefit for the area. Stakeholders and residents said they perceive Fort Carson as not being active in the community, nor having any relationships with local governments or community organizations.

Stakeholders and residents living near PCMS have minimal knowledge of the installation and report that they receive no information from Fort Carson regarding training activities, operations, and particularly the proposed PCMS expansion. A majority of PCMS area stakeholders stated a desire to have better formal and informal relationships with Fort Carson, and all parties stated they want to receive more information about the proposed expansion and possible impacts it will have. At present, stakeholders and residents said they receive all their information through local media sources or from organizations in the area.

In contrast, Colorado Springs stakeholders view Fort Carson as very communicative, stating they have excellent relationships with the leadership of the installation. Colorado Springs stakeholders also said they perceive Fort Carson as being very active in the community. Environmental and Cultural Resources group stakeholders who have worked on issues with Fort Carson personnel also noted they have a very positive perception of the installation. Pueblo residents said they appreciate that Fort Carson brings in young people with new views and perspectives that are good for the community and said they want their elected officials to have more interaction with the installation.

All stakeholder groups and residents, with the exception of Colorado Springs stakeholders, stated that Fort Carson should communicate more with the residents and their respective communities, particularly regarding the proposed expansion of PCMS and its possible impacts.

Table 3-1 : Perceptions of Fort Carson and PCMS Community Interviews with Stakeholders

	Local Gov't Ldrs	Local Bus. Ldrs	Enviro / Cultural Leaders	Nbrg Land Owners	Ag / Ag Bus	CO Springs Ldrs	Total
People Interviewed	7	7	7	7	5	8	41
Perceptions of Fort Carson and PCMS							Discussion
Installation is a good neighbor	No	No	No	No	No	Yes	All groups said that Fort Carson has a great relationship with Colorado Springs, but has a poor relationship with SE Colorado, particularly Las Animas County.
Knowledge of the installation	Little	Little	Some	Little	Little	Much	Stakeholders who had a working relationship with Fort Carson were very knowledgeable; most stakeholders near PCMS said they have little knowledge of the installation and its training.
Installation involved in community	No	No	No	No	No	Yes	Stakeholders in Colorado Springs stated that Fort Carson is very active in the community, but the involvement with PCMS communities is perceived as negligible, with the exception of fighting fires and plowing snow.
Installation provides information	No	No	Some	No	No	Yes	Stakeholders who have received information from the installation stated they were satisfied with the info they receive; however, stakeholders near the geographically separated PCMS said they receive little or no info from Fort Carson.
Installation should communicate more	Yes	Yes	Yes	Yes	Yes	Maybe	All PCMS area stakeholders stated they favor greater communication through formal and informal channels. They stated a desire to know the need, the plans, timelines, and impacts of the proposed expansion.
Installation good for the economy	No	No	No	No	No	Yes	PCMS area stakeholders said they do not see any local economic benefit from the proposed expansion, although they did acknowledge Fort Carson's economic value to Colorado.

Table 3-2: Perceptions of Fort Carson and PCMS Community Roundtables with Residents

	La Junta	Pueblo	Trinidad	Walsenburg	Total
People Interviewed	9	8	16	2	35
Perceptions of Fort Carson and PCMS					Discussion
Installation is a good neighbor	No	Not really	No	No	Residents near PCMS said that Ft. Carson is a poor neighbor and does not interact with the communities. Pueblo residents said the installation has not had much interaction with their city.
Knowledge of the installation	No	No	No	No	All groups of residents stated they have minimal knowledge of the installation and its operations.
Installation involved in community	No	Some	No	No	PCMS area residents said that Ft. Carson is not involved with their communities. Pueblo residents stated that Ft. Carson is not as involved in their community as it is in Colorado Springs.
Installation provides information	No	No	No	No	Residents reported they do not receive any information from the installation.
Installation should communicate more	Yes	Yes	Yes	Yes	All residents stated Ft. Carson should communicate more. They stated a desire for information regarding the need for the expansion, the plans, timelines, and its impacts on SE Colorado.
Installation good for the economy	No	Yes	No	No	PCMS area residents stated that Ft. Carson has no impact on their economy. Pueblo residents say the installation's upcoming troop growth will be an economic boost for Pueblo.
Installation brings diversity to community	Not stated	Yes	Not stated	Not stated	Pueblo residents stated they view the installation as bringing in young people with new views and perspectives, which they said was beneficial for the area.

This page left intentionally blank.

3.2.2 Identified Community Concerns / Issues regarding the proposed expansion of PCMS.

Stakeholders and roundtable participants were asked to identify their concerns and issues regarding the proposed expansion of PCMS. The responses from stakeholder interviews are summarized and presented in table 3-3, and are organized by stakeholder category and topic. The responses for community roundtables are summarized and presented in table 3-4, and are organized by community and topic.

Overwhelmingly, stakeholders and residents agreed that proposed expansion at PCMS will have a significant impact on southeastern Colorado.

For PCMS area residents, the proposed expansion and its impacts on the region are of great concern. Residents and stakeholders said there are still many unanswered questions about the expansion and there exists a great deal of distrust by residents of the region towards the Army. Stakeholders and residents voiced concerns that the Army will do what it wants and will not take into consideration or accurately evaluate all potential impacts of the expansion or suitable training alternatives. All PCMS area residents and stakeholders questioned why the expansion is necessary and why it needs to happen at PCMS.

All other community issues pale in comparison to the issue of the proposed expansion of PCMS and its possible impacts on the area. Most issues identified as significant community concerns are in some way related to the overriding issue of the proposed expansion. Other expansion-related issues mentioned by stakeholders and residents most often are listed below:

- Use of eminent domain to acquire land and the Army's lack of respect for private property rights
- Negative economic impacts
- Negative environmental and cultural impacts
- Unresolved issues from the first expansion in the 1980s
- Loss of ranching lifestyle and heritage
- Loss of property tax revenue
- Payment in lieu of taxes (PILT)
- Impacts of live fire at current PCMS

Table 3-3 and Table 3-4 provide additional insight into community concerns and issues related to the proposed expansion.

**Table 3-3: Identified Community Concerns and Issues Regarding Proposed Expansion
Community Interviews With Stakeholders**

Identified Concerns / Issues of Expansion	Local Gov't Ldrs	Local Bus. Ldrs	Enviro / Cultural Leaders	Nbrg Land Owners	Ag / Ag Bus	CO Springs Leaders	Discussion
Eminent domain / Private property rights	Yes	Yes	Yes	Yes	Yes	Yes	All stakeholder groups stated strong opposition towards the use of eminent domain for the proposed expansion, and strongly support an individual's property rights.
Negative economic impacts on southeastern Colorado region	Yes	Yes	Yes	Yes	Yes	Yes	All groups stated concern about loss of productive land, impacts to agricultural economy, loss of revenue, negative impacts to economic development, and depressed land values.
Negative enviro / cultural impacts on southeastern Colorado region	Yes	Yes	Yes	Yes	Yes	Yes	Most stakeholders stated the proposed expansion would jeopardize cultural artifacts and irrevocably damage the short grass prairie ecosystem.
Unresolved issues from 1st expansion	Yes	Yes	Not stated	Yes	Yes	Yes	Most stakeholders said the Army has not fulfilled its promises from the original expansion, i.e. economic benefit for the local region.
Isolation of northern Las Animas County	Yes	Not stated	Not stated	Yes	Not stated	Not stated	Local gov't leaders and land owners stated concern about how to provide gov't services for the portion of the county that will be separated north of PCMS due to the expansion.
Loss of ranching lifestyle and heritage	Yes	Yes	Yes	Yes	Yes	Not stated	Stakeholders said expansion would take away ranching families and their heritage.
Loss of property tax revenue	Yes	Yes	Yes	Yes	Yes	Yes	All stakeholders stated great concern about the loss of 418,000 acres from property tax rolls and the impact it will have on funding local schools and special districts.
Payment in Lieu of Taxes	Yes	Not stated	Not stated	Yes	Yes	Not stated	Stakeholders stated that PILT has not been fully funded, and has been unsatisfactory in meeting funding needs.
Live fire training at PCMS	Yes	Not stated	Not stated	Yes	Yes	Not stated	Stakeholders said live fire on PCMS would contaminate the aquifer, noting area was originally to be no live fire.

**Table 3-4: Identified Community Concerns and Issues Regarding Proposed Expansion
Community Roundtables With Residents**

Identified Concerns / Issues on Expansion	La Junta	Pueblo	Trinidad	Walsenburg	Discussion
Eminent domain / Private property rights	Yes	Yes	Yes	Yes	All groups stated a strong opposition to the use of eminent domain for the proposed expansion. Residents said that since the Army said it would use eminent domain, it would be unwise to remove it from the table. All residents stated strong support for an individual's private property rights.
Negative economic impacts on region on southeastern Colorado region	Yes	Yes	Yes	Yes	All groups of residents said the expansion would have a devastating effect on the local economy, particularly agriculture and agribusiness, the loss of revenue, the real estate market, and economic growth potential.
Negative enviro / cultural impacts on southeastern Colorado region	Yes	Yes	Yes	Yes	Residents said the proposed expansion would endanger both the environment and cultural and historical artifacts of the region.
Unresolved issues from 1st expansion	Yes	Yes	Yes	Not stated	Residents stated the Army did not keep its promises from the first expansion and PCMS area communities have not realized economic benefits.
Loss of ranching lifestyle and heritage	Yes	Yes	Yes	Yes	Residents said the proposed expansion will remove valuable citizens and families from the region and the area will lose its heritage and history.
Loss of property tax revenue	Yes	Yes	Yes	Not stated	Residents stated the proposed expansion would remove substantial property from the tax rolls, indirectly affect tax revenues in Otero County due to loss of businesses, and directly affect school and special district funding.
Payment in Lieu of Taxes	Not stated	Not stated	Yes	Not stated	Trinidad area residents stated PILT is on average funded at 60% and Las Animas County does not get full funding for eligible PILT acreage.
Live fire training at PCMS	Yes	Yes	Yes	Not stated	Residents said they are concerned about the impacts of live fire at the current PCMS and that the Army originally stated the site was to have no live fire. They stated concerns that the impacts will condemn the land in perpetuity and will contaminate the aquifer beneath the site.

This page left intentionally blank.

3.2.3 Best Ways to Communicate

Stakeholders and roundtable participants were asked to identify where and how they receive information about Fort Carson and identify methods the Army could use to communicate effectively with them and the region. The responses from stakeholder interviews are summarized and presented in table 3-5, and are organized by stakeholder category and communication method. The responses for community roundtables are summarized and presented in table 3-6, and are organized by community and communication method.

PCMS area stakeholders and residents stated they receive most of their information about Fort Carson and the proposed expansion via newspaper. The *Pueblo Chieftain*, the area's largest circulation daily newspaper, and local regional papers such as the *La Junta Tribune Democrat* and the *Trinidad Chronicle News* are the main sources of news about the proposed expansion for a majority of residents and stakeholders.

Roundtable participants and stakeholders suggested the Army have one-on-one meetings, particularly with land owners who would be directly affected by the expansion in order to improve communication. They also recommended Fort Carson should establish relationships with local government leaders, chambers of commerce representatives, and members of local organizations throughout the region near PCMS.

Stakeholders and residents viewed town hall meetings and public forums positively, but most do not recommended them at the present time due to the intensity of the expansion issue and the hostility in the region toward Fort Carson. They do, however, recommend that Fort Carson representatives be much more visible in the local communities.

Stakeholders recommended that the Army establish a liaison officer who could speak to the communities, work with local government officials and the chambers of commerce, and be able to answer questions from the public.

PCMS area stakeholders and residents also recommended using radio stations to communicate throughout the region, particularly those that air the local agriculture/commodities and farm reports.

**Table 3-5: Best Ways to Communicate
Community Interviews With Stakeholders**

Best Method to Communicate	Local Gov't Ldrs	Local Bus. Ldrs	Enviro / Cultural Leaders	Nbrg Land Owners	Ag / Ag Bus	CO Springs Ldrs	Discussion
Newspapers	Yes	Not stated	Yes	Yes	Yes	Yes	Local papers were cited as a primary resource to get information out to the public. The <i>Pueblo Chieftain</i> is well read throughout the region.
Radio	Yes	Not stated	Yes	Not stated	Yes	Not stated	Several groups recommended using radio stations that run the local Ag report.
Internet	Not stated	Yes	Not stated	Yes	No	Yes	Stakeholders suggested the Army have an easy-to-access Website and send e-mails to people in area of interest; however, not all ranchers have on-line access.
Direct mail	Not stated	Yes	Not stated	Not stated	Not stated	Yes	CO Springs stakeholders stated they would like to keep receiving the newsletter.
Face-to-face / One-on-one meetings	Yes	Yes	Not stated	Yes	Yes	Not stated	PCMS area stakeholders stated desire for dialogue with Ft. Carson, particularly landowners in area of interest
Town hall meetings or public forums	Yes	No	Yes	Not stated	No	Yes	Stakeholders stated that while public meetings are good, positive communication is limited due to hostility in region about the expansion. They suggested having a neutral environment.
Local organizations/ associations	Not stated	Not stated	Not stated	Yes	Yes	Yes	Some stakeholders recommended that the Army should communicate to residents at meetings of local organizations.
Local Gov't / Chamber of Commerce	Yes	Yes	Not stated	Yes	Yes	Not stated	PCMS area stakeholders said the Army should develop relationships with local governments / chambers of commerc, and re-establish a military affairs committee.
Liaison officer	Yes	Yes	Yes	Not stated	Yes	Not stated	Stakeholders suggested the Army assign a liaison officer who can speak with communities in the region, work with government chambers and answer questions from public.
Local visibility	Yes	Yes	Not stated	Not stated	Yes	Yes	Most stakeholders said Ft. Carson currently has no presence in their communities and needs to be more visible.

**Table 3-6: Best Methods to Communicate With Community
Community Roundtables with Residents**

Best Method to Communicate	La Junta	Pueblo	Trinidad	Walsenburg	Discussion
Newspapers	Yes	Yes	Yes	Yes	All groups recommended the local and regional papers as good sources for information. One group suggested the Army should buy ad space to tell its story.
Radio	Yes	Yes	Not stated	Yes	Residents recommended Ft. Carson communicate via radio stations that broadcast farm reports, local Ag/ commodities reports.
Internet	No	Yes	Yes	Not stated	Residents stated that the Internet has a lot of information, but is biased.
Direct mail	Yes	No	Not stated	Not stated	While some residents expressed desire for direct mailings, others stated that information from Army would be perceived as propaganda.
Face-to-face/ One-on-one meetings	Not stated	Not stated	Yes	Not stated	Trinidad residents stated a strong desire for Ft. Carson to personally meet with impacted individual landowners and have conversations with them.
Town hall meetings or public forums	Not stated	Not stated	Not stated	Not stated	No comments
Local organizations/ associations	Not stated	Not stated	Yes	Not stated	Trinidad residents stated Ft. Carson should be speaking with the community.
Local Gov't / Chamber of Commerce	Not stated	Not stated	Yes	Yes	Some stakeholders said the Army should communicate through the existing hierarchy of leadership on all levels of government, from Federal on down.
Liaison officer	Not stated	Not stated	Not stated	Not stated	No comments
Local Visibility	Not stated	Not stated	Not stated	Not stated	No comments

This page left intentionally blank.

3.2.4 Information Desired

Stakeholders and roundtable participants were asked to identify what information would be most beneficial for them and their communities regarding the proposed PCMS expansion. The responses from stakeholder interviews are summarized and presented in table 3-7 and are organized by stakeholder category and topic. The responses for community roundtables are summarized and presented in table 3-8 and are organized by community and topic.

PCMS area stakeholders and residents expressed they would like Fort Carson to provide more information, written in laymen's terms, regarding the proposed expansion of PCMS. They identified the following as their greatest areas of interest:

- **Justification and explanation for the proposed expansion**

Stakeholders and residents stated a desire for more information from Fort Carson on the reasons why it is necessary to expand PCMS and why it is important to do this in southeastern Colorado.

- **Economic/environmental analysis of impacts from the proposed expansion**

Stakeholders and residents stated interest in receiving information from Fort Carson on the economic impacts of the proposed expansion on the region, particularly related to the agriculture industry and Las Animas County. In addition, residents and stakeholders stated a desire for an analysis of how the proposed expansion, training and live fire activities will impact the region and the environment.

- **Proposed expansion process, timeline, and land valuation**

Stakeholders and residents stated interest in receiving information about how the expansion will take place, its proposed timeline, and how the Army plans to calculate fair market value for the land it seeks to acquire.

- **Cost analysis of expansion, analysis of other suitable training sites, and an analysis of current training lands**

Stakeholders and residents stated a desire for a cost analysis of the expansion compared to the costs of training Soldiers at other locations. They also stated interest for an analysis of other suitable training sites and an analysis of current training lands to see if they are being utilized efficiently.

Table 3-7: Information Desired by the Community Community Interviews with Stakeholders

Information Desired	Local Gov't Ldrs	Local Bus. Ldrs	Enviro / Cultural Leaders	Nbrg Land Owners	Ag / Ag Bus	CO Springs Leaders	Discussion
Justification and explanation for PCMS expansion	Yes	Yes	Not stated	Yes	Yes	Yes	Most groups said they wanted to know why Ft. Carson needs to expand PCMS.
Economic analysis of impacts from proposed expansion	Yes	Yes	Not stated	Yes	Yes	Yes	Stakeholders said the Army has not evaluated the impacts the expansion will have on the region's economy.
Proposed expansion process / timeline	Yes	Yes	Yes	Yes	Yes	Yes	All stakeholders stated desire to know the process and timeline for the proposed expansion.
Area of interest identification	Yes	Yes	Not stated	Yes	Yes	Not stated	PCMS area stakeholders said they want a clear understanding of how much land the Army wants and from where.
Land valuation	Yes	Yes	Not stated	Yes	Yes	Not stated	PCMS area stakeholders said they want to know how the Army would evaluate property for pricing and what the offer amount would be per acre.
Environmental analysis of impacts of proposed expansion	Yes	Yes	Not stated	Yes	Not stated	Not stated	Most PCMS area stakeholders said they want an environmental / cultural analysis of impacts of the proposed expansion.
Conservation easements	Yes	Not stated	Not stated	Yes	Not stated	Not stated	Some stakeholders said they want information on what will happen with existing conservation easements.
Use of eminent domain	Not stated	Yes	Not stated	Yes	Not stated	Not stated	Stakeholders said they want information on the Army's intent to use eminent domain.
Analysis of current training lands	Not stated	Not stated	Not stated	Not stated	Yes	Yes	Stakeholders said they want an analysis of Ft. Carson's current training assets compared to training requirements.

Table 3-8: Information Desired Community Roundtables with Residents

Information Desired	La Junta	Pueblo	Trinidad	Walsenburg	Discussion
Justification and explanation for PCMS expansion	Yes	Yes	Yes	Yes	All groups said they want to know why Ft. Carson needs to expand PCMS and what the justification for it is.
Economic analysis of impacts from proposed expansion	Yes	Yes	Yes	Yes	Residents said they want to know what the impacts of the expansion would be on SE Colorado, the agriculture industry, and Las Animas County.
Proposed expansion process / timeline	Not stated	Yes	Yes	Not stated	Residents said they want information on the process and expected timeline if the expansion happens.
Area of interest identification	Yes	Yes	Yes	Yes	Residents said they want to know why it is necessary to expand in SE Colorado.
Land valuation	Yes	Yes	Yes	Yes	Residents said they want to know how the Army will calculate fair market value due to depressed property values in the area and what the price per acre will be.
Cost analysis between PCMS expansion and other training alternatives	Not stated	Yes	Not stated	Yes	Residents said they want an analysis of costs to purchase land in SE Colorado compared to costs of training troops at other installations.
Environmental analysis of impacts of proposed expansion/ live fire	Yes	Yes	Yes	Not stated	Residents said they want information on the types of ordnance that will be fired at PCMS and the impacts this will have.
Conservation easements	Not stated	Not stated	Yes	Not stated	Trinidad residents said they want to know if landowners have to pay back money from conservation easements if they sell to the Army.
Use of eminent domain	Yes	Yes	Yes	Yes	All groups said they want to know information about eminent domain and how it will affect land owners.
Analysis of current training lands	Not stated	Yes	Not stated	Yes	Residents stated the Army is not efficiently utilizing its current training assets and said they want more information on utilization.
Training on proposed expansion	Yes	Not stated	Not stated	Yes	Residents said they want to know the types of training Ft. Carson plans to conduct on the proposed expansion site.
Analysis of other suitable training sites	Yes	Yes	Yes	Yes	Residents said they want to know if the Army has adequately explored all other suitable training alternatives in the United States.

4.0 COMMUNITY RESEARCH SUMMARY

PCMS area residents and stakeholders stated they are very concerned about the Army's proposed PCMS expansion of Fort Carson's Piñon Canyon Maneuver Site. They noted that the Army and Fort Carson have done a poor job explaining why the expansion is necessary. Moreover, residents and stakeholders said the Army has not conducted an adequate analysis of the impacts the expansion will have on the region – economically, environmentally, and culturally. Stakeholders and residents also voiced frustration with the lack of reliable information they receive from Fort Carson about the proposed expansion.

Stakeholders and residents in the PCMS area stated they are very patriotic and support proper training of Soldiers, but said that Fort Carson and the Army are not treating them fairly as citizens of the United States. In addition, they noted that the proposed expansion issue has turned people against each other in their communities.

PCMS area stakeholders and residents stated they oppose the proposed expansion for numerous reasons, which include the Army's potential use of eminent domain to take local properties, unresolved issues from the first expansion, and the lack of credible information from the Army to help them make decisions that affect their own livelihoods.

Stakeholders and residents stated that Fort Carson and the Army need to have a greater presence in the local communities around PCMS and provide some tangible economic benefit. Both stakeholders and residents stated the Army needs to be upfront and provide more information to land owners and the public on the proposed expansion. Finally, several stakeholders and residents stated that most landowners in the Army's expansion area of interest are willing to engage in dialogue about their properties and the impacts of the proposed expansion, but noted that the tactics of the expansion opposition groups have often made it difficult to hold reasonable conversations.

Appendices

	<u>Page</u>
Appendix A - Community Survey _____	33
Overview_____	36
Methodology_____	36
Analysis of Key Findings_____	36
Fort Carson Survey_____	43
Appendix B - Community Interviews _____	51
Local Government and Elected Officials Interview Summary_____	53
Local Business Leaders Interview Summary_____	61
Environmental/ Cultural Resources Leaders Interview Summary_____	69
Neighboring Landowners Interview Summary_____	75
Agriculture and Agribusiness Interview Summary Colorado Springs Community Leaders_____	85
Elected Officials Interview Summary_____	93
Appendix C - Community Roundtables _____	101
La Junta/ Otero County Roundtable Summary_____	103
Pueblo/ Pueblo County Roundtable Summary_____	111
Trinidad/ Las Animas County Roundtable Summary_____	117
Walsenburg/ Huerfano County Roundtable Summary_____	127

This page left intentionally blank.

Appendix A

Community Survey

This page left intentionally blank.

**PUBLIC OPINION POLL OF
ATTITUDES TOWARD PROPOSED EXPANSION
AT FORT CARSON'S
PIÑON CANYON MANEUVER SITE
AMONG LOCAL RESIDENTS**

February 28 – March 3, 2008

OVERVIEW

This report is written to analyze the key findings of a KRC/Communications Research poll of attitudes toward issues related to training impacts and installation operations at Fort Carson, proposed expansion at Fort Carson's Piñon Canyon Maneuver Site, and general quality-of-life issues facing local residents. The poll was conducted February 28-March 3, 2008, among 400 adults residing in Otero County, CO, Las Animas County, CO, and Huerfano County, CO, within a seventy-five mile radius of the perimeter of the Piñon Canyon Maneuver Site.

METHODOLOGY

The survey was conducted from a random sample of households in the above-mentioned counties. Population data derived from the United States census was used to determine the percentage of respondents making up the overall sample who reside in each individual county.

The margin of error for the overall sample is +/-4.8%, with higher margins of error associated with each individual subgroup, i.e., the margin of error for the subgroup of 184 respondents living in Otero County who make up 46% of the total sample is +/-7.1%, the margin of error for the subgroup of 144 respondents living in Las Animas County who make up 36% of the total sample is +/-8.0%, while the margin of error for the subgroup of 72 respondents living in Huerfano County who make up 18% of the total sample is +/-11.3%.

ANALYSIS OF KEY FINDINGS

A. High Awareness and Strong Opposition Toward Proposed Expansion at Fort Carson's Piñon Canyon Maneuver Site

The nearly universal majority of respondents in the overall sample, 95%, are aware of the proposed expansion being discussed for Fort Carson's Piñon Canyon Maneuver Site, while only 5% are unaware. When asked if they favor or oppose this proposed expansion, the large majority of 75% expressed opposition toward expansion while just 18% were in favor.

When those who favor expansion were asked to cite the reason for their support, the plurality, 49%, said that it is important for the training of our Soldiers, while 40% said it is important for our country. Another 10% said it is good for the local economy, and 1% said it is good for them personally.

When those who oppose expansion were asked to cite the reason for their opposition, the plurality, 28%, said that it will take too much agricultural land out of production, while 16% expressed concern that expansion will hurt the area economically, 15% expressed concern that Fort Carson will take their land, and 14% said they would just rather keep the area the way it is now. An additional 9% said they are just generally against any growth at the Piñon Canyon Maneuver Site, while 7% said it will threaten archaeological and cultural resources and 4% said it will add to pollution in the area.

B. Impacts of Growth at Fort Carson vs. Other Issues

While opposition toward proposed expansion at Fort Carson’s Piñon Canyon Maneuver Site is quite high at 75%, concern about growth related to Fort Carson actually ranks well down the list of issues considered by respondents to be a serious problem facing their area. In fact, over 80% of respondents view three particular issues as first-tier problems locally: loss of local water rights, preserving private property rights, and unemployment.

The issue of “impacts of growth at Fort Carson” is viewed as a serious problem by 66%, which is fewer than the 75% who say they oppose expansion. While the issue is still considered problematic by two-thirds of respondents, that rank it near the bottom of the second tier of seriously problematic issues, with “pollution” being the only issue to receive a statistically significant lower ranking.

A SERIOUS PROBLEM FACING YOUR AREA?

Issue	Yes	Extremely Serious	Somewhat Serious	No	Not Very	Not Serious at all
Loss of local water rights	87%	71%	16%	11%	7%	4%
Preserving private property rights	86%	68%	18%	14%	9%	5%
Unemployment	83%	45%	38%	16%	11%	5%
Loss of rural character	69%	39%	30%	24%	14%	10%
High taxes	69%	32%	37%	29%	20%	9%
Quality of schools	68%	35%	33%	30%	16%	14%
Impacts of growth at Fort Carson	66%	40%	26%	25%	12%	13%
Crime	63%	22%	41%	37%	29%	8%
Pollution	44%	21%	23%	56%	40%	16%

C. Attitudes Toward Issues Related to Fort Carson

Given that the issue of “preserving private property rights” is considered to be such a serious problem facing the area, it is no surprise, when respondents are read a list of statements and asked how strongly they agree or disagree with each, that the importance of “an individual’s private property rights to sell or hold on to his land as he chooses” ranks at the top of the list, followed by the importance of “preserving the ranching and agricultural way of life.” Yet respondents also express strong support for “proper military training for our S Soldiers in order to maintain a strong national defense.”

The conflict presented by this data shows that, while respondents overwhelmingly support private property rights, a strong military, and to a lesser extent “the Army’s right to buy and sell land in the open market from willing sellers,” these attitudes are tempered by the belief that “the Army has all the training land it needs at Piñon Canyon Maneuver Site” and also by the lower rankings given Fort Carson when asked about its stewardship “of the environment on its training lands,” the job it does “protecting cultural and archaeological resources at the Piñon Canyon Maneuver Site” and whether it “actively supports the community” even though only 6% of respondents say they currently own land in the Army’s Area of Interest regarding the proposed 418,000 acre expansion of Piñon Canyon Maneuver Site:

Statement	Yes	Agree Strongly	Somewhat Agree	No	Disagree Somewhat	Strongly Disagree
You support an individual’s private property rights to sell or hold on to his land as he chooses	97%	86%	11%	3%	1%	2%
Preserving the ranching and agricultural way of life is important to you	96%	86%	10%	5%	3%	2%
You support proper military training for our Soldiers in order to maintain a strong national defense	91%	70%	21%	9%	4%	5%
The Army has all the training land it needs at Piñon Canyon Maneuver Site	77%	59%	18%	17%	9%	8%
You support the Army’s right to buy and sell land in the	68%	36%	32%	31%	8%	23%

open market from willing sellers						
You believe that Fort Carson is a good steward of the environment on its training lands	51%	18%	33%	36%	16%	20%
Fort Carson does a good job in protecting cultural and archaeological resources at the Piñon Canyon Maneuver Site	40%	12%	28%	43%	17%	26%
Fort Carson actively supports your community	30%	11%	19%	63%	20%	43%

D. Increasing Support for Expanding the Piñon Canyon Maneuver Site

Given that respondents express such strong support for the preservation of private property rights, it seems apparent that the best way to increase support for expanding the Piñon Canyon Maneuver Site would be to reassure residents that they will not be forcibly evicted from their properties, while at the same time holding out the possibility that additional above-market-price compensation would be possible if properties were willingly sold for the expansion of the Piñon Canyon Maneuver Site:

- When told that the Army would not force land owners off their properties in order to expand Fort Carson’s Piñon Canyon Maneuver Site, 45% of respondents say that knowing this makes them more favorably inclined toward expansion, while 16% say this makes them less favorably inclined toward expansion, and 38% say that this information has no impact on their attitude toward expanding the Piñon Canyon Maneuver Site.
- When told of the possibility that land owners who willingly sold their properties for the expansion of Piñon Canyon Maneuver Site could receive an above-market price for their land, 32% of respondents say that knowing this makes them more favorably inclined toward expansion, while 17% say this makes them less favorably inclined toward expansion, and 50% say that this information has no impact on their attitude toward expanding the Piñon Canyon Maneuver Site.
- When told of the possibility that land owners who want to stay on their properties could have the option to sell their places to the Army but still be able to live in their houses, ranches or farms for the rest of their lives,

33% of respondents say that knowing this makes them more favorably inclined toward expansion, while 21% say this makes them less favorably inclined toward expansion, and 44% say that this information has no impact on their attitude toward expanding the Piñon Canyon Maneuver Site.

However, even though respondents previously expressed serious concerns about the issues of water rights, unemployment, high taxes, and school quality, tying the expansion of the Piñon Canyon Maneuver Site to measures that would mitigate these problems draws mixed results that the data suggests would be less effective than those measures related to preserving personal property rights:

- When told that the expansion of Fort Carson’s Piñon Canyon Maneuver Site could result in more than fifty new permanent local jobs, 28% of respondents say that knowing this makes them more favorably inclined toward expansion, while 15% say this makes them less favorably inclined toward expansion, and 55% say that this information has no impact on their attitude toward expanding the Piñon Canyon Maneuver Site.
- When told that local governments and special districts, like school and water conservancy districts, would receive payments to replace tax revenues lost from private property sales to the federal government, 28% of respondents say that knowing this makes them more favorably inclined toward expansion, while 19% say this makes them less favorably inclined toward expansion, and 52% say that this information has no impact on their attitude toward expanding the Piñon Canyon Maneuver Site.

E. Sources of Information About Fort Carson and Other Local Issues

The majority of respondents, 53%, say that they do not receive enough information about the proposed expansion of the Piñon Canyon Maneuver Site.

Most Confidence In Which Information Source?

Source	All
Local County Commissioners	17%
The Media	16%
Colorado Cattlemen’s Association	16%
Groups Opposing Expansion of PCMS	13%

Another 42% say that the amount of information they receive is about right, while 3% feel that they receive too much information.

When read a list of organizations and individuals and asked which one they have the most confidence in as a source for providing accurate information about activities and growth at Fort Carson, no clearly prevalent individual source emerges, but a top tier stands out:

Overall, 70% of respondents say that their main local news source is a newspaper, while 32% cite a television station and 13% cite a radio station.

The newspaper with the most prominent profile is the Pueblo Chieftain; it is one of only three newspapers to receive a statistically significant response, followed by the Trinidad Chronicle-News and the La Junta Tribune Democrat. However, it is important to note that among those living in Otero County, readership is evenly split between the Chieftain and Tribune Democrat, with the Rocky Ford Daily Gazette a significant minor presence and the Chronicle-News a non-factor. In Los Animas County, the Chronicle-News is the leader at 57%, followed by the Chieftain at 31% and the Trinidad Times Independent at 8%, with the Tribune Democrat a non-factor. In Huerfano County the newspaper having the most impact is the Chieftain at 54%, followed by The Signature at 19% and the Huerfano World at 16%.

The overwhelming leader as main news source among television stations is KOAA-TV, Channel 5, the NBC affiliate, cited by 45% of respondents, followed by KKTU-TV, Channel 11, the CBS affiliate, mentioned by 25%, and KRDO-TV, Channel 13, the ABC affiliate, mentioned by 22%. No other television station receives a statistically significant response rate.

The leading news source among radio stations is KBLJ-AM 1400, cited by 21%, followed by KCRT-AM 1240 and KSPK-FM 102.3, each mentioned by 15%, and KCRT-FM 92.5 at 11%. Other radio stations claim limited listener loyalty but none receive a statistically significant response rate.

While 73% of respondents say that they have access to the Internet, just 37% say that they use it as a source of information about local issues.

This page left intentionally blank.

Fort Carson Survey
February 28 – March 3, 2008
400 Respondents
+/- 4.8% margin of error

Hello, my name is _____, and I'm calling on behalf of the U.S. Army and Fort Carson. We're conducting a brief survey about current issues and we value your opinion. I'd really appreciate it if I could ask you a few questions, but first ...

1. In terms of the following categories, how old are you?

Under 18	0%
18-24	1%
25-34	5%
35-44	15%
45-54	31%
55-64	29%
65 and over	19%

2. Which county do you live?

Otero	46%
Las Animas	36%
Huerfano	18%

3. Now I'd like to read you a list of issues facing your area. For each one, I'd like you to tell me how serious a problem you think it is for your area – extremely serious, somewhat serious, not very serious, or not serious at all. Let's start with:

	Extremely Serious	Somewhat Serious	Not Very Serious	Not Serious at all	Don't know / Refused
A. Quality of schools	35%	33%	16%	14%	3%
B. High taxes	32%	37%	20%	9%	1%
C. Crime	22%	41%	29%	8%	1%
D. Unemployment	45%	38%	11%	5%	1%
E. Pollution	21%	23%	40%	16%	0%
F. Impacts of growth at Fort Carson	40%	26%	12%	13%	8%
G. Loss of local water rights	71%	16%	7%	4%	3%
H. Loss of rural character	39%	30%	14%	10%	7%
I. Preserving private property rights	68%	18%	9%	5%	1%

4. Now I'm going to read you a series of statements. For each one I'd like you to tell me whether you strongly agree, somewhat agree, somewhat disagree, or strongly disagree. Let's start with:

	Strongly Agree	Somewhat Agree	Somewhat Disagree	Strongly Disagree	Don't know / Refused
A. Preserving the ranching and agricultural way of life is important to you.	86%	10%	3%	2%	0%
B. You support proper military training for our Soldiers in order to maintain a strong national defense.	70%	21%	4%	5%	1%
C. Fort Carson actively supports your community.	11%	19%	20%	43%	8%
D. Fort Carson does a good job in protecting cultural and archaeological resources at the Piñon Canyon Maneuver Site.	12%	28%	17%	26%	16%
E. You support an individual's private property rights to sell or hold on to his land as he chooses.	86%	11%	1%	2%	0%
F. The Army has all the training land it needs at Piñon Canyon Maneuver Site.	59%	18%	9%	8%	6%
G. You support the Army's right to buy and sell land on the open market from willing sellers.	36%	32%	8%	23%	2%
H. You believe that Fort Carson is a good steward of the environment on its training lands.	18%	33%	16%	20%	14%

5. Are you aware or unaware of the proposed expansion at Fort Carson's Piñon Canyon Maneuver Site?

Aware	95%
Unaware	5%
Don't know / Refused	0%

6. Do you favor or oppose growth the proposed expansion of Piñon Canyon Maneuver Site?

Favor	18%	Important for the training of our Soldiers	49%
		Important for our country	40%
		Good for the local economy	10%
		Good for me personally	1%
		Don't know / Refused	0%

Oppose	75%	It will take too much agricultural land out of production	28%
		It will hurt the community economically	16%
		Concerned Fort Carson will take my land	15%
		Would rather keep area the way it is now	14%
		Against any growth at Fort Carson	9%
		It will threaten archaeological and cultural resources	7%
		It will add to the pollution in the area	4%
		Other reason	4%
		All of the above	2%
		Don't know / Refused	2%
Don't know/Refused	7%		

As you may be aware, in order to address a nationwide shortfall of large-scale training land for Soldiers, the Army has proposed a 418,000 acre expansion of the Piñon Canyon Maneuver Site.

7. If you knew that the Army would not force land owners off their properties in order to expand Fort Carson's Piñon Canyon Maneuver Site, would that make you...

More favorably inclined toward expansion of PCMS	45%
Less favorably inclined toward expansion of PCMS	16%
No impact on attitude toward expansion of PCMS	38%
Don't know / Refused	1%

8. If it were possible for land owners who willingly sold their properties for the expansion of Piñon Canyon Maneuver Site to receive additional compensation above the market price for their land, would that make you ...

More favorably inclined toward expansion of PCMS	32%
Less favorably inclined toward expansion of PCMS	17%
No impact on attitude toward expansion of PCMS	50%
Don't know / Refused	2%

9. If it were possible for land owners who want to stay on their properties to have the option to sell their places to the Army but still be able to live in their houses, ranches or farms for the rest of their lives, would that make you ...

More favorably inclined toward expansion of PCMS	33%
Less favorably inclined toward expansion of PCMS	21%
No impact on attitude toward expansion of PCMS	44%
Don't know / Refused	2%

10. If the expansion of Piñon Canyon Maneuver Site would result in more than fifty new permanent local jobs, would that make you ...

More favorably inclined toward expansion of PCMS	28%
Less favorably inclined toward expansion of PCMS	15%
No impact on attitude toward expansion of PCMS	55%
Don't know / Refused	2%

11. If you knew that local governments and special districts, like school and water conservancy districts, would receive payments to replace tax revenue lost from private property sales to the federal government, would that make you ...

More favorably inclined toward expansion of PCMS	28%
Less favorably inclined toward expansion of PCMS	19%
No impact on attitude toward expansion of PCMS	52%
Don't know / Refused	2%

We are nearly finished with the survey. The following questions are for statistical purposes only and will be kept entirely confidential.

12. Do you currently own land in the Army's Area of Interest regarding the proposed 418,000 acre expansion of Piñon Canyon Maneuver Site?

Yes	6%
No	92%
Don't know / Refused	2%

13. Approximately how many miles would you say you live from the Piñon Canyon Maneuver Site?

Less than 1	0%
1 - 5	4%
6 - 15	13%
16 - 30	35%
31 - 50	30%
51 - 75	8%
Over 75	6%
Don't know / Refused	5%

14. For how many years have you been living in the area?

Less than two years	2%
Two to five years	8%
Six to ten years	9%
Eleven to twenty years	15%
More than twenty years	67%
Don't know / Refused	1%

15. Now I'm going to read you a list of organizations and individuals, and I'd like you to tell me which one on the list you have the most confidence in as a source for providing accurate information about activities and growth at Fort Carson?

Local county commissioners	17%
Colorado Cattlemen's Association	16%
The Media	16%
Groups opposing expansion of Piñon Canyon Maneuver Site	13%
U.S. senators	8%
Fort Carson Commanding General	6%
U.S. representatives	5%
Others	5%
Local mayors	3%
Chamber of Commerce	3%
Local land owners / people affected by the expansion	1%
Don't know / Refused	7%

16. In general, how do you feel about the amount of information you receive about the proposed expansion of Piñon Canyon Maneuver Site? Do you think you receive too much information, or not enough information, or about the right amount of information about activities and growth at Piñon Canyon?

Too much information	3%
Not enough information	53%
About the right amount of information	42%
Don't know / Refused	3%

17. Would your main local news source be a newspaper, or radio station, or television station? (ACCEPT UP TO 3 RESPONSES)

Newspaper	70%
TV station	32%
Radio station	13%
Don't know / Refused	3%

18. From which one newspaper would you be most likely to get your information about local issues?

Pueblo Chieftain	40%
Trinidad Chronicle-News	23%
La Junta Tribune Democrat	21%
Rocky Ford Daily Gazette	4%
Trinidad Times Independent	3%
The Signature (Huerfano County)	3%
Huerfano World	3%
AG Journal	1%
Other	2%
Don't know	0%

19. From which one TV station would you be most likely to get your information about local issues?

Channel 5	(KOAA-TV, NBC)	45%
Channel 11	(KKTU-TV, CBS)	25%
Channel 13	(KRDO-TV, ABC)	22%
Channel 21	(KXRM-TV, FOX)	2%
Other		5%
Don't know / Refused		1%

20. From which one radio station would you be most likely to get your information about local issues?

KBLJ-AM	(1400 AM)	La Junta "Arkansas Valley Oldies"	21%
KCRT-AM	(1240 AM)	Trinidad - Country	15%
KSPK-FM	(102.3 FM)	Walsenburg "Best Country"	15%
KCRT-FM	(92.5 FM)	Trinidad - Adult Contemporary	11%
KLMR-AM	(920 AM)	Lamar "Classic Country"	4%
KTHN-FM	(92.1 FM)	La Junta "Thunder Country"	4%
Other			17%
Don't know / Refused			13%

21. Do you have access to the Internet? Do you use the Internet as a source of information about local issues or not?

Yes have access, yes use for local information	37%
Yes have access, no do not use for local information	37%
No, do not have access	26%
Don't know / Refused	1%

22. What is the last grade of school that you completed?

Less than high school	1%
Some high school	4%
High school graduate or equivalent	26%
Some college	27%
College graduate	29%
Post graduate work	13%
Don't know / Refused	1%

23. And finally, into which of the following categories does your annual household income belong?

Under \$10,000	6%	\$61,000 - \$70,999	6%
\$10,000 - \$20,999	7%	\$71,000 - \$80,999	8%
\$21,000 - \$30,999	13%	\$81,000 - \$90,999	4%
\$31,000 - \$40,999	9%	\$91,000 - \$100,000	3%
\$41,000 - \$50,999	11%	Over \$100,000	12%
\$51,000 - \$60,999	10%	Refused	14%

24. Gender (RECORD BY OBSERVATION)

Male	48%
Female	52%

We've just completed the survey. Thanks for your time, and have a good day/evening.

Appendix B

Community Interviews

This page left intentionally blank.

Fort Carson Piñon Canyon Maneuver Site Community Interviews Summary

Category: Local Government and Elected Officials

Introduction

During December 2007 through March 2008, seven government and elected officials in southeastern Colorado were interviewed by telephone to discuss their views about the proposed Piñon Canyon Maneuver Site (PCMS) expansion. These stakeholders were identified by personnel from Fort Carson, through conversations with interviewees, media analysis, and independent research.

The interviews were designed to achieve four purposes: 1) to assess how Fort Carson is perceived within a specific stakeholder group; 2) to identify specific concerns and perceptions regarding the proposed expansion of PCMS ; 3) to identify specific community, environmental and installation-related concerns of a stakeholder group; and 4) to serve as a positive outreach effort by Fort Carson to stakeholders.

The following people were interviewed in the local government and elected officials category:

Local Government and Elected Officials

- Robert Bauserman, Otero County Commission Chair
- Bill Cordova, Las Animas County Administrator
- Huerfano County Commission and County Administrator
- Rick Klein, City Manager of La Junta, Colorado
- Wes McKinley, State Representative, District 64
- Joseph Reorda, Mayor of Trinidad, Colorado
- Edie Sheldon, Mayor of Walsenburg, Colorado

Perceptions of Fort Carson

The local government and elected official stakeholders interviewed, stated that Fort Carson is important to Colorado, noting they had no issues with the installation itself, just the proposed expansion. One stakeholder said the local

community used to have a good relationship with Fort Carson, pointing out that the installation sent equipment and Soldiers to help out on occasion during blizzards. The stakeholder said that attitude has changed since people now think the Army is going to be in their back yard

Several stakeholders stated that since the announcement of the proposed expansion, Fort Carson's credibility has been called into question due to conflicting stories, poor communication, and not following through on previous promises made. One stakeholder said that the failure of Fort Carson's previous commanding general to not get involved with the issue was very detrimental to the situation.

Proposed Piñon Canyon Expansion Concerns

Overall, local government and elected officials said they are not supportive of the Army's proposed PCMS expansion. Several stakeholders stated that the Army failed to follow through on its promises from the original expansion. Stakeholders said the Army had made promises that there would be an economic benefit and jobs for the region, but those promises never materialized. One stakeholder stated that people in the region feel even the original expansion was never needed, since Fort Carson has rarely used the Piñon Canyon land over the last 25 years. Several stakeholders stated that the current PCMS was originally a "no live-fire" area and the Army promised that it would stay that way; but with the introduction of live-fire training, residents in the region feel that the Army has lied to them again.

Several stakeholders noted the Army has not done a good job of explaining the reasons for the proposed expansion. One stakeholder stated that the Army has presented no justification regarding why it needs the extra land, especially since it does not use the land it currently has on a regular basis. It was further stated by this stakeholder that the Army's own study for adding more troops to Fort Carson stated the Army did not need any extra land. Another stakeholder stated that there has been no clear message from the Army detailing its need for the expansion and that the boundaries for the proposed expansion keep changing and expanding.

One stakeholder stated that people in the region are bitter towards the Army and not in favor of the expansion. Moreover, the stakeholder said people feel the Army has better land options elsewhere that it has not explored. One stakeholder stated that the history of federal land acquisition is also a concern, saying there is rarely any return of lost property to the community after the government finishes with the land.

Several stakeholders identified the issue of eminent domain as the primary reason people oppose the expansion. One stakeholder stated that people do not think about willing sellers; it appears as though the Army will use eminent domain no matter what. Another stakeholder said people have a right to private property in this country, and if the expansion were a free market issue then it may be different situation, however, the price offered must allow individuals other opportunities. The stakeholder further stated that if people want to sell then it is their right as an owner, but it has to be on their terms. One stakeholder stated that while there are willing sellers in the region, they are afraid to comment in public because they are afraid one of the opposing ranchers would take action against them.

Almost all stakeholders stated that Colorado Springs and Pueblo will get all of the benefits from the proposed expansion while the local region will get none.

Economic Related Concerns

Stakeholders voiced several economic concerns related to the proposed PCMS expansion. All stakeholders commented that the region's economy is centered on agriculture and the proposed expansion will have a serious negative effect on it. Several stakeholders stated that the proposed expansion will seriously impact the agribusiness industry in La Junta, damaging sales tax revenue for the city. One stakeholder stated it could cause the loss of half the businesses in that community and will also reduce its population. One stakeholder said that the proposed expansion will also have an impact on supplies and services outside of agribusiness, such as banks, merchants, retailers, and other commercial entities. Several other stakeholders stated that the proposed PCMS expansion will negatively impact economic development efforts already underway in Huerfano County, particularly wind farm initiatives. One stakeholder stated the area the Army is looking at in eastern Huerfano is a prime wind corridor and the loss of that land would be a big economic loss to the county.

All stakeholders agreed that the current PCMS provides very limited economic benefit for local communities. One stakeholder stated that local businesses have no opportunity to bid on some of the supplies and services contracts when troops come down to train, since almost all contracts are filled by businesses from Colorado Springs. One stakeholder noted that people may be more supportive of the proposed PCMS expansion if there were some tangible economic benefits tied to it. Another stakeholder stated that the proposed expansion would need to happen in a way that does not cost the contributing counties any money.

Stakeholders voiced several issues about Payment in Lieu of Taxes (PILT), Federal payments to local governments that help offset losses in property taxes due to nontaxable Federal lands within their boundaries. Several stakeholders agreed that PILT was not an adequate solution. One stakeholder stated that PILT has never been fully funded by Congress and is typically funded at about 63 percent annually. One stakeholder also stated that when a county accepts PILT, it loses eligibility for funds from other federal sources. Another stakeholder commented that people are saying the Army is way behind on PILT payments to Las Animas County.

Several stakeholders stated that a majority of the land for the proposed expansion will come out of Las Animas County and will greatly impact property tax revenue. One stakeholder noted that this will take funding away from two school districts, a fire protection district, and other special districts. Stakeholders stated that the proposed expansion would geographically split Las Animas County and make delivering the necessary services to the northern sector incredibly difficult for the county. It was also stated that Huerfano County may not be able to provide assistance, if necessary, due to lack of funding.

Environmental and Cultural Concerns

Local government and elected officials voiced concerns related to the environment. Several stakeholders stated that the land in the region is fragile and receives little rainfall. They further noted that once the land is overused it never recovers, and that the region has a sensitive environment that goes through 20-year drought and wet cycles. Stakeholders stated that the land cannot take a lot of abuse from heavy military maneuvers. One stakeholder expressed concern that the proposed expansion would damage even more land and make it unusable for the future. Several stakeholders also voiced concerns regarding the impacts of possible noise pollution and having a flight pattern over their communities.

Several stakeholders commented on Fort Carson's environmental efforts at the current PCMS. One stakeholder stated that while environmental efforts at PCMS have not been perfect, they are better than what most people in the area actually think. Another stakeholder stated that the Army had initially done a lot of soil conservation work at the site, but not much has occurred since. One stakeholder also commented that while the current PCMS is not a fire hazard because of burning operations, it could be better managed if it were grazed.

Stakeholders also expressed lifestyle concerns. One stakeholder stated that people on the land the Army wants, have been there for several generations and

that the proposed expansion would kill their way of life. Another stakeholder questioned how the Army would measure the proposed expansion's societal impacts, resulting in the loss of families and valued community members from the region.

Several stakeholders expressed concerns regarding Fort Carson's cultural efforts. One stakeholder stated that there is supposedly a warehouse on Fort Carson filled with artifacts from the current PCMS, noting that those items are the area's heritage and they belong in a museum in Las Animas County. The stakeholder further stated that at present those items are not made available to the public and they would be an educational boon benefiting the local college's archeology department and maybe even be a tourist draw to the region. The stakeholder stated that the Army should maintain control of the artifacts, however, so they would not fall into private hands and be lost.

Stakeholders also expressed concern about the proposed expansion's impacts to the historic Santa Fe Trail. One stakeholder stated that the Army's proposed expansion would go right over the Trail and questioned whether the Army had looked at this issue.

Fort Carson Issues

Local government and elected official stakeholders stated their relationships with Fort Carson either never existed or faded away over time. One stakeholder recalled that a unit of Fort Carson Soldiers used to participate in an adopted project city program with their community, but it stopped a while back.

Several stakeholders said that Fort Carson has been a good neighbor to some of the ranchers bordering the current PCMS and assisted with firefighting efforts. Almost all stakeholders noted Fort Carson has not been a good neighbor to the region's counties and cities. One stakeholder stated that neighbors usually talk to each other and that Fort Carson has never been in communication with them. Another stakeholder said Fort Carson should have a neighborly relationship with the local governments, since it is a significant property owner in Las Animas County.

Types of Information Received from Fort Carson

Most stakeholders stated that they receive little information from Fort Carson, and they receive the majority of their information from local media sources, such as newspapers and television. Stakeholders also said that they have received

information through meetings with U.S. Senators Allard and Salazar. Stakeholders commented that the Army has come off as arrogant and incommunicative regarding the expansion and this has escalated the hard feelings about the present situation. One stakeholder said the region has experienced 25 years of the Army misrepresenting information and lying to them.

Stakeholders stated that there is no dialogue at present with Fort Carson. One stakeholder said most local officials only receive information from the media, which they use to form their opinions. The stakeholder further stated that local governments need to have the appropriate information so they can respond accordingly.

One stakeholder stated that the opposition groups have controlled the discussion regarding the proposed expansion. This stakeholder further noted that the opposition groups have gotten people so worked up, that the issue has people in northern New Mexico concerned.

Information Desired

All stakeholders stated that they desired more information from the Army regarding the proposed PCMS expansion. Stakeholders said they wanted a clear explanation and a justification for the proposed expansion, plus all the implications and impacts that the expansion will have on the local region. Stakeholders noted that they were interested in receiving more information about how the Army plans on replacing the economy that will be lost due to the expansion. One stakeholder stated that the Army needs to provide an economic plan, noting that the Army is not looking at the impacts it will have on local cities. Another stated that the Army has not explained how they are measuring all the economic impacts that will be caused by the expansion and information on this subject needs to come out.

Stakeholders stated a desire to have more information regarding the Army's plan for the proposed expansion. Several stakeholders said they wanted to know the Army's plan to get more land and the Army's plan for how it would use the land. Several stakeholders said they wanted to know the Army's actual area of interest for the expansion and the Army's intent regarding the people in that area. Some stakeholders said they want to know why Huerfano County was added to the map when originally it was not part of the proposed expansion. Stakeholders also said they want information on how much the Army will be paying per acre and how the Army plans to deal with property that includes conservation easements.

One stakeholder expressed a desire for an analysis of what it will cost the Army to train at PCMS, including the environmental impacts, compared to the cost of sending troops to other training areas such as White Sands or the National Training Center at Fort Irwin.

Finally, stakeholders stated that they should receive the same information that El Paso County and Colorado Springs officials are privy to, especially when it involves PCMS.

Best Ways to Communicate

All stakeholders in the local government and elected officials category stated that the Army has done a poor job communicating with the public. They suggested several ways to improve the dialogue. Most stakeholders said they desire to have more interaction with Fort Carson. Stakeholders stated that relationships need to be developed between Fort Carson and the various county commissions, city councils, and chambers of commerce. Several stakeholders recommended that the Army establish a liaison officer who could speak with communities in the region.

Several stakeholders stated that the Army needs to speak at local city council and county commission meetings. One stakeholder recommended that Fort Carson brief local governments, such as city council and county commissions together, so that everyone gets the same story. One stakeholder stated that Fort Carson needs to have faith that local councils and commissions can conduct civil meetings. However, another stakeholder noted that current conditions, specifically the community's passionate stance on the issue, make holding a large, civilized meeting nearly impossible. One possible remedy suggested by a stakeholder, was advertising the meetings over a longer period of time in order to help filter out some of the intensity.

Most stakeholders preferred the Army communicate with them face-to-face. When reaching out to the public though, stakeholders recommended the Army make local appearances, use the local papers, and use local radio. One stakeholder said that the Army needs to be aware of the fact that the community will perceive any information sent out at present as propaganda.

Summary

A majority of local government and elected officials stated that they are not in favor of the proposed PCMS expansion. Stakeholders said their biggest point of contention is the perception that the Army will use eminent domain to acquire land. Stakeholders also expressed serious concern that the proposed expansion would devastate the region's economy by wiping out the local agricultural and agribusiness industries. Stakeholders said that they desire a more open relationship and improved dialogue with Fort Carson. All stakeholders agreed the Army needs to make a commitment to a fair and open relationship with citizens in the region.

Fort Carson Piñon Canyon Maneuver Site Community Interviews Summary

Category: Local Business Leaders

Introduction

During December 2007 through February 2008, seven local business leaders in southeastern Colorado were interviewed by telephone about Fort Carson's proposed expansion of its Piñon Canyon Maneuver Site (PCMS). These stakeholders were identified by personnel from Fort Carson and through conversations with interviewees.

The interviews were designed to achieve four purposes: 1) to assess how Fort Carson is perceived within a specific stakeholder group, 2) to identify specific concerns and perceptions regarding the proposed expansion of the PCMS, 3) to identify specific community, environmental and installation-related concerns of a stakeholder group, and 4) to serve as a positive outreach effort by Fort Carson to stakeholders.

The following people were interviewed in the Local Business Leader category:

Local Business Leaders

- Corwin Brown, Real Estate Appraiser/ Rancher
- Rich Donohoe, Trinidad Businessman
- Charles Griego, President, Trinidad-Las Animas Economic Development
- Joe Kost, Area Director, Las Animas Rural Development Office
- Glenn Moltrer, President, Las Animas County Chamber of Commerce
- Kimberly Pacheco, Regional Vice Chair, Action 22; Director, Las Animas County Chamber of Commerce
- Rod Slyhoff, President, Greater Pueblo Chamber of Commerce

Perceptions of Fort Carson

A majority of the stakeholders interviewed stated that Fort Carson is a good neighbor to Pueblo and Colorado Springs but not to the region around PCMS. Stakeholders identified Fort Carson as a major training facility, one of the larger ones in the west, and acknowledged it brings in a lot of money for Colorado Springs and the State of Colorado. Stakeholders also said they were aware that troop levels were being increased at the installation. Several stakeholders noted the region is very patriotic and supports the Army, but feel people in their area are being wronged by the proposed expansion. One stakeholder stated the community perception is that Fort Carson is breaking an agreed upon moratorium on expansion activity and continuing to go ahead with its plans.

Proposed Piñon Canyon Expansion Concerns

Overwhelmingly, local business leader stakeholders stated if a rancher wants to sell his property, then that is his right. All stakeholders said they were against the use of eminent domain to take property from private land owners. One stakeholder said the Army needs to purchase land from willing sellers if it intends to pursue the expansion. One stakeholder stated the Army's position on land valuation is wrong. The stakeholder said the Army does not consider the value of structures that exist on a property as part of the overall appraisal when those structures are not projected to be re-used by the Army. This type of appraisal does not truly reflect property value, noted the stakeholder, who suggested this approach hurts the Army's plans for expansion.

Stakeholders stated the Army never fulfilled its obligations to the region stemming from the original PCMS land acquisition, pointing out that no local economic benefit ever materialized as promised. Moreover, the stakeholders said the Army is now instituting live-fire on the current PCMS when originally the Army claimed it would only use the site for maneuvers. Several stakeholders stated the frequency of use of the current PCMS is very limited and the Army has not explained why it needs more land when it is underutilizing the land it presently has.

One local business leader stakeholder stated the Army will need to consider the land and grazing rights of the ranchers. The stakeholder said this is a major issue that will need resolution. Another stakeholder expressed concern about the potential increase of traffic in the region with convoys traveling to and from PCMS.

Economic Related Concerns

Stakeholders voiced several economic concerns related to the proposed PCMS expansion. They stated the proposed expansion of PCMS would devastate the local economy. One stakeholder said the proposed expansion is already slowing down the region's economy because people are concerned about their futures. This stakeholder said people are not making investments or long-term financial decisions as they wait for more information about the Army's expansion plans. One stakeholder stated a proposed wind farm located to the east of Trinidad has not moved forward because no one knows what will happen related to PCMS.

Stakeholders noted the proposed expansion will take away property taxes from a county that desperately needs the funds, as well as remove money spent by ranchers in the community. One stakeholder stated the Army will not hold true to replacing the tax money as they did not hold true the first time in the 1980s. Another stakeholder said the proposed expansion would erode the tax base and amplify other problems with services such as infrastructure, water, roads, fire, and police. Stakeholders also pointed out that Las Animas County would still have to provide these services but would not have the funds to do it. One stakeholder stated the local community would need to be guaranteed a certain amount of money to maintain its services if the expansion took place.

Most stakeholders stated the surrounding communities will be hurt, and that only El Paso County and Colorado Springs would benefit from the proposed expansion. One stakeholder said the Army needs to spell out the economic benefits to the community in detail. Another stakeholder stated the Army is a local business in the region and needs to act like it rather than be run strictly out of El Paso County.

Stakeholders emphasized that the Army needs to provide economic benefits to the region to replace what would be lost due to the expansion. One stakeholder stated the community is looking for jobs to be replaced for jobs lost to the expansion. Another stakeholder expressed interest in Senator Salazar's proposal to station a brigade at PCMS, stating that it would bring more jobs and contracts to the region.

Environmental/ Cultural Concerns

Local business leader stakeholders voiced several concerns related to the environment and cultural resources stemming from the proposed expansion. Several stakeholders said they were interested in knowing what kind of training the Army planned to do on PCMS and whether the Army had realistically taken

into consideration its training impacts on the ecosystem that exists in the area. One stakeholder said that the environmental study was rushed and people did not have adequate time to review and comment.

One stakeholder stated the Army cannot train troops and maintain the level of ecological and biodiversity at PCMS with the amount of land its wants. The stakeholder further stated that the Army's plans for training brigades will impact the land too heavily, creating an environmental catastrophe. One stakeholder said even the Army's documents state it will need a ten-year rotation on training lands. Several stakeholders stated they knew of the Army's strict rotation schedule to maintain the environment at PCMS. Several stakeholders also voiced concerns regarding the impacts of live fire on the current PCMS.

Regarding cultural impacts to the region, several stakeholders stated the proposed expansion would take away the heritage of the area. One stakeholder stated that many of the ranchers in the proposed expansion area had been there six or seven generations.

Stakeholders said the proposed expansion could damage the grassland and historical landmarks that exist in the area. One stakeholder stated that when the Army established PCMS, it acquired an archeological park and that currently over 10,000 acres of the present site cannot be used for training. In addition, the stakeholder noted the expansion area the Army is looking at purchasing has even more archeological sites. Another stakeholder noted the proposed expansion would be detrimental to the history of the area, particularly the Santa Fe Trail and the dinosaur bone sites.

Fort Carson Issues

Stakeholders talked about several issues related to Fort Carson. One stakeholder stated that if the proposed expansion does not go through, it would be an economic blow to the Pueblo region and the Army may relocate troops elsewhere. Another stakeholder said the troop growth at Fort Carson will not have an impact on southeastern Colorado. One stakeholder also noted that crime is going to increase due to the additional troops and this will need to be addressed.

Stakeholders stated Fort Carson needs to be a better neighbor to the communities south of Pueblo. One stakeholder said that if the community saw something tangible from the installation, it may improve the community's perception of Fort Carson and the Army. Another stakeholder stated the Trinidad community feels hurt and lied to because of the PCMS land acquisition process in the 1980s.

The stakeholder also stated Fort Carson has never supported the Las Animas community in any way.

Most stakeholders stated Fort Carson needs to be more involved in the region, such as belonging to the local chambers of commerce. One stakeholder said the supply and logistics system is set up so the Army is only using goods and services from the Colorado Springs area and not from the local business community in southeastern Colorado near PCMS. Another stakeholder stated contracting on Fort Carson needs to change, noting that it has gotten lazy and is not being awarded to local businesses.

Types of Information Received from Fort Carson

Most stakeholders stated they received little information from Fort Carson and that a majority of the information received was through the local media or other channels such as the radio, Internet and personal connections. One stakeholder said that when the Army does talk, it only tells people what it wants them to hear. Another stated it was difficult to communicate with Fort Carson due to changes of commands and rotating personnel frequently leaving. One stakeholder stated that when the Army does respond, it is excellent; but its outreach has been bad. Several stakeholders pointed out that a lot of the business people just do not know who to contact on the installation.

Stakeholders said the Army has done a very poor job informing people about the proposed PCMS expansion. One stakeholder stated that a lot of miscommunication has occurred. One stakeholder voiced frustration with how the *Pueblo Chieftain* is reporting things, stating that they are reporting in a certain way only to sell newspapers.

Information Desired

All stakeholders stated they want more information regarding the proposed PCMS expansion. Several stakeholders said they want to know why the Army needed extra land when the current facility was being underutilized. Stakeholders said they want to know if the Army would use eminent domain and condemnation in the expansion process, the timeline for the proposed expansion, the Army's process of meeting with individual land owners to discuss land acquisition, and the exact price at which the Army will buy land.

One stakeholder asked where the environmental and economic studies stand regarding the proposed expansion. Another stakeholder stated a need for

information on what specifically will happen to help build the local economy. One stakeholder also stated a need for information on possible building contracts, and other contract-specific questions. The stakeholder questioned whether Army Contracting is going to let procurements have small business set-asides and whether different HUB Zones would exist.

Best Ways to Communicate

All local business leader stakeholders in this category stated the Army has done a poor job communicating with the public and suggested several ways to improve the dialogue. Most stakeholders said they desired to have more interaction with Fort Carson, but did not want to put people in a hostile situation. Several stakeholders stated that while public meetings were good, there was a lot of hostility unleashed at the Army and it was a bad environment in which to communicate.

Several stakeholders stated the Army needs to talk to people in the PCMS region and it presently is not doing that. One stakeholder said the Army needs to make the time and effort to spend time in the community, admit that they made a mistake in the 1980s, and apologize for past actions. The stakeholder further stated people feel the same things are happening again. One stakeholder said the Army needs to have a Las Animas area liaison, who works with the community and the chamber of commerce. Another stakeholder stated it would be beneficial to re-institute a military affairs committee, noting Trinidad and Fort Carson used to have a rapport.

Stakeholders stated the Army needs to communicate both in writing and in person. One stakeholder said that anything in writing needs to be in laymen's terms, such as here are your concerns and here is how we are addressing them, rather than talk over people's heads. Several stakeholders also said the Army needs to put out a clear message - here is what we want to do, here is the plan, and here are its phases. One stakeholder said the Army's "keep silent" routine has negatively impacted community perception.

Stakeholders also said an easily accessible website, direct mailings, and one-on-one conversations with individuals would be good ways for the Army to communicate with the local community.

Summary

A majority of local business leader stakeholders stated they did not favor the proposed PCMS expansion. They said their biggest point of contention was the perception that the Army would use eminent domain to acquire land. A majority of business stakeholders stated landowners have a right to sell their land and said the Army could pursue expansion through willing sellers.

Stakeholders stated the Army needs to have a presence in the local communities around PCMS and provide some tangible economic benefit to the region. Stakeholders also stated the Army needs to be upfront and provide more information to land owners and the public on the proposed expansion.

This page left intentionally blank.

Fort Carson Piñon Canyon Maneuver Site Community Interviews Summary

Category: Environmental and Cultural Resources Leaders

Introduction

During December 2007 through March 2008, seven community, environmental, and cultural leaders in southeastern Colorado related to the proposed Piñon Canyon Maneuver Site (PCMS) Expansion were interviewed by telephone. These stakeholders were identified by personnel from Fort Carson and through conversations with interviewees.

The interviews were designed to achieve four purposes: 1) to assess how Fort Carson is perceived within a specific stakeholder group, 2) to identify specific concerns and perceptions regarding the proposed expansion of PCMS, 3) to identify specific community, environmental and installation-related concerns of a stakeholder group, and 4) to serve as a positive outreach effort by Fort Carson to stakeholders.

The following people were interviewed in the community, environmental, and cultural leaders category:

Environmental and Cultural Leaders

- Dan Corson, Intergovernmental Services Director, Colorado Office of Archeology and Historic Preservation
- Bob Leaverton, Forest Supervisor, Comanche National Grasslands
- Don Lowman, Bent's Fort Chapter, Santa Fe Trail Association
- Ann Pritzlef, Director, Colorado Preservation Inc.
- Reid Straabe, Superintendent, Hoehne School District
- Mike Trujillo, District Wildlife Manager, Colorado Department of Wildlife
- Bill Ulfelder, Eastern Colorado Director, The Nature Conservancy

Perceptions of Fort Carson

Overall, a majority of stakeholders interviewed acknowledged the importance of Fort Carson to Colorado. They stated they had no issues with the installation itself, but were concerned about the impacts from the proposed expansion. Several stakeholders said they were actively engaged with the installation and had worked with them previously, while others stated that they had never had contact with Fort Carson. Stakeholders that had a relationship with the installation stated that Fort Carson had been a good neighbor to Colorado Springs and El Paso County. Stakeholders that did not have a relationship stated that Fort Carson, particularly around PCMS, has not been a very good neighbor.

Proposed Piñon Canyon Expansion Concerns

Stakeholders raised several concerns regarding the Army's proposed expansion of PCMS. Several stakeholders commented that residents in the region are concerned that the Army is going to take their land by using eminent domain. One stakeholder stated that Fort Carson has plenty of land already and does not need more. Another stakeholder stated Fort Carson could use the land it currently has more efficiently or reduce the expansion's impact on the area by selecting a different location. One stakeholder stated Fort Carson should consider alternatives to land acquisition, such as using local land on an intermittent basis or as needed basis. The stakeholder further stated that if this expansion land is something the Army is not going to use consistently over the next five years, then it may be better to have an agreement for land use.

One stakeholder expressed concern that the proposed expansion of PCMS could prohibit access to one of the state's wildlife areas. The stakeholder pointed out, though, that an agreement could probably be worked out for hunting similar to what is already done with Piñon Canyon and Fort Carson.

One stakeholder stated the community has speculated that this may not be the last expansion of PCMS, noting there is some talk that the Army eventually wants land throughout all of southeastern Colorado.

Economic Related Concerns

Stakeholders voiced some economic concerns related to the proposed PCMS expansion. Several stakeholders stated the proposed expansion would have a negative impact on the ranching economy and would have an effect throughout the region. One stakeholder stated that the sales rings in La Junta have an

average of 1,000 to 1,500 head of cattle a week and those numbers would drop significantly if the expansion displaces ranchers.

One stakeholder stated that most all of the land the Army wants is located in one school district, which would lose about 10 percent of its student population resulting in an enormous impact on its funding. In addition, the stakeholder noted the expansion also would take away school funds due to the loss of property taxes.

Environmental/ Cultural Concerns

Stakeholders had divided opinions on Fort Carson's role as an environmental and cultural steward. Several stakeholders stated that Fort Carson seems to be a good environmental and cultural steward for its existing property and that the Army's mission is based on its efforts to conserve resources. One stakeholder recalled positive experiences while working with the Army for compatible use buffers around Fort Carson and with the prairie conservation partnership across eastern Colorado.

Another stakeholder stated Fort Carson has been a mediocre steward of its land and the Army could improve on things from a wildlife perspective. One stakeholder stated Fort Carson's priority for cultural programs has been on archaeology, not on historic resources. The stakeholder further stated it would be beneficial if Fort Carson focused more on history and historical resources in addition to its archeological emphasis. One stakeholder stated the current PCMS sits on the largest prairie ground in Eastern Colorado and noted the desire to see continued diversity conservation and wildlife habitats sustained.

Environmental and cultural resources leaders voiced several concerns related to possible impacts of the proposed expansion on cultural resources. Several stakeholders stated that the expansion would have a significant negative impact on historic sites. One stakeholder expressed concern that Fort Carson may gloss over the process of identifying historical properties on lands the Army plans on acquiring and that the proposed expansion needs to be looked at in detail in regard to Section 106 of the Historic Preservation Act. The stakeholder also stated that the proposed expansion area needs to be surveyed for eligibility to the National Register of Historic Places.

One stakeholder said that several counties in the southeastern Colorado region have joined together to form a heritage improvement plan and the proposed expansion may stifle that effort. Another stakeholder stated concern regarding

how to protect, preserve, and sustain the ranching heritage, noting that the proposed expansion would have an impact on that.

Fort Carson Issues

Stakeholders voiced several issues related to Fort Carson. One stakeholder commented that Fort Carson was a national leader in compatible use buffers and has been a great neighbor for El Paso County. Another stakeholder commented that Fort Carson has been a good neighbor to their community, pointing out that the installation sent Soldiers to the area two years ago to help local residents deal with a really bad wind and snow storm.

One stakeholder commented that Fort Carson does not have a stellar track record for compliance with Section 106 of the Historic Preservation Act, stating there have been previous instances where the installation did not inform stakeholders as required by law about Fort Carson's work on certain historical and heritage sites.

Types of Information Received from Fort Carson

Stakeholders reported experiencing differing relationships with Fort Carson, some stating that they received a good deal of information and others saying that they received no information. Stakeholders who had good relationships said they were well-informed and had various channels with Fort Carson to access information. Several stakeholders commented that they attend quarterly meetings with the installation. These stakeholders also stated that Fort Carson holds a lot of meetings, which are opportunities to engage in dialogue.

Stakeholders who had received no information from the installation stated they desire to create relationships with Fort Carson. One stakeholder said that there has not been a lot of official correspondence between Fort Carson and them. One stakeholder stated that the local community perceives that when Fort Carson is silent, they are withholding information. The stakeholder further stated that Fort Carson is under suspicion for a lot they are doing and they need to reverse this perception.

Information Desired

All stakeholders said they wanted more information regarding the proposed PCMS expansion. One stakeholder desired to know if the Army is going to go

forward with the expansion or is the process going to drag on for another three years. Another stakeholder requested to hear of decisions that have been made, the formal processes, and any report development. One stakeholder stated that it would be beneficial to hear of timelines and decisions and that the source does not necessarily matter as long as the information is accurate and it gets out.

Some stakeholders said they wanted more information from Fort Carson regarding their respective areas of expertise. One stakeholder desired to make sure that Fort Carson does what it is required to do under Section 106 and that Fort Carson needs to consult with preservation officials more frequently on historical and cultural sites like they are supposed to do.

Best Ways to Communicate

Stakeholders recommended several ways for Fort Carson to improve dialogue. One stakeholder stated that Fort Carson needs to provide communication that is honest, open and frequent. Another stakeholder said that Fort Carson should do more community outreach and that people should be given an opportunity to speak and ask questions in a neutral environment. One stakeholder expressed hope the new Commanding General will be the one to improve communications between the community and Fort Carson.

One stakeholder recommended that the Army has to have some combination of media and spokespeople to get the message out about the proposed expansion. Another stakeholder encouraged Fort Carson to continue to provide tours related to stakeholders' interests, such as cultural and environmental management.

Summary

Environmental and cultural resources leaders were focused strongly on their respective interests and the impacts the expansion would have on them. Several stakeholders stated they opposed the expansion; others did not comment on it. Stakeholders noted they had various relationships with the installation. Some stakeholders said they had a close relationship with Fort Carson, working extensively with the installation on issues. Other stakeholders had no relationship with Fort Carson, but desired to establish one. Most stakeholders expressed a desire to receive more information about the proposed expansion and how it would impact their respective fields.

This page left intentionally blank.

Fort Carson Piñon Canyon Maneuver Site Community Interviews Summary

Category: Neighboring Landowners

Introduction

Beginning January through March 2008, seven neighboring landowners of Fort Carson's Piñon Canyon Maneuver Site (PCMS) in southeastern Colorado were interviewed by telephone regarding the proposed expansion of PCMS. These stakeholders were identified by personnel from Fort Carson and through conversations with interviewees.

The interviews were designed to achieve four purposes: 1) to assess how Fort Carson is perceived within a specific stakeholder group, 2) to identify specific concerns and perceptions regarding the proposed expansion of PCMS, 3) to identify specific community, environmental and installation-related concerns of a stakeholder group, and 4) to serve as a positive outreach effort by Fort Carson to stakeholders.

The following people were interviewed in the neighboring landowners category:

Neighboring Landowners

- Abel Benavidez, Las Animas County landowner
- John Biber, Las Animas County landowner
- Grady Grissom, Las Animas County landowner
- Gary Hill, Las Animas County landowner
- Gloria Kreutzer, Las Animas County landowner
- Bill Wilkerson, Las Animas County landowner
- Betty Williams, Huerfano County landowner

Perceptions of Fort Carson

Neighboring landowner stakeholders expressed mixed perceptions of Fort Carson. One stakeholder identified the installation as a big asset to Colorado, noting it is the second biggest employer in the state. Another stakeholder stated the existence of Fort Carson makes El Paso County and Colorado Springs too economically dependent on the installation and has been detrimental for that

area. Several stakeholders stated Colorado Springs and Pueblo receive economic benefits from the installation, but that rural southeastern Colorado communities do not.

One stakeholder stated most people in southeastern Colorado have a negative view regarding Fort Carson because of the installation's unfulfilled promises stemming from the original expansion. Another stakeholder said the populace has a mixed attitude regarding Fort Carson, pointing out that while Colorado Springs and Pueblo residents may feel positively toward the installation, most rural residents think the Army is going to do what it wants and people have no say in it.

Proposed Piñon Canyon Expansion Concerns

Stakeholders raised several concerns regarding the Army's proposed PCMS expansion. Several stakeholders stated most everyone in the area is against the proposed expansion. One stakeholder said none of the people who lived through the first expansion trust the military and negative feelings still exist. The stakeholder further stated that some residents do not even trust the politicians and there is a feeling that they will eventually turn their backs on the region and side with the Army. Stakeholders stated the Army never did anything it said it was going to do the first time. Stakeholders pointed out the Army originally said there would be a boost to the local economy and new local jobs would be created, but these things never happened. One stakeholder stated the Army needs to make good on its promises from the first time around before it considers this expansion.

Most stakeholders stated they are not convinced the Army needs to expand. Several stakeholders noted the BRAC Environmental Impact Statement states the Army does not need additional land to incorporate new brigades at Fort Carson, so there should be no need for more land at PCMS. One stakeholder questioned the Army's need to expand PCMS when the Army already owns 15 million acres, suggesting the Army should simply use the land it already has elsewhere.

Several stakeholders stated the Army needs to work out an alternative, like leasing, or explore other viable options. Another stakeholder said leasing is not a viable option, noting that military training could damage the existing agricultural infrastructure.

Several stakeholders said the proposed expansions is primarily a private property rights issue and that people should be able to buy or sell land as they see fit. These stakeholders further stated that if people are willing to sell their

land, it needs to be on their terms and for their prices. Several stakeholders said the use of eminent domain to acquire land is unfair to landowners and does not give them any options. One stakeholder noted that if the expansion has to happen, landowners should be compensated very well in order to have enough money to start over at another location if they desire. The stakeholder further stated there should be no tax liability or capital gains on the sale.

Several stakeholders said there are people who want to sell in the area, but they keep very quiet due to negative public opinion. One stakeholder stated if the Army chooses to buy land only from willing sellers then the expansion is not going to be much of a problem, saying that the community is favorable to willing sellers. The stakeholder noted, though, that identifying a willing seller will be a problem, since most people in the area will not admit publicly any interest in selling. The stakeholder further said the Army will need to come and meet with people, ask them if they are willing to sell, and negotiate with them. One stakeholder stated the Army was flat-out lying when it said it has willing sellers. Another stakeholder voiced concern that if his neighbors sold to the Army, his own ranch would be cut off and then condemned, forcing him to sell as well. One stakeholder stated that property in the Army's area of interest now has a black cloud over it. The stakeholder said even if the expansion is blocked this time, people will wonder whether the Army might try again in ten or fifteen years. The stakeholder further stated that if the Army really wants the land, it is going to get it one way or another.

Stakeholders pointed out the loss of taxable property will adversely affect Las Animas County, local communities, and the economy. One stakeholder stated the proposed expansion would split Las Animas County in two, making it difficult to provide necessary services to the isolated northern portion. Stakeholders stated the expansion would create water issues, health and hospital issues, and economic issues. One stakeholder stated that all these issues need to be taken into account and the impacts to them considered. The stakeholder further stated the Army would probably not be able evaluate these issues without bias.

One stakeholder stated Senator Salazar's proposal of having the Army consider housing a brigade at PCMS would not be feasible right now. The stakeholder said that housing a local brigade would generate a new need for affordable housing, create a water issue since that the local water treatment plant would not be able to provide the necessary volume, and add to school crowding because most of the schools in the area are already at capacity. The stakeholder further stated Trinidad does not have the infrastructure capable of handling a brigade at present.

Economic Related Concerns

Stakeholders stated the proposed expansion will have a negative impact on the region. Several stakeholders pointed out the region never benefited from the first expansion, and it was doubtful that any of the surrounding communities will see any economic benefit this time. One stakeholder noted the current PCMS has not helped Las Animas County in any way. Stakeholders pointed out the proposed expansion would also have an impact on the City of La Junta, due to it being the regional center for agribusiness and agriculture. The stakeholders noted that La Junta businesses will be impacted since they will lose revenues due to the loss of cattle producers. One stakeholder stated the amount ranchers are spending in the communities needs to be considered from a local economic standpoint. Stakeholders also pointed out the proposed expansion will have negative impacts on property tax revenues, and on the funding for fire, police, ambulance, and other special districts in the counties.

Stakeholders also expressed concern regarding Payment in Lieu of Taxes (PILT). Several stakeholders commented that PILT is an unsatisfactory system, saying that since funds are not earmarked they do not go where they are intended. Stakeholders also stated the Army is behind on PILT payments. Other stakeholders noted that PILT is never fully funded. One stakeholder stated that if the expansion happened, there would need to be a funding mechanism separate from PILT, where funds can be directed to the actual entities they are supposed to compensate.

Stakeholders stated the expansion would cause Hoehne school district to lose about half a million acres out of the district's tax base and this would have major impacts. The stakeholder further stated the displacement of families with school age children would mean a financial loss to the school district of state equalization money, which is estimated at \$8,000 per child per year.

Stakeholders pointed out the Army's proposed expansion already has depressed land values in the region and people cannot put their land on the market to sell since potential buyers fear the Army will take the land from them by eminent domain sometime in the future. One stakeholder said land in the county that has not been impacted by the proposed expansion has continued to rise in value.

Stakeholders stated that if the Army did purchase land it would need to be a fair offer on the seller's terms. One stakeholder voiced a concern that the Army would not pay IRS appraisal value of the property. Another stakeholder stated that due to depressed values of the land, people would need a tax break and capital gains tax would have to go away, otherwise there would be absolutely no benefit for any seller. Several stakeholders stated if the Army wants to make it

fair then it needs to make it so the individual can start over somewhere else. The stakeholder noted land prices are cheap in Colorado compared to comparable land in Nebraska and Wyoming, but ranchers would not be able to start over unless they had the funding to purchase comparable land elsewhere.

Environmental/ Cultural Concerns

Neighboring landowners voiced several concerns related to possible impacts of the proposed expansion on environmental and cultural resources. Several stakeholders expressed concerns over the types of training the Army was considering for the proposed expansion. One stakeholder stated that once Fort Carson starts doing maneuver training and gets armored vehicles moving over the land they will really tear it up and eventually destroy the ground. Another stakeholder noted the area will be worse off environmentally regardless since there is no way the Army can do its training without damaging the environment. One stakeholder pointed out the proposed expansion will do away with the short grass prairie, and it will take productive land away from a viable working and food producing region of Colorado.

One stakeholder stated the Army will have to weigh the costs of dealing with invasive species like Russian knapweed, which is on some of the land in the area of interest. The stakeholder further stated the Army will need to have a plan to deal with this since it could easily spread through the whole region if not properly managed.

Stakeholders stated that artifacts the Army removed from the first expansion are a bone of contention in the region. One stakeholder noted the Army is keeping them cataloged and in safe keeping in a warehouse on Fort Carson, but the public cannot access them. The stakeholder further stated that those artifacts were the local area's heritage. Several stakeholders also stated that the area of the proposed expansion is rich in history and contains many artifacts, such as pictographs in the canyons, arrowheads, and old stone buildings. One stakeholder commented that it only takes one mistake to run over an artifact and then it is gone. Stakeholders also noted the potential loss of families and ranches would be a huge blow to the heritage of the region. One stakeholder pointed out that the land is all the local people have and that their families have been there for generations. Several stakeholders stated that to take their land is to take their livelihood.

One stakeholder stated Fort Carson has been a good steward of the land at PCMS mainly because the Army has not trained there and therefore done no damage. The stakeholder also stated most people in the area think that the Army's claim

to protect things is “bullshit.” Other stakeholders stated the Army has done better than what most people would give them credit for. One stakeholder pointed out that Fort Carson knows it is dealing with a brittle environment at PCMS, and people also are aware the Army is under a lot of environmental restrictions.

Stakeholder voiced concerns over the change in policy of making PCMS a live-fire range. Several stakeholders commented that the Army stated the original site would never be used for live fire. One stakeholder stated there are concerns about the use of depleted uranium shells, the impact of firing traditional rounds, and possible ground water contamination. The stakeholder pointed out the aquifer under the current site is very large and stretches a long way toward eastern Colorado.

Stakeholders offered several recommendations to Fort Carson. Several stakeholders stated the installation should consider offering grazing rights to the ranchers in the area. One stakeholder pointed out that at present the grass gets so high it is a fire hazard, and, furthermore, it is a wasted resource. The stakeholder also recommended Fort Carson make its natural and cultural resources programs better known to the public. One stakeholder suggested the current PCMS should be open to the public at times so people can view the historical sites and other artifacts.

Fort Carson Issues

Stakeholders discussed several issues related to Fort Carson and the current PCMS. One stakeholder stated the Army has been a good neighbor to bordering landowners, pointing out that it has helped with fire fighting in the area. Another stakeholder stated the Army has been an indifferent neighbor who has not communicated with bordering landowners even though the Army has run over the stakeholder’s fence several times. One stakeholder commented that Fort Carson burns an area of PCMS every year, but does not tell people when it is going to do it. The stakeholder further stated Fort Carson needs to be a good neighbor and let people know when the burning will take place, particularly since unexplained burning can create undue concern for people. One stakeholder stated the Army needs to close down the current PCMS and leave the local area alone.

Stakeholders stated that overall Fort Carson has been a poor neighbor to Las Animas County. One stakeholder stated Fort Carson has no communication with the county.

One stakeholder said Fort Carson is asking for problems locating five brigades on the main installation. The stakeholder further stated that Fort Carson does not have enough training land on the installation for five brigades, even though it had claimed to in the BRAC documentation.

One stakeholder stated Fort Carson needs to figure out a way to utilize more small businesses in Las Animas County to assist with PCMS operations.

Types of Information Received from Fort Carson

Most stakeholders stated they receive little or no information from the Army or Fort Carson regarding the proposed PCMS expansion. Several stakeholders said they did know Tom Warren and respected him, though they did not always agree with him.

Stakeholders stated they receive most of their information about the proposed expansion from local newspapers. Several stakeholders commented the *Pueblo Chieftain* provides good coverage about the expansion. Some stakeholders stated they receive information from the Piñon Canyon Expansion Opposition Coalition. One stakeholder identified Senator Salazar's website as a source of information about the PCMS expansion.

Information Desired

All stakeholders said they want more information regarding the proposed PCMS expansion. Stakeholders stated they want information on why it was necessary for Fort Carson to get an additional two brigades when the installation does not have the resources it claimed to have. Stakeholders also said they want to know why Fort Carson was pursuing land expansion when its BRAC documentation stated the installation did not need any additional land to support the incoming Soldiers. One stakeholder desired information on why Fort Carson needs more land when it is not utilizing the land it already has. One stakeholder questioned why money is being spent on land acquisition instead of on better equipment and protection for the Soldiers, and better healthcare for returning veterans.

Stakeholders stated they want information on exactly what will happen and what the Army's timeline is for the proposed expansion. One stakeholder pointed out that people have a right to be able to plan their future also. One stakeholder stated the Army needs to disclose what it wants, what it is willing to pay people, and the things it will do to assist people who have to leave their land. The stakeholder further stated the Army needs to quit redrawing its maps

for the expansion, stating that it leads to confusion throughout the region. Stakeholders also pointed out that there needs to be an end to Fort Carson's conflicting stories, first with the size of the expansion, and second with eminent domain and willing sellers. One stakeholder noted that it has led to mistrust of the Army in the community. One stakeholder stated a need for information on how the Army is going to consider the impact that the proposed expansion will have on the county. Stakeholders said they want information on how the Army is going to evaluate the offer price due to the depressed land values that the Army created with its expansion announcement.

Stakeholders said they desire information regarding conservation easements that exist on some of the landowners' properties. Stakeholders stated they want information on what would happen with the easements, and especially desire information on whether landowners who previously had received money for conservation easements would be penalized financially if they were to sell land to the Army for the expansion.

One stakeholder stated a need for information on how the Army will deal with invasive species like Russian knapweed that exists currently on properties that Army is considering.

Best Ways to Communicate

Several stakeholders stated the Army and Fort Carson would have a difficult time improving communication in southeastern Colorado. Stakeholders stated the region has a large amount of distrust towards the Army. One stakeholder questioned who from Fort Carson would be considered a credible source of information at this time.

Several stakeholders stated the Army needs to call a meeting with the involved landowners and talk to them first, and then have a meeting with the local elected bodies in the area. Several stakeholders recommended the Army meet the impacted landowners on a one-on-one basis, or, if it is a group meeting, that it be invitation-only. One stakeholder pointed out that a lot of the people in the area of interest will have a conversation and listen. The stakeholder further stated that landowners in the area of interest do want to talk about the proposed expansion and the impacts to their livelihood.

One stakeholder recommended Fort Carson talk with the opposition group, though several stakeholders stated that the opposition group does not represent them. Several stakeholders stated the opposition has actually made the situation worse for impacted landowners because expansion opposition leaders are not

letting them talk, instead insisting that all communication come through the opposition. Several stakeholders stated it is their decision to sell or not, and impacted landowners did not want someone else telling them what they can or can not do. One stakeholder pointed out that 90 percent of people behind the opposition groups have no actual stake in this since they do not own land in the Army's area of interest, and that the opposition is not speaking for the landowning stakeholders. The stakeholder further stated impacted landowners do not want people 40 miles away speaking for them. One stakeholder stated that the local landowners resent it when people who are not affected are messing things up and making it difficult to have a conversation.

One stakeholder stated the Army needs a business plan for the proposed expansion, it needs to keep its word on it, and the message needs to get out to the community. One stakeholder commented the Army needs to make an official public statement of all the details of the proposed expansion, stating that it will end a lot of confusion in the community. Stakeholders recommended that any information needs to be in common language, to the point, and easily understood by anyone. Another stakeholder said the Army also needs to continue making long documents available because there are people who will want to read them.

Stakeholders stated the best ways to get information to the region were local newspapers, local organizations, and through the county commission offices. One stakeholder recommended the Army send e-mails to people in the area of interest and communicate directly with them. One stakeholder suggested the Army should issue news releases explaining its plan for the area.

Summary

Stakeholders in the neighboring landowners category stated the Army needs to treat people fairly; otherwise, people in the region simply are going to oppose the proposed expansion, particularly since they still feel the Army lied to them related to the establishment of PCMS in the early 1980s. Stakeholders stated the Army needs to improve its communication and be up front and honest with them.

Neighboring landowner stakeholders said they strongly support private property rights and strongly oppose the use of eminent domain to take their properties. Stakeholders said they want to know what is going to happen so that they can plan their futures accordingly. Stakeholders reported that most landowners in the Army's expansion area of interest are willing to have

conversation about their properties, although tactics of the expansion opposition groups have often made it difficult to hold reasonable conversations.

Stakeholders also stated the Army needs to explore all its training alternatives before moving forward with the proposed expansion. Finally, all neighboring landowner stakeholders pointed out they support the troops and are very patriotic; several stakeholders said they resent it when the Army and Fort Carson paint them as unpatriotic.

Fort Carson Piñon Canyon Maneuver Site Community Interviews Summary

Category: Agriculture and Agribusiness

Introduction

From January through March 2008, five agriculture and agribusiness leaders in southeastern Colorado were interviewed by telephone to discuss their views about the proposed Piñon Canyon Maneuver Site (PCMS) expansion. These stakeholders were identified by personnel from Fort Carson and through conversations with interviewees.

The interviews were designed to achieve four purposes: 1) to assess how Fort Carson is perceived within a specific stakeholder group, 2) to identify specific concerns and perceptions regarding the proposed expansion of PCMS, 3) to identify specific community, environmental and installation-related concerns of a stakeholder group, and 4) to serve as a positive outreach effort by Fort Carson to stakeholders.

The following people were interviewed in the agriculture and agribusiness category:

Agriculture and Agribusiness

- Terry Fankhauser, Executive Vice-president, Colorado Cattlemen's Association
- Don Honey, Manager / Auctioneer, La Junta Livestock Commission
- Dean Oatman, Colorado State University Extension Agent - Las Animas County
- John Shannon, Former president, Southeastern Colorado Livestock Association
- Cody Stoker, Co-owner, La Junta Milling and Elevator Company

Perceptions of Fort Carson

All agriculture and agribusiness stakeholders interviewed reported they were familiar with Fort Carson and recognized its economic importance to Colorado, but expressed concern about the proposed PCMS expansion. One stakeholder stated Colorado Springs has a great relationship with Fort Carson, which is a critical part of the state's economy. Another stakeholder pointed out the installation is expanding in troop strength. Several stakeholders said there is no military presence in Las Animas County and PCMS provides no economic benefit to the region.

Proposed Piñon Canyon Expansion Concerns

Stakeholders raised several concerns regarding the Army's proposed PCMS expansion. Several stakeholders stated the Army's potential use of eminent domain to acquire land for the expansion has not been well received by residents living near PCMS. One stakeholder stated there may be willing sellers in the area, but most people are concerned about the possibility of getting kicked off their land against their will. Another stakeholder said there is a lot of fear in the region, noting that you never know if the Army is going to come after your land next. Several stakeholders stated that the Army's proposed expansion will take away prime beef raising country and grassland from cattle ranching. One stakeholder stated that this is the heartland of American beef production and the Army's proposed expansion would destroy it.

One stakeholder in the agribusiness industry stated a lot of ranchers would not be able to relocate and some ranchers in the region are still paying mortgages because of hard times brought on by drought. Another stakeholder stated that the expansion would displace families that have been living in the area for several generations and questioned where those folks would go since ranching is all they know. One stakeholder stated there is a concern that people feel the Army has the ability to wait people out for five to ten years while it pursues the expansion.

Stakeholders noted that residents in the region are still dealing with the impacts of the original expansion. One stakeholder stated the Army made a lot of promises during the initial PCMS expansion, saying the Army stated there would be more jobs for the county, greater employment opportunities for people, and huge opportunities for businesses to expand. The stakeholder further stated that none of those benefits ever materialized. Several stakeholders said there are

concerns about live-fire and its impacts on the current site, particularly since residents were told originally that live-fire would never take place on PCMS. One stakeholder stated the Army has better alternatives available for training other than expanding PCMS. The stakeholder further stated the Army needs to take expansion off the table and take a comprehensive look at other training alternatives and locations. One stakeholder recommended the Army should establish training land on the Mexican border where it could be used for both training and border protection to deter illegal immigration.

Another stakeholder expressed concern that if the proposed expansion happened it would isolate the northern part of Las Animas County, splitting it from the southern portion of the county.

Economic Related Concerns

Stakeholders stated the proposed expansion would have a massive negative impact on agriculture, agribusiness, and trucking industries throughout the region. Stakeholders noted the City of La Junta would particularly be affected since it is the agricultural and agribusiness center for the region. One stakeholder said the expansion would cut the number of businesses in the community in half. Another stated that if the expansion happened it would shut down every business in La Junta, making it a ghost town. Yet another stakeholder said the expansion would dry up the community of La Junta since ranchers spend a lot of money in the community, buying equipment and materials there.

Stakeholders pointed out the original loss of 28 ranches from the first expansion had a big impact on La Junta. One stakeholder said the expansion would take 40 to 100 thousand cattle out of circulation. Another stated that it would take a minimum of 10 to 20 thousand head of livestock away, and that the United States' economy would lose a segment of livestock production. One stakeholder stated the Army will not provide a comparable economic component to replace what it is planning to take away from the region. Stakeholders reported there would be a loss of business revenue from the lost ranches and a loss of tax revenue to the communities. One stakeholder stated the expansion would have a tremendous negative impact on school districts, saying that it would strip away a large part of the tax base of local governments. The stakeholder further stated replacing that money would be difficult. One stakeholder noted that Payment in Lieu of Taxes (PILT) money decreases every year.

Stakeholders also stated the proposed expansion has depressed land values in the region. One stakeholder noted that at present there is a huge risk for the

ranching families due to lack of information about the expansion. It was stated that ranchers are not investing their money back into their land due to fears that the Army may seize it with eminent domain. .

Several stakeholders stated that a grazing rights program would be very beneficial to the ranchers in the area, saying that it would keep land in production.

Environmental/ Cultural Concerns

Agriculture and agribusiness stakeholders voiced several concerns related to possible impacts of the proposed expansion on environmental and cultural resources. Several stakeholders noted the region has a fragile ecosystem. One stakeholder stated the region is not geographically suited for the kind of training the Army is planning to do, and maneuver training, specifically, could do a lot of damage to the land. Another stakeholder stated you cannot run track vehicles very long without ruining the cover on the soil and once that is gone the soil will be ruined. The stakeholder further stated that it would take decades to renovate that land and could cause major erosion and sediment problems as well as create other issues in the future. Several stakeholders pointed out that once the damage is done the Army will be unable to restore the land to its original condition.

One stakeholder stated there is a biological component that needs to be considered due to the very diverse amphibian population in the region. Another stakeholder said that there is abundant wildlife in the region, particularly in the canyons, and that the expansion would be detrimental to wildlife survival.

Several stakeholders expressed concerns regarding archaeological and historical aspects that could be impacted by the expansion. One stakeholder stated that the historical value of the region is unsurpassed, noting there are artifacts from Native Americans, Spaniards, and early American settlers. One stakeholder said that once the Army takes the land then nobody has any access to see things like the historical and cultural resources there. Another stakeholder stated that once the Army takes the land, they will not protect historical and cultural resources, and training will destroy these resources.

Several stakeholders expressed concern over the impacts from training maneuvers on the current site. One stakeholder said he heard from people who had been there that the area is tracked up and bulldozed, saying that the land has been permanently damaged from the machinery.

One stakeholder stated he knew Fort Carson had done work on vegetation, but managing the land out there is hard since it is a fragile ecosystem. One stakeholder stated that placing an emphasis on burning or grazing activities would probably be a better management practice. Another stakeholder said the current PCMS is a huge fire hazard since it is not being grazed. One stakeholder said that he thought the current PCMS is a dump site for things the Army does not want around people.

Fort Carson Issues

Most stakeholders stated Fort Carson has not been a good neighbor to local communities near PCMS and there has been no benefit of having the Army there. One stakeholder said the Army uses a lot of community resources but does not return the favor, noting the local fire department has helped on occasion with fires on PCMS without being recognized or compensated. Another stakeholder stated the overall local perception is that the La Junta community wants nothing to do with Fort Carson.

Types of Information Received from Fort Carson

Stakeholders stated they receive little or no information from the Army regarding the proposed PCMS expansion. One stakeholder said that early on there was communication with the Army and Fort Carson but that communication ended procedurally with regulations higher up in the Department of Defense.

One stakeholder stated the Army says what people in the region want to hear, not necessarily what they need to hear. The stakeholder further stated the Army makes the expansion sound good, but people in the region are skeptical and that past experience shows that what the Army says does not always happen. One stakeholder stated any information the Army puts out is not really trusted, and the Army has gone back on promises like the live-fire issue at the current PCMS. Another stakeholder stated that it seems like the Army is operating under a cloak of secrecy, which does not play well in the area.

Most stakeholders stated they receive information about the proposed expansion from the local newspapers, the opposition groups, and public meetings. One stakeholder stated that right now people can only react to Army press releases and what is encountered in the media. Another stakeholder stated that he only knew what was coming out of public meetings and what is reported in the papers.

One stakeholder said that the *Pueblo Chieftain* does the best job getting information to the region regarding the proposed PCMS expansion.

Information Desired

All stakeholders said they wanted more information regarding the proposed PCMS expansion. One stakeholder stated that people don't understand what the difference is for training people at PCMS versus training them somewhere else. The stakeholder further stated the Army has not reported any usage factors to the public of the current land. The stakeholder said he did not think the Army performed any internal analysis of the current training lands it owns. Several stakeholders said they would like to know why the Army needs more land when they do not utilize what they currently have at PCMS.

Several stakeholders stated they would like a realistic idea of how much land the Army actually wants. One stakeholder reported hearing mixed stories, from 418,000 acres to recent news that Fort Carson would be willing to settle for 100,000 acres. Other stakeholders said they want to know the precise location of the expansion, what the Army plans on doing out there, how the land acquisition process will work, what the timeline for all this is, and what the plans are to accommodate the displaced families. One stakeholder stated people needed to know the Army's plans so they can make decisions regarding their futures.

One stakeholder said no one from the Army is talking about the economic impacts to the region and more information on those issues was necessary. Several stakeholders asked for information on the plans for leasing out land for grazing. One stakeholder asked for information regarding the Army's plans to protect the environment and natural resources.

One stakeholder requested any information on the proposed expansion that could dispel false information that is out there, stating that it would be beneficial because there are all types of rumors circulating in the area. The stakeholder further stated that it would be best if this information could be presented in a way that would not be perceived as propaganda. The stakeholder noted that information out in region is not always accurate, but at present there is no way to counteract it.

Best Ways to Communicate

Several stakeholders said the Army and Fort Carson would have a difficult time improving communication in the southeastern region. One stakeholder stated that with all the feelings of mistrust in the region, the conversations that need to happen are going to be next to impossible due to lack of trust between both Fort Carson and the residents of southeastern Colorado. Another stakeholder noted that the things Fort Carson has to say probably will not carry much weight in the area. One stakeholder said Fort Carson and the Army need to get their credibility back, noting at present there is no universal story regarding the expansion. The stakeholder further stated that things keep changing in the Army's story, which gets people thinking the Army is lying.

Several stakeholders agreed that Fort Carson should be communicating with local city councils and county commissions. One stakeholder noted that Fort Carson should be communicating with the people who are the decision makers within local governments.

Several stakeholders said the Army needs to get information to people who are directly involved and impacted by the proposed expansion and that it should be done person-to-person. One stakeholder stated the Army needs to send someone who can actually be communicated with, noting that people in the region may be intimidated by talking to an Army general. One stakeholder said the region wants to have a dialogue with people from the Army who can answer questions.

One stakeholder suggested that the Army have presenters at various association meetings. Another stakeholder stated the town meetings have been counterproductive and are not an effective way to communicate, noting they have tended to get out of control. The stakeholder recommended Fort Carson and the Army start communication by meeting with smaller groups of people to discuss issues. One stakeholder stated Fort Carson should increase its visibility in the community and that it would be good if the installation had a year-round representative in the community.

Stakeholders stated the local newspapers are good venues to disseminate information. One stakeholder recommended the *Ag Journal*, *Fencepost* magazine and the *La Junta Tribune-Democrat*. Stakeholders also recommended utilizing the local radio stations. One stakeholder said that for the general population the Internet was not a good idea, noting that there are many local ranchers who do not have computers.

Summary

Most agriculture and agribusiness stakeholders said they oppose the expansion since it would negatively impact their businesses and way of life. Stakeholders noted the expansion would greatly affect the City of La Junta since it is the regional hub for the agricultural economy. Stakeholders stated the Army has not adequately considered the critical role ranches in the planned expansion area play in the region's economy. Stakeholders said that most people feel the Army cannot be trusted based on prior experiences, changing stories, and broken promises. One stakeholder stated the Army has done a very good job of turning people against each other in the region and this has been bad for the community.

Fort Carson Piñon Canyon Maneuver Site Community Interviews Summary

Category: Colorado Springs Community Leaders and Elected Officials

Introduction

In December 2007 and January 2008, eight Colorado Springs community leaders, businessmen, and elected officials were interviewed by telephone about the impacts of Fort Carson's operations and activities. These stakeholders were identified by personnel from Fort Carson and through conversations with interviewees.

The interviews were designed to achieve four purposes: 1) to assess how Fort Carson is perceived within a specific stakeholder group, 2) to identify specific concerns and perceptions regarding the proposed expansion of the Piñon Canyon Maneuver Site (PCMS) 3) to identify specific community, environmental and installation-related concerns of a stakeholder group, and 4) to serve as a positive outreach effort by Fort Carson to stakeholders.

The following people were interviewed in the Colorado Springs category:

Colorado Springs Community Leaders and Elected Officials

- Brian Binn, Military Affairs Division President, Greater Colorado Springs Chamber of Commerce
- Stella Hicks, Colorado State Representative, District 17
- Dennis Hisey, El Paso County Commission Chair
- Mike Kazmierski, President, Colorado Springs Economic Development Corporation
- Andrew McElhany, Colorado State Senator, District 12
- David Palenchar, Senior Vice President, El Pomar Foundation
- Lionel Rivera, Mayor, Colorado Springs
- Bob Stovall, Military Liaison for Colorado Springs City Manager

Perceptions of Fort Carson

Overall, stakeholders interviewed had very positive perceptions of Fort Carson and stated the community had a good relationship with the installation. Almost all stakeholders acknowledged the economic impact the installation had on the area. One stakeholder stated Fort Carson was one of the keys to Colorado Springs' economy. Another stakeholder stated it was a huge economic engine for the State of Colorado and the second largest employer in the area. One stakeholder also stated Colorado Springs is glad to have Fort Carson and looking forward to additional incoming Soldiers.

Stakeholders also acknowledged Fort Carson's role in the community, several of them stating that the installation has been very supportive and willing to work with community leadership on a variety of issues such as encroachment buffering, environmental sustainability, and upcoming BRAC growth. One stakeholder expressed appreciation that Fort Carson had made facilities and equipment available during times of emergency.

Stakeholders reported both El Paso and Pueblo counties are very supportive of the installation, and a majority of the people in the area want to keep Fort Carson growing in troop strength and expanding.

Proposed Piñon Canyon Expansion Concerns

Colorado Springs stakeholders supported the Army's proposed expansion, but still voiced several concerns. One stakeholder said the Army made a critical mistake in the beginning and alienated people in southeastern Colorado. Another stated the Army did not do a good job originally about explaining its need and rationale. One stakeholder noted the BRAC results exacerbated the issue since the report stated Fort Carson did not need additional land. Several stakeholders voiced concern the expansion won't happen and it will jeopardize the ability to train Soldiers properly. One stakeholder stated growth is necessary to maintain the Army as a fighting force and training needs have changed over the last decade and demand more space.

Several stakeholders pointed out the majority of the community of Colorado Springs supports the expansion, but there are people against it mainly due to property rights and the use of eminent domain. One stakeholder said the community is very concerned with the possibility of government seizure of land. One stakeholder also said, overall, this is a localized issue concerning the southeastern part of the state and did not have much impact in the rest of Colorado.

Stakeholders stated that citizens living in southeastern Colorado are supportive of the Army and Fort Carson in general, but they have specific issues with the expansion. One stakeholder said the region surrounding PCMS still mistrusts the Army and the Federal government due to the original expansion in the 1980s. Another stakeholder stated trust and confidence with the Army has been lost by those communities that will be impacted due to poor communication by the Army. This stakeholder also stated the original maps of the expansion really scared people when they came out. One stakeholder noted the issue is further exacerbated by the *Pueblo Chieftain* and its reporting.

Several stakeholders commented that they and their organizations were looking at working with southeastern Colorado to develop a win-win economic situation. Stakeholders stated several of the biggest concerns in the PCMS region were the removal of farm and ranch land out of production, the loss of property tax revenue, and the impacts on the schools and regional agricultural industry. One stakeholder questioned how the loss of 418,000 acres and its tax revenue will be worked out. Another stakeholder stated there were concerns about the expansion's potential damage to the ecosystem and the possible increase in traffic in the region.

Several stakeholders stated the proposed expansion is a Department of the Army issue and not just a Fort Carson issue. They said the Army needs to provide technical support and not leave Fort Carson twisting in the wind. One stakeholder said the Army has been slow in getting information out and this has allowed the rumor mill to take over. Another stated that Fort Carson is shackled by Pentagon policy, which has limited the installation's effectiveness to adequately communicate. Stakeholders also expressed concern about how the Army will package its message to counter opposition and that its communication failure has kept it from being in front of the issue and fueled conspiracy theories. One stakeholder stated the Army needs to get senior people talking about the issues in the expansion area - not just a Lieutenant Colonel, but a General.

Colorado Springs stakeholders stated the Army needs to expand to fit its needs and for it to be successful it needs to provide some economic benefit to the region, such as stationing troops or creating a station similar to Yakima Training Center. One stakeholder said it is critical the Army provides real economic value and employs local people in the area who will receive an Army paycheck. One stakeholder noted the expectation of economic benefit from the original PCMS creation, but that people in the local area never benefited and there is still resentment about that. One stakeholder also stated people in southeastern Colorado live there by choice, possess an independent spirit, and do not want an economic handout from the "suits" in Colorado Springs. The Army needs to be aware of that mentality, the stakeholder added.

Several stakeholders stated their belief that the Army would be able to acquire land through willing sellers and not use eminent domain. One stakeholder said the Army needs to assure people that this will happen with willing sellers and not force people off their land. Another stakeholder stated the Army will have a difficult time figuring out who is a willing seller, since people do not want to come forward or are hostile at the present time. Stakeholders stated that they believe there are willing sellers in the region though, though they expect the pace of the expansion will be slow.

Growth Related Concerns

Stakeholders acknowledged the importance of Fort Carson as a major training facility for active and reserve units being deployed. They also were aware there would be an influx of troops to Fort Carson and said that Colorado Springs supported it. One stakeholder stated the installation was growing quite rapidly and needs to expand. Another stakeholder stated that an overall planning study that is currently underway is looking at the implications of the upcoming growth and the effects it will have on local healthcare, transportation, and schools. One stakeholder stated the area had received an OEA grant to assist with upcoming troop growth.

Related to community growth, stakeholders commented on Fort Carson's efforts to work with the community on encroachment issues, particularly by securing conservation buffer areas to prevent encroachment. One stakeholder also stated Fort Carson had done a good job of recognizing the private property rights that have to be taken into account during this process.

Environmental Concerns

Almost all stakeholders stated Fort Carson was a good environmental steward both on Fort Carson and PCMS. Several stakeholders commented on the installation's sustainability program, one stating that it was how other Army installations should conduct theirs. One stakeholder expressed awareness of Fort Carson's efforts with solar power. Several stakeholders stated Fort Carson does a good job meeting environmental requirements. One stated the installation strives to fully comply with NEPA and meet all other regulations and goes above and beyond what the law requires. While stakeholders acknowledged Fort Carson's commitment to the environment, several stakeholders stated the installation needs to keep getting the message out and that most people are not aware of Fort Carson's environmental efforts.

Regarding environmental stewardship at PCMS, most stakeholders noted that Fort Carson was doing a good job. One stakeholder stated the Army does a better job than the surrounding ranches and it is a wildlife area that would not exist if the Fort Carson was not there. Another stated that an expanded PCMS would actually allow for better stewardship.

Fort Carson Issues

Several stakeholders stated there is a limited understanding in the community that Fort Carson will be more heavily used than ever if it expands. One stakeholder stated people in the community do not really understand the impact of the operations conducted at Fort Carson.

Several stakeholders suggested that one of the more important ways to show community support would be to let Fort Carson's contracts be local, if possible. They said this would help Fort Carson's reputation in the long run and also supply jobs to the local economy.

Several stakeholders also expressed concern about the impacts of deployments on families and the mental health of returning Soldiers. One stakeholder said Fort Carson does a good job of bringing attention to the issue and recognizing that families need support.

Finally, one stakeholder stated that with the return of the 789th Military Police Battalion it would be good to see the Colorado Springs Police Department and the military police partnering to conduct courtesy patrols in the community.

Types of Information Received from Fort Carson

All stakeholders said they were well connected with the installation and had sources at Fort Carson to access information. Several stakeholders stated that they worked closely with Fort Carson personnel, such as garrison officers, G-3 planners, and environmental planners, on a variety of issues. Colorado Springs stakeholders also stated they had received briefings on Fort Carson's needs. Several stakeholders stated they received press releases on different issues from the installation and also invitations to various functions.

Several stakeholders reported that Fort Carson had conducted a series of town hall meetings that helped raise community awareness of the upcoming growth of Fort Carson and the proposed PCMS expansion. One stakeholder stated that while the installation is getting better at interacting with the public and the

Colorado Springs leadership, it needs to expand this to include the local communities down in southeastern Colorado.

Information Desired

Stakeholders stated they felt well informed regarding Fort Carson, but not in regard to the proposed PCMS expansion. Stakeholders said they desired more information about the proposed expansion. Most stakeholders agreed Fort Carson has not done a good job giving communities the information needed to counter the opposition's argument. They said there is a sense the Army needs the land, but no decent articulation as to why the land is needed. One stakeholder stated the Army needs to talk about how it plans to keep communities whole in the proposed expansion area with viable economic measures to address the impacts to local communities of land acquisition.

Stakeholders noted the Army has not been forthcoming with information regarding the expansion of PCMS. Several stakeholders expressed concern the Army has limited the effectiveness of Fort Carson to speak on the issue due to Headquarters policies and the Department of Defense and Congress has not given them the ability to express their needs. One stakeholder stated the proposed expansion needs to be discussed on a national level since it is important to the needs of the nation.

One stakeholder said any information that helps the Army justify its rationale would be beneficial. It was further stated the stakeholder had come across information that had existed for years, but had not been seen and would have helped stakeholder organizations assist the Army make its case for the expansion back when the issue first originated. It was also stated that Public Affairs needs to be more forthcoming with information as it becomes available.

Stakeholders stated the Army needs to quantify what it needs and what it does not need as an installation. One stakeholder said the Army needs to provide some facts on why it needs more land and it would help to have a technical document or explanation showing what a modern combat brigade needs to train, how many brigades in the United States need that training and what else is available in the country. One stakeholder stated it would be beneficial to know if there is a shortfall of training space in the United States for maneuver brigades and how that relates to PCMS expansion. One problem identified by a stakeholder was that Fort Carson talks too much "Army speak" and people feel like the wool is being pulled over their eyes.

Finally, Colorado Springs stakeholders said they wanted to know what will happen at PCMS and desired any ongoing accurate information regarding the purposes, plans, how the Army will use the site, how people will benefit from it, why this specific training facility is needed, and why it is need in this location.

Best Ways to Communicate

Colorado Springs stakeholders noted they have strong communication ties with Fort Carson. Most stated that e-mail, or in person were the best ways to communicate with them. Several stakeholders stated Fort Carson needs to continue to use the venues and organizations that already exist, such as the Chamber of Commerce or Economic Development Corporation, and to continue finding other forums in which to participate.

In relation to the proposed PCMS expansion, stakeholders stated, that for major announcements, the Department of the Army needs to come to Colorado and tell people what is going on in order to take pressure off Fort Carson. One stakeholder said the Department of the Army needs to get involved with communicating in order to lend credibility that this is not just a Fort Carson or Colorado Springs issue, but a national issue. It was recommended by one stakeholder that this individual be a Vice Chief of Staff or higher.

Stakeholders stated Fort Carson needs to continue having leadership visible in the community and continue attending and hosting meetings. Several stakeholders stated the town hall meetings that had been conducted were beneficial and needed to continue. One stakeholder stated it was a good place to get answers about issues concerning Colorado Springs. Stakeholders noted the local newspaper was also a good source for information. Several stakeholders also said the installation should continue to send out newsletters and remain active in the community.

One stakeholder commented that the Fort Carson website was not a good place to find information.

Summary

Stakeholders in the Colorado Springs area expressed a very positive perception of Fort Carson and were supportive of the installation's upcoming growth and the proposed PCMS expansion. They acknowledged the economic importance of the installation and said they had strong relationships with it and satisfactory communication.

Stakeholders reported they were less informed about the PCMS expansion and said the Army had done a poor job communicating its needs and why the proposed expansion was necessary. Stakeholders stated that for the proposed expansion to be successful it would have to be economically viable to both Colorado Springs and southeastern Colorado.

Appendix C

Community Roundtables

This page left intentionally blank.

Fort Carson Piñon Canyon Maneuver Site Community Roundtable Report

**Category: Residents northeast of proposed
expansion**

Location: La Junta, Colorado

Introduction

On February 5, 2008, a 90-minute community roundtable meeting was conducted at Otero County Junior College in La Junta, Colorado. Nine residents from Otero County attended. Residents for this group were drawn from the City of La Junta and surrounding region.

The purpose of the meeting was twofold: 1) to serve as a positive outreach effort by Fort Carson to community residents, and 2) to gain feedback about the proposed Piñon Canyon Maneuver Site (PCMS) expansion, economic concerns, environmental concerns, perceptions of Fort Carson, and the most effective methods to reach residents with information related to the proposed expansion and Fort Carson.

The following is a summary of the discussions that took place:

Piñon Canyon Maneuver Site Expansion Issues

In the view of the participants at the roundtable, the major issue of the area is the Army's proposed expansion of PCMS. All participants expressed a variety of concerns regarding the proposed expansion.

There were concerns voiced regarding past promises made by the Army that have not been kept from the original establishment of PCMS in the 1980s. Several residents stated there were "zero positive impacts" from the first expansion. For example, participants noted no local jobs were created, no Soldiers were based in the community where they could settle and establish roots, and no goods or services were purchased from La Junta businesses. Residents also stated the Army had lied to them regarding live fire, citing the

original agreement was the Army would not conduct live fire on PCMS, but Fort Carson is currently conducting live fire operations there.

On a positive note, participants observed that since the original PCMS site was not used as frequently as the Army originally intended, there have not been as many detrimental environmental impacts to the site.

There was a general consensus among participants that no one in La Junta or the surrounding region favors the proposed expansion. Participants stated the attitude of the local population is that they know what happened the first time, and they figure why should they believe things will be different this time around regarding any benefits to their community.

Residents stated there was a real ground swell of opposition to the expansion. The Piñon Canyon Expansion Opposition Coalition was considered one of the most vocal groups against the expansion.

Private Property Issues

All participants stated private property rights are very important. Several residents emphatically expressed if an individual wants to sell his land then it is his right to do so. However, residents had concerns that if a rancher sells his land to the military, it may negatively impact his neighbor, isolating his land and forcing the neighbor to sell land that is no longer viable.

One participant stated a concern regarding how the land would be valued, questioning whether it would be purchased at tax value or at market value. Residents expressed that if the Army purchased at tax value it would be one step from away from robbery. Residents also stated that if the Army were to purchase at the current market value then it would be unfair. The reason being land values in the region had been unnaturally depressed due the Army's announcement of the proposed expansion. Residents stated land values had dropped and that sellers were unable to sell their properties due to the lack of information about the Army's intentions.

Residents also stated that it makes no sense for the Army to take eminent domain off the table since the Army already stated the process would be used if necessary. Participants stated that if the Army backed off regarding the possible use of eminent domain, the community would perceive the Army as acting duplicitous and deceitful. Another resident stated the Army may be forced to use eminent domain in some instances, since the expansion would be impossible

if they ended up “checker boarding,” referring to the acquisition of non-contiguous properties for the proposed expansion.

Economic Issues

Participants addressed several current and possible future economic impacts to the region regarding the proposed expansion. Primary concerns expressed centered around the economic impacts on the Arkansas Valley’s agribusinesses, tax base, and real estate market.

Several participants stated detailed information regarding the possible impact on La Junta’s and the region’s agribusiness economy. It was stated the proposed expansion would mean the loss of approximately 15,000 cattle in the region. Residents voiced this as a critical concern to La Junta saying the city has the second largest public cattle rings (auction sale barns) in the country and these are key assets to the economic viability of the region. One resident stated even the loss of one of these cattle rings would have a severe economic effect on the region. All residents agreed saying La Junta is the center of the ranching community in the Arkansas Valley region.

Residents discussed the trickle down impact that would happen in the area due to loss of their prime economic driver. Participants stated other agribusiness entities such as implement dealers, feed lots, and cattle feed mills would also be heavily affected. It was stated there would be impacts outside of agribusiness, too, in both the retail sector and the trucking and shipping industry. Residents stated the impacts in these areas would be an increase in prices for goods and services and a reduced selection of products. Participants stated the community fears the proposed expansion will kill all the agribusiness support industries, thereby directly impacting the sales tax and property tax base. One participant stated the area would suffer an annual \$25 million loss if the proposed expansion happened. Several participants expressed concern about the loss of the tax base, stating it will impact school districts and services, and diminish the future prospects of the region. One participant stated that willing sellers of land to the military will get a “chunk of change” to do with what they want, but business owners will be impacted by the loss of customers and will be stuck.

Several individuals stated their concern about real estate. One resident stated real estate value had been depressed in the region since the Army announced plans to expand PCMS. Residents also stated the real estate market had stagnated, since the increased risk had made potential buyers hesitant to purchase land bordering PCMS. Participants repeated their questions about how the land would be valued.

Participants also expressed concern about water rights in the expansion area of interest. Residents stated that the Army had not discussed what would become of the possible loss of 40,000 acres of water rights.

Residents, however, offered several possible solutions to mitigate the proposed expansion's potential economic loss to the community. One resident suggested the Army could house some troops in the Arkansas Valley region, where they would shop, live, etc. Several residents stated that when the city had hosted an Air Force Bomb Scoring Unit, it greatly benefited La Junta. The airmen established roots and were considered part of the community.

When asked if having an Army Contracting Officer inform local businesses in the region of possible contracting opportunities, residents stated that this may not be a good solution due to lack of services or products the area could offer.

Participants stated it would be better if they received some sort of industry, like a maintenance facility, that could provide jobs and an economic boost. It could help offset the loss of agricultural profits with other economic gains. Several residents discussed the location of the PCMS gate, stating that if the gate were located closer to La Junta it would provide more direct benefit to the community.

One participant stated the Army could better utilize the La Junta airport, stating there had been talk about refueling helicopters there in the past, but now is often passed over due to longer ranges and larger fuel tanks of today's helicopters.

La Junta roundtable participants noted the cities of Colorado Springs and Pueblo are in favor of the PCMS expansion. One resident stated, however, it is not unusual for leaders in those towns to be in favor of something that would be detrimental to southeast Colorado. One participant remarked that southeastern Colorado is looked at by the rest of the state as an area that can be robbed of its natural resources for the state and Denver and Colorado Springs metro areas' benefit.

One participant stated the Army has not spoken of anything good for La Junta and Otero County that will come about with the expansion since the truth of the matter is that nothing good is going to come about. Another resident stated that in his experience, nothing good had ever happened for towns that became entirely dependent on the U.S. government.

Environmental Issues

Participants stated several environmental concerns regarding the proposed expansion. Overall, residents felt the proposed PCMS expansion and increased usage would decrease the aesthetic value of the region. Several residents

addressed concerns relating to the current types of training at PCMS and the future types of training that would happen on proposed expansion lands.

One resident stated the area receives approximately one foot of precipitation annually and there is concern that heavy vehicle and armor maneuvers will leave ruts. A resident noted the existence of ruts on the Santa Fe Trail created 150 years ago by heavy use. Several residents stated the land is fragile and cannot handle mechanization. They expressed concern that the Army's proposed usage would "trash" the land with increased maneuver training. Several participants stated heavy usage and increased mechanization of PCMS, along with the high winds of the region, will create major dust issues. One resident cited a large exercise done in 2002 that created large amounts of dust impacting the region.

Residents also expressed concerns about live fire training on PCMS and the impact it will have on the land. In addition, several participants noted concern about what types of live fire training will take place on the proposed expansion. Residents had questions about what major ordnance would be used, whether it would contain chemical or other hazardous materials, and how the Army will deal with unexploded ordnance.

Residents also stated concerns about fire hazards due to poor management of the current PCMS, stating that range fires have happened because the grass got too long. It was stated that if the current PCMS were open to grazing during periods of non-usage, concern about this issue would decrease.

Cultural/ Lifestyle Impacts

Participants expressed concerns that if the proposed expansion happened, it would have drastic cultural and lifestyle impacts for the region. One resident stated that if there is no expansion, the cattle industry will continue in the area as it has for the last 100 years. Another resident stated this region is the ideal place for raising cattle. The land lost to the expansion would mean less productive land in the region and no economic benefit from that land.

Several residents expressed concerns about the loss of families from the area. Residents stated the loss of these families would impact the school district student population and decrease funding for education. One stakeholder also expressed concern that the proposed expansion would mean the loss of "quality" people throughout the region, stating that losing these people would contribute to a loss of the independent and hard working families that characterize the area.

In addition, participants stated concern about the potential loss of the history of the region. One resident stated the region was one of the premier areas in North America for dinosaur tracks and the proposed expansion could have a major negative impact on it. Another resident stated there would be negative impacts on several archaeological digs conducted in the area, the petroglyphs, Native American art, and 1800s art from early cowboys and settlers in the region's canyons. Residents stated that if one sees a canyon, then something is likely painted on the walls.

Perceptions of Fort Carson

Participants stated Fort Carson greatly benefited Colorado Springs and Pueblo, but had provided no benefit to southeastern Colorado. Fort Carson is not visible in La Junta, nor active in the community. One resident stated Fort Carson officials held a breakfast after the original purchase of the PCMS but have not been back since. Another resident stated that previous to the expansion announcement, Fort Carson had no bearing or impact on La Junta's reality.

In a larger sense, one participant stated the Federal Government was killing the towns in southeastern Colorado.

Best Ways to Communicate

Participants felt Fort Carson has done a poor job in communicating why the expansion is necessary to national security. As several residents stated, the Army said they have a need, but no one in the region is convinced.

Several residents stated there are trust issues with the US Army, saying there is a difference between what the Army says is happening and the reality of the situation. Participants also identified that the Army has a credibility issue with the community. They noted that due to the transient nature of Army personnel, promises made are quickly forgotten when personnel move on.

Residents stated they primarily get their information on issues from local newspapers like the *La Junta Tribune-Democrat* and from more regional papers like the *Pueblo Chieftain*. One resident said TV and radio were not a significant source for information, except for the radio farm reports. Several participants stated that while the Internet was a good place to get a variety of information from sources, a majority of its information was very biased and unreliable.

Participants recommended direct mail and the use of credible newspapers as two ways to get information out to the public.

Communication Desired from Fort Carson

Overall, participants felt poorly informed of the Army's intentions regarding the proposed PCMS expansion. They posed several questions, which they felt were necessary for the Army to answer.

Most importantly, residents said they wanted to know the future economic impact on the City of La Junta and the greater Arkansas River Valley region if the proposed expansion takes place.

Other questions posed were more concerned with the current PCMS and the actual proposed expansion. Participants stated they wanted to know why the expansion is necessary for national security and why does the training have to happen in southeastern Colorado. In conjunction with that, residents said they wanted to know if all other training and expansion alternatives had been explored throughout the United States.

Residents also questioned why the Army wanted to expand PCMS when the site has not been used much over the last 25 years. In addition, residents questioned why the Army can't use the currently underused PCMS acreage they currently have to accomplish this mission. Residents demanded to know what types of training would take place on the proposed expansion acreage.

Summary

The participants in this community roundtable had a negative view towards the proposed PCMS expansion and felt that the Army has done a poor job explaining the necessity of such an expansion. The residents in La Junta all agreed they are not well informed on the proposed PCMS expansion, stating the Army has not "proved" their need. The primary issue, though, was the possible negative economic impact of the proposed expansion on the City of La Junta and the Arkansas Valley region.

All participants strongly expressed the importance of private property rights, and stated an owner should be able to do whatever he desired with his personal property.

Finally, participants expressed concern that the views they shared in this roundtable session would not impact the Army's expansion decision and the roundtable just fulfilled a need for the report mandated by Congress. One participant stated that his "gut feeling" was the Army is going to do whatever its wants, regardless of the concerns of southeastern Colorado.

Fort Carson Piñon Canyon Maneuver Site Community Roundtable Report

Category: Residents 75 miles north of proposed expansion

Location: Pueblo, Colorado

Introduction

On February 5, 2008, a 90-minute community roundtable meeting was conducted at Perky Coffee in Pueblo, Colorado. Eight residents from Pueblo County attended. Residents for this group were drawn from the City of Pueblo and surrounding region.

The purpose of the meeting was twofold: 1) to serve as a positive outreach effort by Fort Carson to community residents, and 2) to gain feedback about the proposed Piñon Canyon Maneuver Site (PCMS) expansion, community concerns, environmental concerns, perceptions of Fort Carson, and the most effective methods to reach residents with information related to the proposed expansion and Fort Carson.

The following is a summary of the discussions that took place:

Community Issues

Overall, the citizens participating in the roundtable were more concerned with community issues facing the City of Pueblo than with the proposed expansion of PCMS. Various issues were addressed.

Residents declared there were several major issues facing Pueblo currently. They stated that one of the most important issues was the lack of new industry, and the perception that local government had blocked potential industrial growth for Pueblo on numerous occasions. Participants stated it was essential for Pueblo that new business-minded people be elected to local offices. Several residents stated Pueblo had missed or passed on many potential growth opportunities, saying that industry has been bypassing Pueblo and going elsewhere since 2000.

One resident noted the business culture in Pueblo was dominated by national chains, making it very tough going for small businesses. Residents also voiced concern about several societal issues impacting Pueblo, such as unemployment (heightened by the lack of industry), drugs and alcohol, teen pregnancy, and a high drop-out rate in the schools resulting in a less-than-qualified work force. One participant stated that currently Pueblo was “no place for kids to grow up.”

One resident said that while there were issues in the community, at the same time, there were opportunities too, noting that the area possessed inexpensive resources, an available workforce, and plenty of housing.

Piñon Canyon Maneuver Site Expansion Issues

Residents stated the proposed PCMS expansion does not directly affect Pueblo, but there may be indirect impacts. Several residents stated there was not a lot of knowledge in the community about PCMS issues, but they did state that many people in the region were “upset” about the proposed expansion.

One resident stated the Fort Carson expansion and the PCMS expansion should be talked about separately. There was a general consensus that Fort Carson will expand with no issues, but that Piñon Canyon still has unresolved issues from the first expansion. Residents stated the Army made promises that were not kept. One participant stated residents were told that there would be economic benefits from the original expansion, but it has not occurred. Another participant stated the Army was supposed to base permanent staff on PCMS, but that had not materialized. One resident stated the Army was supposed to have an agreement with the local towns to purchase goods there, but most were purchased in Colorado Springs.

Several participants stated the towns in southeastern Colorado are having economic trouble already, and have sold their water rights to Aurora, Denver, Colorado Springs, and Pueblo. One resident stated the towns are close to drying up and the economic impact of the expansion would be very negative.

Participants did voice several concerns for people in Las Animas County and in the area of interest. It was stated that ranching is a lifestyle that people have grown up with and won't want to give up. There also were concerns about where the ranchers would go if they were displaced. Several participants stated ranchers would not be able to purchase land elsewhere at comparable prices. Several residents also expressed concern about the loss of these ranches and farms in the larger national sense, stating it makes the United States more

dependent on foreign resources. One resident also questioned the possible impact on local grocery stores in the smaller towns. In addition, residents stated the proposed expansion would take useful land out of production. It was expressed that the land in the area of interest was currently generating a revenue stream and livestock for Las Animas County, whereas the Army's proposed use of the land would not provide a similar economic output. Furthermore, one resident stated that it would greatly impact Las Animas County's tax base by removing 300,000 acres of land from the property tax rolls. Participants stated there would be no economic benefit for the region by expanding PCMS, and the loss in tax revenue will not be adequately replaced by the government. Residents stated there was an agreed upon amount to compensate communities for the first expansion in the 80s, but Congress does not appropriate full funding for it, and payment in lieu of taxes (PILT) continues to go down with the impacted counties end up bearing the burden. One resident stated that since the Soldiers are using military vehicles, they don't stop at local refueling stations, so even that possible economic benefit does not occur. Another resident stated if the proposed expansion did happen, there would need to be a more permanent facility and staff that could provide some economic benefit to the local towns. Residents agreed there needed to be a comprehensive study and economic analysis done of the impacts that the proposed expansion will have on southeastern Colorado.

Private Property Issues

All participants stated private property rights are very important. Several residents expressed that if an individual wants to sell his land then it is his right to do so, with one resident stating that while people "don't do things to intentionally offend one another, each person has to take care of himself."

Several residents further commented that if the Army were going to buy the land, then the Government would need to give the land owners a price that would allow them to continue their business and be able to purchase comparable and equal value land elsewhere. There was a consensus that ranchers would not be able to purchase the same quality of land at the same price elsewhere in the country. One resident expressed concern regarding the timeframe for payment, saying that there were some people from the original expansion that had only received 54 percent of the agreed amount from their transactions.

The participants in Pueblo did not support the issue of eminent domain, stating that it was unfair to the landowners in the expansion area of interest. One resident stated current ranch owners do not owe money on their land and make a living; taking it away from them would equate to robbery.

While all Pueblo roundtable participants supported the rights of ranchers and farmers to sell their properties if they wish to do so, several expressed concern about the people who would be left there, wondering what would happen to the business owners and residents of southeastern Colorado.

Environmental Issues

Participants had few environmental concerns about Fort Carson, although several identified noise as an issue, stating people in the Pueblo West area hear activities from Fort Carson and the training taking place.

In regard to PCMS and the proposed expansion, participants voiced concern about Native American artifacts and historical areas. One participant stated there was a lot of history in that area, and most people do not know the type of land that is out there. Participants noted concern about the possible impacts on these places and the land due to live-fire training at PCMS. Residents said they wanted to know what was going to be fired at PCMS and what the impact would be there and in the proposed expansion area.

One resident stated the Army has done good work at Piñon Canyon and there are sites available to the public, but there is little knowledge of this. This resident also stated that the Army is a much better environmental steward than people realize. The same resident noted that while people do not necessarily want the Army to take over more land in Colorado, from a conservation standpoint, the Army will take better care of the land versus how the ranchers will treat the land.

Fort Carson Related Issues

Roundtable participants expressed few Fort Carson related concerns. Most participants agreed Pueblo's economy would benefit from the troop growth at Fort Carson. One participant, however, stated Pueblo stands to gain quite a bit from the residential aspect of things, particularly north Pueblo, due to traffic from the Fort Carson south gate.

Perceptions of Fort Carson

Participants stated Fort Carson was a great asset to the area. One resident stated Pueblo could greatly benefit by creating incentives to encourage Soldiers to spend money in Pueblo. Another said Fort Carson brings in younger people

who can aid in the vitality of the community by infusing it with new ideas and perspectives.

When asked whether Fort Carson was a good neighbor for Pueblo, residents described it as more of a bordering neighbor. One resident stated Fort Carson was not involved with Pueblo as it is with Colorado Springs. Several residents presented ideas on how Fort Carson could be a better neighbor, stating it would benefit installation leadership if they meet and talk with city and county officials. Another resident pointed out that city officials also had an obligation to approach the installation. One resident stated that initiatives that would promote home buying in Pueblo for Soldiers and their families would also benefit the community.

Best Ways to Communicate

Participants stated their main source of information about Fort Carson came from the *Pueblo Chieftain*. Some participants stated the Internet also was a source, using search engines to look up specific issues.

Most residents stated direct mailings and e-mail would not be believable since citizens of the region were very skeptical and it would be perceived more as propaganda.

One resident noted the Army had been its own worst enemy, saying that a lot of promises made with the original expansion had not been kept. Another stated the Army has lost its credibility with the little bits of information that have been presented, and the changes to that information that keep occurring. One resident said in order to resolve these issues, the Army needed to provide information from the top, not have it passed down and misconstrued through the chain of command, in order to ensure correct information is received by potentially impacted parties.

Communication Desired from Fort Carson

All roundtable participants expressed concern that there was not enough information regarding the proposed PCMS expansion. They stated there were many questions the Army needs to answer in regard to the proposed PCMS expansion. They stated the most important unanswered questions were why the expansion is needed, and why should it be here in southeastern Colorado. Residents said they want to know why the proposed expansion was important to national security and what the strategic purpose of it was, stating the Army had

not answered this and has yet to make a case for it. Furthermore, residents said they wanted to know why the expansion needed to be done now, stating the Army has not really used the site for the last 20 years.

Roundtable participants also questioned whether the Army had explored all suitable alternatives. One participant stated that with the increase in simulated military training, it should be possible to develop simulations to handle some of the training requirements. This participant wondered whether the expansion would even be necessary if the Army increased simulated training. One resident stated the Army was pursuing an old-fashioned concept with the expansion, when it should be looking at more innovative training concepts. Another questioned whether the Army had explored the differences in cost between utilizing other training areas in the United States compared to the expense of purchasing new land in southeastern Colorado. Several residents asked why the Army could not use the training land it already had in Nevada and Arizona. One resident questioned why the Army could not use a “huge tank training” facility in California that was being underutilized instead of purchasing new land. Residents expressed concern the Army was not fully using resources it already had.

Finally, residents said they wanted to know that if the proposed expansion takes place, when would it happen? The residents said they wanted to know how the expansion would impact Colorado’s agriculture community. Participants also stated they wanted to know what the Army was planning on doing to help ranchers get what their properties were worth. One resident stated the Army needs to relay how this will benefit local communities, instead of just saying how “good” they are.

Summary

The participants in this community roundtable did not feel that Pueblo would be directly impacted by the proposed PCMS expansion. They had a positive view towards the increase of Soldiers on Fort Carson, but had many unanswered questions related to the “big picture” concerning the proposed expansion. Most importantly, residents said they wanted to get a clearer picture of why sacrifices need to be made in southeastern Colorado and the economic impacts on the area of the proposed expansion.

Fort Carson Piñon Canyon Maneuver Site Community Roundtable Report

Category: Residents south of proposed expansion

Location: Trinidad, Colorado

Introduction

On February 6, 2008, a 90-minute community roundtable meeting was conducted at Black Jack's restaurant in Trinidad, Colorado. Sixteen residents from Las Animas County attended. Residents for this group were drawn from the City of Trinidad and the surrounding region.

The purpose of the meeting was twofold: 1) to serve as a positive outreach effort by Fort Carson to community residents, and 2) to gain feedback about the proposed Piñon Canyon Maneuver Site (PCMS) expansion, economic concerns, environmental concerns, perceptions of Fort Carson, and the most effective methods to reach residents with information related to the proposed expansion and Fort Carson.

The following is a summary of the discussions that took place:

Piñon Canyon Maneuver Site Expansion Issues

Trinidad roundtable participants quickly identified the major issue of the area as the Army's proposed expansion of the PCMS and the impacts it will have on them and their community. All participants expressed a variety of concerns regarding the proposed expansion.

Several participants stated there is major concern the government is planning on buying more land and taking it away from private individuals and out of useful production. One participant noted that once the land is used for live-fire, it can never be returned to private use again. This participant stated that with the vast tracts of land the federal government owns in the west, the Army needs to start looking at different solutions and consider better utilizing other federal lands instead of taking additional land from private citizens.

Another participant said that the Army's proposed expansion will take away from the community essential tax-paying infrastructure in the form of ranches, and the area will no longer be able to support its population.

Numerous participants stated that the Army's proposed expansion would take a lot of land out of beef production not only impacting the surrounding region, but also impacting national security by weakening food security in the United States. One participant stated that national food security was just as critical as national defense.

Several participants stated there was still resentment in the region from the original PCMS land acquisition in the 1980s. Participants stated the Army had not kept the promises it made at that time. One participant stated the Army just told people what they wanted to hear, but then did not follow through. Another declared that while there is an understanding that administrations and personnel change, it is no excuse to not honor earlier agreements. Several participants expressed frustration with the Army and Fort Carson saying the Army came out originally and said one thing, and then when people transitioned, the incoming personnel did not recognize earlier agreements or know what was going on.

Participants stated there were three promises made by the Army concerning the original land acquisition. The first was there would be no further expansion, the second was there would be no live-fire training, and the third was there would be a citizens committee to deal with community issues and PCMS. Trinidad roundtable participants stated the Army broke all of these promises over the last 25 years. One participant recalled the citizens committee was created and then disbanded several months after the original land acquisition was finalized. Several participants expressed serious concern over conducting live-fire training on PCMS, stating that not only are they using small arms, the Army is also talking of using large caliber artillery weapons there. One participant questioned whether the Army could even be trusted at this point.

Private Property Issues

All participants emphatically stated that individual private property rights are very important. They stressed that government needs to respect individual private property rights. Participants noted there were several private property rights issues related to the proposed expansion.

Participants said one of their primary concerns was the Army's proposed expansion would force people off their land. They agreed people should be able to sell if they want to, but there was concern that neighbors who did not want to

sell would be forced into to a bad situation or squeezed off their land since they would be put into untenable situations, such as being located between two willing sellers. One participant stated it was not right for the Army to expect people to sell their land. Another said that only a few land owners may want to sell, but a majority are against it no matter what price the Army offers. One participant noted that the Army has not yet approached willing sellers with a fair offer. When asked about not using eminent domain, another participant responded that if the Army took the possible use of eminent domain off the table then the expansion would never happen. The participant noted that the Army would lose even more credibility by taking eminent domain off the table, since the general view is that the Army may need the eminent domain option to connect the properties it might acquire from willing sellers.

Participants expressed a major concern about how the Army would establish fair market value for willing sellers. Several participants stated that the proposed expansion has depressed land values in the area of interest and also dried up the real estate market in the area. Participants noted that in other areas of the county, land values have continued to rise. One participant said that property owners near the existing PCMS are calling realtors to list property, but agents refuse to comply because the Army may come and take the land anyway. Another participant stated the price for land in the local area is cheap compared to similar land across the country. Participants stated that this presents a problem for local residents to relocate and continue ranching since similar land can cost three to four times more in other areas of the United States. One participant stated the Army needs to take into consideration the effect its announcement has had on depressing land values when considering fair market value. Another stated if the Army wants to purchase land then its offers will need to be well above fair market value to compensate people for giving up their lifestyle.

Participants also expressed concern the Army will not consider 1031 Exchanges, which allow investors to defer capital gains on like-kind properties, or to recognize the value of such things as water rights and business assessments. One participant stated the Army needed to create a fair price beyond just the land, and currently these things were not being considered. Several participants also expressed concern regarding capital gains taxes. All participants agreed that if people had to sell their land for the benefit of national security, they should not be personally punished by additional taxes. One stated that if the landowners in the area of interest have to sell, it should be like winning the lottery. All participants agreed that property owners need to be well compensated for their sacrifice and displacement if the proposed expansion were to take place. One participant further stated that the Army's actions should not

commit individuals to a dismal future by leaving them unduly burdened with debt or no possible way to make a living.

Trinidad roundtable participants also voiced concern about the issue of conservation easements on some of the ranches in the area of interest. Several participants wondered whether the money they received from an earlier conservation easement transaction would have to be paid back.

Economic Issues

Participants addressed several current and possible future economic impacts to the region regarding the proposed expansion. One of their primary concerns was regarding the potential loss of tax revenue, particularly for the Hoehne School District, and to a lesser extent the local special districts, which provide services through a tax on personal property.

One participant stated the Hoehne School District will lose half a million acres of taxable ranch and farm land due to the proposed expansion which will have a major impact on both funding and student population. The loss of student population will have an impact on state equalization money that is received, which is \$8,000 per student. It was further stated, that the school district would need approximately \$44 million to deal with the impacts of the expansion, and that current programs such as payments in lieu of taxes (PILT) have not worked due to lack of funding and distribution of funds. PILT funds go to the county and not directly to the school district which means it may not receive any funding.

Several roundtable participants voiced concerns about PILT, stating that Congress has never fully funded PILT and that, on average, it is only funded to 60% annually of what it should be. One participant stated that Las Animas County already has 300,000 acres that are eligible for PILT and is not getting full funds for it, so why would they want to give up more land and not get paid fully for it. Another participant stated that accepting PILT funding made them ineligible for other federal funds. Overall, participants stated that Las Animas County does not get the full amount it should for eligible PILT land. Several residents stated that the Army could help the area by informing Congress that it needs to fully fund PILT.

Additionally, participants voiced concern over the loss of revenue for the special taxing districts that will be impacted. They mentioned that both the fire district and the ambulance district would be negatively impacted by the expansion. Participants stated that the loss of tax revenue in those areas will decrease

funding and the special districts will not be able to provide adequate services. Participants agreed that the Army needs to look at the impact of its expansion on these special districts in greater detail.

When asked what economic opportunities the Army could provide to benefit the area, there were several different answers. Participants stated that a contracting office in the area had never really been a viable option before since Fort Carson typically buys and brings their supplies from the Colorado Springs region. One participant stated that Senator Ken Salazar's proposal of stationing a brigade at PCMS was not possible since Trinidad lacked the necessary infrastructure, schools, and housing to support the Soldiers and their families. Another participant said that a more reasonable approach would be the stationing or hiring of 250-300 personnel for PCMS facilities and support. One participant stated that if the Army provided more jobs in the Trinidad area there would be more economic benefits for the region and noted that there presently are only six full time employees at PCMS.

Participants stated the federal government and the Army need to provide a more thorough economic analysis of the impacts the proposed expansion will have on the area and the community, similar to what commercial developers have to provide. Participants expressed concern that the Army is not looking at indirect impacts and that there will be a loss of business in the community due to lost wages and customers.

One participant also expressed concern about the expansion's impacts on retirements and other factors if families have to relocate to another area. One participant noted that if spouses who work as teachers had to leave the county or state, they would lose time in the retirement system and experience further loss of family income.

Environmental Issues

Participants identified several environmental concerns regarding the proposed expansion. They said their biggest concerns were the impacts of current and future live-fire on the land and water table. Participants stated live-fire training will make the land unusable by future generations, effectively condemn the land for perpetuity, and will make any future transfer of ownership back to private individuals impossible. Several participants also stated they wanted to know what types of ammunition would be used and what their environmental impacts would be. Several stated concern the Army would use chemical and depleted uranium shells, which they said would contaminate the ground water and waste the land.

One participant expressed concern that Army aircraft flyovers at PCMS were scaring livestock in the area.

Cultural/ Lifestyle Impacts

Participants noted if the proposed expansion were to happen, it would have drastic cultural and lifestyle impacts for the region. Participants stated families of landowners in the proposed expansion area typically had been there for generations and did not want to move or start over from scratch. One participant stated that if the government comes in, then it needs to replace what it is taking away, including lifestyles. Several participants stated that it appeared the Army wants to take land away from people who have already served or sacrificed for their country.

Perceptions of Fort Carson

Participants stated Fort Carson greatly benefited Colorado Springs and Pueblo, but has provided no benefits to southeastern Colorado. They said the Army's expansion proposal has torn the community apart since it is such a divisive issue and there are many conflicting opinions. Another stated the Army has created a very tense and unpleasant situation for the residents of Las Animas County and the City of Trinidad.

About half of the participants stated they had toured PCMS. Participants who had been on a tour generally had found the tour interesting, but also said it seemed all for show and propaganda purposes. Participants voiced several questions regarding the increase of traffic for PCMS over the last few months. Participants asked why the Army was moving equipment back to PCMS now after the training area had not been used for two to three years. One participant stated the Army was only using it at present to justify the proposed expansion. Another commented that when PCMS is used, traffic is backed up due to convoys.

Finally, one participant pointed out the Army does help fight fires in the region and that people were appreciative of that.

Best Ways to Communicate

Participants felt Fort Carson has done a poor job in communicating why the proposed expansion is necessary for national security. Almost all participants

stated they have not heard anything from the Army regarding the proposed expansion. One participant said the Army has been discredited because what is going on behind closed doors is getting out to the public and it is different from what the Army is actually presenting to the public. Several participants stated there is no trust factor with the Army due to the past history of broken promises.

Participants agreed the Army could not be believed and there is a large gap in public trust. One stated that it seemed like the Army did not trust the community enough to treat them credibly. Another participant said the Army cannot constantly change their messages, and that sending in new people that don't know the history and are not informed ends up making the situation worse. Participants agreed the Army needed to follow through with actions, not just words, in order to restore some credibility.

Participants stated they get information from a variety of sources, such as newspapers, the Internet, and word of mouth, but on this issue several participants noted that the best way for the Army to communicate would be to speak with the affected people individually. Furthermore, participants said that the person speaking for the Army needed to be someone who could make decisions on the issue, or that person's representative, not someone who would have to report up through a convoluted chain of command and wait to get an answer. Participants also stated the Army needs to be communicating at the government, community, and individual levels.

Participants said the Army needed to realize the landowners represented themselves and that there was no one group voicing their opinions. They stated that while they were thankful that the opposition groups had brought up the issue, now these groups were more of an impediment to effective discourse between landowners and the Army. One participant stated the people in Kim have no part in this, and that landowners in the proposed expansion's area of interest don't want a rancher from Kim coming over and speaking for them.

Several participants stated the opposition groups were very active in trying to prevent direct communication between landowners and the Army. They noted that opposition group leaders continually try to intimate landowners and even told one participant to stop communicating and voice opinions only through the expansion opposition coalition. Participants said they resented this type of self-appointed representation and they wanted to represent their own personal interests. One participant stated, "I didn't ask for the coalition to speak for me."

Communication Desired from Fort Carson

Participants stated they were poorly informed about the Army's intentions regarding the proposed PCMS expansion. They posed several questions which they felt were necessary for the Army to answer. The primary question that needed to be answered was what was the Army's justification for needing the land. Participants stated that they had read the Transformation Environmental Impact Statements (EISs) and it stated that the Army did not need additional land to incorporate the new mission at Fort Carson. They also stated that there were mistakes in those EISs and that the Army is making assumptions. Participants also posed questions regarding whether the proposed expansion was truly essential to national security and, if so, then why was it critical to get land in southeastern Colorado and not elsewhere.

Participants questioned whether all other training alternatives had been examined. One participant stated the Army needs to start thinking outside-the-box in relation to training and not consider the taking of more land as its only solution.

One participant stated the closest the Army has gotten to explaining why they need the extra land has been through the land use requirement study, but overall the Army hasn't communicated its need. Participants said Fort Carson needs to explain its rationale at a level of detail that ordinary people can understand. Participants also stated the entire process needs to be transparent, and the Army can start improving its credibility via its actions rather than its words.

Finally, participants stated if the proposed expansion has to happen, then the Army needs to give people all the information regarding the process, timeline, and rules.

Summary

Participants in the Trinidad community roundtable expressed a negative view towards the proposed PCMS expansion and said that the Army has done a poor job explaining why such an expansion was necessary. All participants desired additional, easy-to-understand information from the Army regarding the proposed expansion and said they strongly support private property rights, including the rights of landowners to buy or sell land as they choose. Participants stated that expansion area landowners would have to be very well compensated if they had to lose their properties. Participants said the Army needed to be accountable for actions taken on all levels and that it was time for the Army to start treating its neighbors like neighbors. Moreover, participants

said they wanted to represent their own interests and expressed increasing resentment that expansion opposition groups have been aggressively preventing open communication on the issue. One participant also stated measures need to be taken to prevent the issue from being confrontational and destroying relationships among residents in the region.

Overall, participants expressed a great deal of frustration in being poorly informed and noted there was little trust not only of the Army, but of government in general. While they were very appreciative of the opportunity to voice their opinions in the roundtable, participants expressed concern that the Army would twist their words and use them to its own advantage.

This page left intentionally blank.

Fort Carson Piñon Canyon Maneuver Site Community Roundtable Report

Category: Residents west of proposed expansion

Location: Walsenburg, Colorado

Introduction

On February 6, 2008, a 90-minute community roundtable meeting was conducted at the Walsenburg Community Center in Walsenburg, Colorado. Two residents from Huerfano County attended. Residents for this group were drawn from the City of Walsenburg and the surrounding region. Several residents declined at the last minute, one commenting that this was not an important issue to them.

The purpose of the meeting was twofold: 1) to serve as a positive outreach effort by Fort Carson to community residents, and 2) to gain feedback about the proposed Piñon Canyon Maneuver Site (PCMS) expansion, economic concerns, environmental concerns, perceptions of Fort Carson, and the most effective methods to reach residents with information related to the proposed expansion and Fort Carson.

The following is a summary of the discussions that took place:

Piñon Canyon Maneuver Site Expansion Issues

Participants at the Walsenburg roundtable stated that the Army's proposed expansion of the PCMS is the area's major issue and they expressed a variety of concerns about it. One participant stated the community of Walsenburg is dead set against it since it is not viewed as bringing any economic growth to the area, and will likely displace ranchers who are valued both socially and economically. One participant said the proposed expansion is something new that is being introduced into the system and people will resent it.

One participant stated that the proposed expansion will increase traffic on the roadways with slow military convoys. Furthermore, the participant noted that the convoys to PCMS and Fort Carson do not spend money in the local towns surrounding PCMS; it is all spent in Colorado Springs.

One participant stated the Army doesn't need any more space, and this expansion is not doing anything but adding more land to the Army and removing it from local communities. A participant also stated that the Department of Defense is abandoning posts all over the place to consolidate, but at the same time buying more land; it doesn't make sense or appear to be a good use of resources. One participant stated that if the expansion does happen, then it will be bordering Highway 10 and will have an impact on Walsenburg and Huerfano County. At present, the border of PCMS is 45 miles away from Walsenburg. One participant stated that the Army does not care about the little people or those who will be impacted.

Private Property Issues

Both participants stated private property rights are very important, but no one in the area wants to sell at any price. One participant stated that it is not a matter of whether one is willing to sell, but when one is going to sell.

One participant stated several concerns over what would happen to neighbors of landowners who did sell. A participant stated that if property is bought up around a land owner that does not want to sell then it leaves no option for that particular land owner. Furthermore, the participant wondered what plans the Army had in place when non-selling landowners ended up in enclaves on future Army property. The participant stated that it was against Colorado law to lock somebody out of their property. Both participants stated that if the Army buys property around non-selling landowners, it will force people off their land.

When asked about the Army's possible use of eminent domain to acquire land, one participant stated that if the Army took eminent domain off the table, the result would be the same and they will still take land. The participant said it would be foolish for the Army to give up one of its rights. One participant questioned what landowners would receive if eminent domain were used and wondered how the Army would appraise people's entire lives and be able to offer a fair price; it does not seem possible. Both participants agreed that any transaction for land should be tax free. One participant stated that if the government were going to step in and force people to sell, then why should a landowner be taxed on the sale.

Economic Issues

Participants addressed several current and possible economic impacts to the region regarding the proposed expansion. Topics discussed included local economic growth potential, loss of agricultural income, impacts of lost tax revenue, loss of retail sales, and possible Army actions to provide economic benefits to the community.

On economic growth, one participant stated that while the City of Walsenburg holds its own, the surrounding areas contribute to the economy of the area. The city and county are highly dependent on agriculture so the loss of 400,000 acres will affect everyone in southeastern Colorado. One participant stated ranchers spend a lot of money in the community, they know everyone and everyone knows them and they do not venture out of the local area unless it is an emergency or a special need. Another participant said the economic impact of the proposed expansion will devastate the area which already is economically depressed from the loss of the coal mines. One participant stated that if the Army's expansion diminishes the influence of agriculture in the area, it will leave the towns and counties with no means of survival.

Participants stated several concerns about the loss of tax revenue and the impacts it will have on the region. One participant stated that something will need to be done to replace the lost tax revenues. One participant said that the local prison was an example of what should happen – it is a private corporation on government land, but they pay a fee of \$600,000 annually to the county. It was recruited there by the county to enhance economic development, although Walsenburg has not directly benefited from it.

One participant noted the tax revenue loss to the schools will be a major issue. The participant said the lost tax revenue may not appear to be to be a lot of money to the federal government, but to rural America it is a huge amount. One participant stated the land the Army wants will come out of the tax rolls and questioned whether the Army has considered what the loss of funds will mean to students and schools. The participant stated further that the area already is economically distressed, it presently does not have public education equal in quality to other parts of the state, and the proposed expansion will only make the situation worse. One participant stated the economic impact of the loss of taxable land will have to be dealt with in compensation. The participants stated that if the tax loss was only \$1 an acre, it still totals \$416,000, which is a substantial amount of money for a rural area. One participant also noted concern about funding for increases in law enforcement to accommodate the increase in troops.

Participants expressed concern how the proposed expansion would affect the City of La Junta. One participant stated that for ranchers and the agriculture industry, all roads lead to La Junta and that there is no other place like it in the region for ranchers. Another participant stated that La Junta is a crossroads for auctioneers and cattle sales and questioned how many millions of dollars of cattle will disappear if the proposed expansion happens. Both participants stated several concerns regarding the loss of retail sales in La Junta. One said that ranchers buy a lot of supplies, materials, and equipment in La Junta, as evidenced by having Big R and a Wal-Mart Supercenter there.

When asked if Walsenburg would benefit from the Army having a contracting or purchasing presence in the area, one participant said it would not be in the best interest for the community. The participant explained that while it was a nice theory, it would be hard to force the Army to go with local small businesses. One participant stated that it would be more beneficial for the community if the Army had a service or maintenance center that hired locally, thereby providing jobs for the community.

Environmental Issues

Participants did not identify any environmental concerns regarding the proposed expansion or with the current PCMS.

Cultural/ Lifestyle Impacts

Participants expressed concern that if the proposed expansion were to happen, it would have drastic cultural and lifestyle impacts for the region. Both participants stated that the proposed expansion would lead to the displacement of ranchers and their chosen way of life. One participant stated some ranching families have lived on their family homesteads since before 1900, and they would not give up their livelihood and heritage without a fight. Another participant wondered how the Army planned to put a price tag on that, or whether it could even come up with a fair price for someone's life and sacrifice. One participant questioned where the ranchers would be able to go and get re-established if they wished to continue to ranch.

One participant also commented on several cultural aspects, saying that the petroglyphs, dinosaur tracks, Native American burial grounds, and artifacts that exist in the area could be significantly impacted by the proposed expansion and the Army's training. Another participant also questioned what the impact would be on the Santa Fe Trail, saying the expansion would cut right through it.

Perceptions of Fort Carson

Participants stated that Fort Carson greatly benefited Colorado Springs and Pueblo, but had provided no benefits for southeastern Colorado. One participant stated Fort Carson presently has no real impacts, positive or negative, in Walsenburg, although the participant's office five miles south of the Fort Carson border in Pueblo West shakes when the Army is firing artillery.

Best Ways to Communicate

Participants said Fort Carson and the Army have done a poor job in communicating why the expansion is necessary for national security. One participant stated that the City of Walsenburg has no real contact with Fort Carson at the moment and no information regarding the expansion was being received in the town. One participant stated that information is usually received through the *Pueblo Chieftain*, although the participant viewed the newspaper as very opinionated and biased against the Army and the proposed expansion. Another participant stated some information is received via the *Colorado Springs Gazette*, but the participant said that newspaper favors the Army.

Both participants stated the community feels the Army has not been accountable for its past actions, and it is debatable whether the Army will give a clear story to Congress regarding why the proposed expansion is necessary. One participant noted that if Colorado's U. S. Senators are putting a stop to the expansion by calling a "timeout," then they are not getting a clear message, and neither is anyone else.

One participant stated one of the best ways for the Army to communicate is through the existing hierarchy of leadership since key members are, or have been, ranchers. Both Senators Allard and Salazar are respected in the region and involved with the communities. One participant stated that for the Army to have a chance at being successful, they need to convince the Senators and the members of Colorado's congressional delegation why the expansion is needed. One participant stated that by starting at the top the message will work its way down through the levels of government. The participant said people may not agree, but the message will get out.

Another participant stated that if the facts are the facts, then people in the region will listen. The participant said the question is whether the Army will actually give anyone the whole and truthful story.

When asked how to reach out to individuals in the region, one of the participants said that to reach the ranchers it would be best to use radio, particularly stations that broadcast the local agricultural/commodities report. Two stations were mentioned by participants in the region, KBLJ in La Junta and KLMR out of Lamar, which air the commodity prices, livestock sales, and farm reports.

Another participant suggested the Army buy space in area newspapers and tell its story through a paid advertising message.

Communication Desired from Fort Carson

Overall, participants stated they felt poorly informed of the Army's intentions regarding the proposed PCMS expansion. Both participants stated the Army has not justified its case and the community deserved to know the facts. They posed several questions which they stated were necessary for the Army to answer. One participant expressed a need to know why the Army thinks they need the extra land, what exactly are they trying to do with it, and how much this expansion will cost. Another participant questioned why the expansion is needed in southeastern Colorado when there are other military owned lands that could be used in the United States.

One participant stated the Army has provided no reason why they are going to do the expansion, just that they are planning on proceeding with the expansion here. The participant said the Army needed to prove that what it was planning on doing at PCMS would be different from other training areas.

Another participant stated the government already has a lot of land that is not used to its full extent and should focus on utilizing more multi-purpose land instead of buying new land. One participant suggested the Army should use eminent domain along the Rio Grande and create a military reservation that could serve for maneuver training and border patrol. Both participants also questioned whether the proposed expansion was cost-effective, and wanted to know the cost analysis of training in other areas compared to expanding PCMS. One participant stated that money for the proposed expansion would be better spent helping members of the armed forces coming home with injuries or mental illnesses from the war.

One participant stated the Army can communicate all they want to, but until they answer why the expansion is important to national security, and justify it to southeastern Colorado, it will not do any good. The message is more important than how it is delivered. Another participant stated the Army needs to start

listening to people and make sure there are no surprises; people in the region cannot trust the Army due to the history of mixed messages over this issue.

Summary

Participants in the Walsenburg community roundtable said they viewed the proposed PCMS expansion in a negative light and noted that the Army has done a poor job explaining the need for such an expansion. Participants stated the Army did not care about the people in the region and what the proposed expansion would do to them. One participant stated the Army is viewed as set on doing the expansion no matter what, simply because it can.

One participant stated this was a very emotional issue and the Army needs to start listening to people and being honest with them. Participants also stated it was critical the Army examine all direct and indirect economic factors. Finally, participants stated if the landowners have to give up their land, the transaction should be completely tax free and as beneficial as possible to these individuals since they are sacrificing their livelihoods for national security.

This page left intentionally blank.