

Monument Board of Trustees, Feb. 21

# Wagons West annexation hearing set

By Lisa Hatfield

At its meeting on Feb. 21, the Monument Board of Trustees discussed strategic goals for the town and the town manager and set a hearing date for an annexation application.

For the first time, the meeting was streamed online so that members of the public could watch the proceedings from elsewhere. See [townofmonument.org](http://townofmonument.org) for instructions.

Mayor Jeff Kaiser was absent.

## Wagons West annexation hearing set for April 17

Principal Planner Larry Man-

ning again presented the Feb. 6 resolution to set a board hearing date to consider annexation of Wagons West Addition No. 1.

This resolution was supposed to have been voted on at the Feb. 6 board meeting to set a hearing date of April 3. However, Trustee Greg Coopman then questioned what state statute required the annexation hearing, saying the town should not consider annexing any more land until the town's emergency water interconnection was operational. The resolution was postponed to this meeting by a 4-1 vote. See related Feb. 6 Monument Board of Trustees article on page 7.

Wagons West is made up of three parcels totaling almost 35 acres owned by the Watt Family. The area is south of Wagon Gap Trail, between Old Denver Road and the Denver & Rio Grande Western railroad, and north of the Colorado Sports Center. Teachout Creek runs across the northern half of the property.

Manning said the annexation request met the state statute criteria for consideration for annexation to the town, which is that all the owners of the land area have signed the annexation petition, and the parcel has more than the required one-sixth of its boundary contiguous to the existing town limits.

Manning requested that the board change the date of the annexation hearing to April 17, which is still less than 60 days after the property owners' formal request for a hearing. The resolution and the requested two-week hearing date postponement from April 3 to April 17 were both unanimously approved with no discussion.

The land north, east, and south of Wagons West is inside the town boundaries, but the parcel to the west is still in El Paso County, although it was approved for annexation in May by the trustees. That annexation was never finalized by the county resident/landowner of the property to the west, according to the El Paso County assessor parcel map. See [www.ocn.me/v16n6.htm#mbot0502](http://www.ocn.me/v16n6.htm#mbot0502), and <http://gis2.asr.elpasoco.com/>.



Above: Trustee Rich Kuehster presents a plaque to outgoing Mayor Nikki McDonald. Photo by James Howald.



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### Strategic goals discussed

For one hour before the meeting, Town Manager Chris Lowe and the trustees conducted a strategic goals and objectives workshop.

Lowe presented progress on a list of high-level strategic objectives and measurable milestones that had been initiated by the prior board at a retreat in February 2016. He talked about milestones including:

- Increasing quality-of-life amenities: cemetery beautification; Limbach, Lavelett, and Park Trail Park upgrade plans; historic downtown beautification.
- Community engagement: new town website, community outreach strategy, increasing the number of events and participants, adopting the comprehensive plan update.
- Fund management and planning: identifying possibilities for savings, developing a capital improvement plan for the general fund, assessing sales tax options.

To read the 96-page 2016 Year-End Report, which includes reports from each department head, see <https://monument-townco.documents-on-demand.com/>, choose Board of Trustees, Packets, Feb. 21 meeting, and go to page 44.

Lowe then proposed and discussed the following three new goals with the trustees:

- Build a healthy water utility, including reuse and renewable water, and work toward regionalization and cooperation between metro districts, other utilities, and other municipalities.
- Downtown revitalization, visual consistency and "a sense of place" downtown,

including murals, facades, and possible matching grants.

- Parks master plan, including a potential GOCO grant, more possible surveys, and progress noticeable to residents.

Lowe's presentation sparked a long discussion with ideas about parks planning in the town on both the west and east side of I-25, including funding and use options. The trustees entreated Lowe to build rapport and communication with the metro districts and the school district. Trustee Shea Medlicott said, "I realize there is some institutionalized animosity, but we are all adults and doing this for benefit of citizens."

Coopman thanked Lowe for his presentation. "You hit it dead on with the ones you presented, and I think there are a half-dozen others we could add to the list," Coopman said.

However, Coopman and Trustee Dennis Murphy said they thought the intent of the workshop was to set measurable objectives for Lowe personally in his role as town manager.

Coopman said the trustees couldn't measure Lowe's job—"Your day-to-day duties and how you manage those," based on the overall big vision of the town. Murphy said, "You have all the 'what' up there, but no 'how.' We are supposed to monitor how responsible you are with our resources, how responsive you are to our direction, how do you communicate, leadership, judgment, and decision making. That is what we are assessing."

Lowe agreed that this one-hour workshop would be a kick-off discussion, but he said he felt the need to spend time on the strategic objectives that the trustees wanted him to work on before deciding what interim measurable milestones would be set.