

estimated 49 acre-feet per year. The water rights will all be deeded to the town.

Wastewater service will be provided by the Monument Sanitation District, which is a separate Title 32 government entity.

More plans include:

- Since it is a flood plain and Preble's meadow jumping mouse habitat, about 16 acres on the north half of the property will not be developed.
- A two-acre private park is planned on the southeast side.
- The town will approve a metro district if it is in accordance with town requirements and expectations. This may help pay for the wastewater lift station construction, maintain open spaces, and possibly maintain the exterior of the townhomes.
- The development will generate about \$1.5 million in tap fees, Barlow said.

The MPC recommended items to be resolved at the final PD site plan review:

- A temporary stormwater facility.
- A crosswalk across Old Denver Road to provide access to the Santa Fe trail.
- Continuance of the sidewalks on the west side of the Old Denver Road along the entire frontage of the project.
- Phase 1 should include a portion of the private park area.
- A utility easement from the property to the south and the southern public road.
- Conflicts with the driveways to the south and a future four-way intersection where the southern access to the project intersects Old Denver Road.

Barlow said her data analysis showed that an income of \$62,000 per year would be enough to qualify to purchase a \$250,000 home. In the last several years, there has been an increase in the median sales price in the Tri-Lakes area, from \$395,000 to \$436,000. She said the median household income for the Tri-Lakes area is \$90,000. "This product will meet a need here," she said.

The reason the development petitioned for annexation into the town was to gain access to water and sanitation services. It also allowed a zoning change from residential rural 5-acre lots (RR-5) in El Paso County, to PD, which is tailored for individual development on a case-by-case basis by the town.

Trustee Greg Coopman asked who or what entity is liable to provide water to homeowners when the aquifers run dry. He said this development will house 400 to 600 people on 17 acres and compose 17 percent of Monument's population. He was also concerned that the density was too high and therefore not in compliance with the comprehensive plan.

Trustee Dennis Murphy said he wanted to see something tangible done on the five-year water capital improvement plan (CIP) before he would be convinced that "what we laid out is real and will subsequently improve our water supply."

**Note:** The trustees approved a policy direction on staff efforts toward a five-year water CIP on Oct. 16. See [www.ocn.me/v17n11.htm#mbot10](http://www.ocn.me/v17n11.htm#mbot10). It included:

- Immediately find a way to manage return flows (water reuse).
- Continue pursuing the Area 3 reservoir for renewable water storage, possibly in the Home Place Ranch area of Triview.
- Acquire renewable water rights.
- Continue updating the town's 20-

year water master plan as development changes.

Town Attorney Alicia Corley said the annexation agreement says the town will provide water to this development and that water engineer Bruce Lytle of Lytle Water Solutions said there is more than sufficient water for this project.

Public Works Director Tom Tharnish agreed, saying, "It is indeed the town's responsibility. We have presented to this board on many occasions how we are going to supplement our water supplies. A 10 percent increase in current capacity is well within our wet water available." He said the estimate of only eight to 11 years of water left in the aquifer was done several years ago. "Since then we have made several large gains in water conservation and efficiency, so I am guessing it is longer than that. It depends on how much water we use, how smart we are, how much we conserve, water reuse, and procuring renewable water." He said he is comfortable providing a 100-year water will-serve letter from the town to Wagons West as part of the annexation agreement.

Three people spoke in favor of the project during the public hearing, and none spoke against it.

- Nancy Swearingin favored having more affordable housing options as well as moving ahead on the indirect potable water reuse project.
- Andrew Sherman, owner of the ice rink, supported it.
- Terri Hayes, president and CEO of the Tri-Lakes Chamber of Commerce and Economic Development Corp., said local businesses, including Johnson & Johnson that has 30 to 40 open positions, told her they had trouble finding workers for \$12 to \$15 an hour since affordable housing was scarce here.

The ordinance covering the annexation, zoning, and preliminary PD site plan for Wagons West, including the recommendations from MPC, was approved by a vote of 5-2. Trustees Greg Coopman and Dennis Murphy voted no.

#### Public works salary and facility status questioned

During general public comments near the end of the meeting, Public Works staff member Monty Kuntz admonished the board for failing to see the dangers faced by employees other than the police officers who will now be getting a "big city pay grade." He explained how much money the expertise of public works employees has saved the town, but meanwhile they have to work in a dangerous, outdated Public Works facility. "This (police pay raise) was a slap in the face.... I have put my all into everything for this town. I am pretty disappointed in the way we are being treated."

Kuntz had left the meeting by the end when Coopman reminded the audience that the new town employee compensation committee would meet in 2018, composed of trustees and staff, to review the entire employee compensation structure.

Kuntz also did not hear Mayor Pro-Tem Don Wilson's question regarding "What do we need to do about the Public Works facility?" Town Manager Chris Lowe said, "Last time we spoke about this, the majority of the trustees, at least four people, said they did not want to hear about it again." Murphy said he did not remember that discussion or decision by the trustees, although they did ask about building the new facility in stages. Lowe said the board had taken action on the water CIP, but not on other CIP issues, and he was waiting until the board requested it. For several recent discussions relat-

ed to the new Public Works facility, see [www.ocn.me/v17n6.htm#mbot0515](http://www.ocn.me/v17n6.htm#mbot0515), [www.ocn.me/v17n11.htm#mbot10](http://www.ocn.me/v17n11.htm#mbot10).

Lowe said that more recently he had recommended that a few trustees also volunteer to be on a Public Works facilities committee doing analysis and communicating with the other board members toward the general CIP during the next year before the budget process. The board consensus was to authorize Lowe to move forward on all the general fund CIPs to achieve consensus on the direction for those projects. And the employee compensation review committee will also begin work in 2018.

The meeting adjourned at 7:52 p.m.

\*\*\*\*\*

The Monument Board of Trustees usu-

ally meets at 6:30 p.m. on the first and third Mondays of each month at Monument Town Hall, 645 Beacon Lite Road. The regular Dec. 18 meeting was canceled. The next meeting is scheduled for Tuesday, Jan. 18. Call 884-8014 or see [www.townofmonument.org](http://www.townofmonument.org) for information about live video streaming of meetings.

To see upcoming agendas and complete board packets for the Board of Trustees or to download audio recordings of past meetings, see <http://monumenttownco.minutesondemand.com> and click on Board of Trustees.

To see if you live within the boundaries of the Town of Monument, see <https://arcg.is/0TTjib>.

Lisa Hatfield can be reached at [lisahatfield@ocn.me](mailto:lisahatfield@ocn.me).

## Let us sell for YOU on the WORLD'S LARGEST auction site!

Professional photographs, descriptions & shipping!

We do ALL the work so you don't have to!



### The Blue Sage Merchant

[www.stores.ebay.com/thebluesagemerchant](http://www.stores.ebay.com/thebluesagemerchant)  
Call 488-1822 or visit us at 251 Front St., Monument

Tuesday - Friday 10-4 & Saturday 10-3  
Closed Sunday & Monday  
Proudly serving the Front Range for 14 years!



## Use taxes to maximize your earnings? You bet.

Unbiased, independent advice.

Tax-advantaged investing addresses the issue of tax liability. This may take the form of tax-exempt or tax-deferred IRAs, qualified plans, municipal bonds, partnerships, and annuities. *Lang Investment Services* can help leverage your tax obligations in a way that allows for more of your money work for you. After all, investing it isn't only what you make, it's what you keep.



Empower your assets with tax-advantaged investing.  
Call Matthew Lang at (719) 481-0887.

Strategic Asset Management • Tax Advantaged Investing • Retirement Planning  
Insurance • Investment Guidance • Consulting

236 North Washington St., Monument, CO 80132 • [langinvestmentservices.com](http://langinvestmentservices.com)

Securities and advisory services offered through Commonwealth Financial Network, Member FINRA/SIPC, a Registered Investment Adviser. Fixed insurance products and services offered through CES Insurance Agency.