

Tharnish said geologic testing, surveying, and engineering design were necessary to determine the site's viability, providing data for future large capital project decisions on this site. The proposed resolution suggested analysis of four possible uses of the plot:

- Construct a secondary 1.2 million-gallon water storage tank.
- Build a new Public Works facility.
- Create a new water reclamation facility.
- Build a new storm water detention facility.

Tharnish's report noted the current situation with the other proposed water tank site in Forest View Estates involved in litigation is moving along much slower than anticipated. Because of this delay, the town needs to find another site for a secondary tank that is needed so that the current tank could be drained and repaired. "It's getting urgent," he said. See www.ocn.me/v17n5.htm#mbot0417.

The water reclamation facility would be part of a possible water reuse project. See www.ocn.me/v16n11.htm#mbot1003.

Trustee Greg Coopman was concerned that "lumping together a variety of projects from various departments" didn't fit the required use of ASD funds. He said 2A ASD funds should be used on collaborative water projects that benefit everyone in Monument, not just westside water customers.

Coopman and Trustee Laurie Clark asked why the second tank couldn't be placed on land where the existing tank is located. Tharnish said the engineering, surveying, and geological sampling will need to be completed irrespective of the eventual land use. Public Works has made some small upgrades to the tank over the years, but a recent structural analysis shows there is further deterioration.

Trustee Jeff Bornstein asked why the board is now hearing scare tactics. Tharnish replied that he has tried to put in a new tank over the last few years, but there hasn't been appropriate land. The 2018 budget includes funding for a new tank and transmission lines, but no specific place was identified. See www.ocn.me/v18n1.htm#mbot1204.

The resolution included a \$42,601 request to award the work to J3 Engineering, one of the town's on-call engineering firms. It failed in a 3-3 tie. Bornstein, Clark, and Coopman voted no.

Wagons West Metro District hearing set

Corley requested a motion to set an Aug. 6 hearing date to approve the

creation of a service plan for Wagons West Metropolitan District (WWMD). This would be a new special district for the purpose of building infrastructure, such as new streets and wastewater sewer systems, to support the development of this new subdivision. Title 32 special districts are local governments created to fill the gaps that may exist in the services the town provides and those the homeowners might need. To learn more, see www.colorado.gov/pacific/dola/special-district-administration.

The property, which is adjacent to Old Denver Road and north of the Monument Ice Rink, covering 34.714 acres, was annexed into the town by the board at its December 2017 meeting. When approved, WWMD will be the funding mechanism for the developer, in this case Classic Homes, to develop this property. Homeowners will pay back bonds in the form of a property tax based on the assessed value of their homes to repay the debt incurred to build the public improvements. See www.ocn.me/v18n1.htm#mbot1204.

The hearing to discuss the service plan was set for Aug. 6.

Sanctuary Pointe final plat

The board approved a final plat of Sanctuary Pointe Phase 1 Filing 3A. This 12.4-acre property was previously platted as the Carriages at Sanctuary Pointe when it was approved, but Classic Homes did not get it recorded with the county.

This resolution requested a change from the previously approved 48 single-family attached homes with a shared common area to 46 single-family detached homes, removing the common area and absorbing that space into the individual lots. Andrea Barlow of NES, representing Classic Homes, said the change will allow for all the homes to have three-car garages instead of some having a three-car garage and others having a two-car garage.

Daren Palmer, whose 12-acre property is adjacent to The Carriages, had spoken against the new proposal at the Planning Commission, complaining the lot density was too high and expressing concern about the height of the homes. Classic Homes agreed to remove two lots and make the homes single-story, and Palmer supported the changes on July 16.

The resolution was unanimously approved.

Invoices over \$5,000

Typically, the board approves checks over \$5,000 as part of the consent agenda without discussion. However,



Above: Monument Police Chief Jake Shirk presented Chaplain Angela Robbins a plaque in recognition of her 16 years of work with the department helping grieving community members and officers. In 2002, Robbins created a chaplain's program out of concern for the officers and citizens. She received the chief's commendation for her involvement in a particularly difficult situation. Photo by Allison Robenstein.

Coopman asked to have the Common Knowledge Technology (CKT) invoices pulled for re-evaluation, because the invoice totals were incorrectly calculated.

Coopman pointed out that of the six CKT invoices, four had totals that were significantly different than the itemizations.

Other checks for \$5,000 and over that were approved included:

- Triview Metropolitan District including sales tax due for May, Motor Vehicle Sales tax due for June, and Regional Building Use tax for June—\$201,191
- Velocity Constructors Inc. for the fourth payment for wells 4 and 5—\$170,952
- Tri-Lakes Chamber of Commerce for third payment of support—\$5,000
- CIRSA Insurance for third quarter Workers' Compensation—\$24,985
- CIRSA Insurance for third-quarter Liability Insurance—\$29,951
- Civic Plus for annual website maintenance—\$7,900
- Portable Storage Consultants LLC for two storage containers for public works—\$7,000
- Game Time Playcore Co. for new merry-go-round for Limbach Park—\$6,934
- Schmidt Construction Co. for Monument overlay—\$74,237

Town manager's report

Items that were included in Smith's written report:

- The Finance Department is working on the 2019 budget.
- The Police Department hired two new officers with a third coming onboard soon.
- The Water Department held a "Water 101" workshop for the BOT on June 25 to discuss the future of the town's water.

Public comments

Barb and David Betzler asked the board to consider the panhandling issue in the town. Specifically, they are concerned over the safety of panhandlers in town medians, as well as the safety of motorists driving next to them. Later, the board agreed to discuss the panhandling issue at the Aug. 6 meeting, and camping and abandoned vehicles possibly at the Aug. 20 meeting.

Jeff Lampman, a candidate in the recent BOT election, expressed concern over possible building industry influence on seated trustees and the

election. He accused Mayor Don Wilson, Mayor Pro-Tem Kelly Elliott and Trustee Ron Stephens of "failing to denounce slimy campaign tactics" used by "dirty special interests" against Lampman and Bornstein in the campaign. He called on the three trustees to recuse themselves from any votes related to the building industry.

Code enforcement contract discussed

In July 2017, the board approved a code enforcement contract with Susie Ellis of Community Preservation Specialists. Since last August, she has provided biweekly inspections April through October and monthly inspections November through March, and she fields phone calls from residents. See www.ocn.me/v17n9.htm#mbot.

Ellis reported to the BOT on July 16. To date she has:

- Opened 196 cases based on citizen complaints.
 - Conducted 448 inspections, including re-inspections.
 - Issued 205 notices.
 - Assisted with 36 field inspections.
- Most code violations are weed-related, she said.

Corley presented a resolution to extend the contract though next year, adding another day of inspections in winter months so Ellis would visit the town two days a month year-round. Bornstein suggested there might be a better way to integrate code enforcement back into town staff duties. "I don't think this is a win," he said. When the decision to approve this new contract came to a vote, Coopman said he needed more time to review Ellis' report in depth. The BOT voted unanimously to postpone the decision to extend the contract until Aug. 6.

The meeting was adjourned at 8:47 pm.

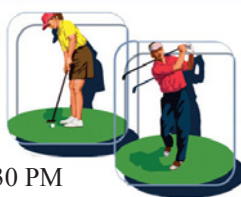
The Monument Board of Trustees usually meets at 6:30 pm on the first and third Monday of each month at Monument Town Hall, 645 Beacon Lite Road. The next meeting is scheduled for Aug. 6. Call 884-8014 or see www.townof-monument.org for information. To see upcoming agendas and complete board packets for BOT or to download audio recordings of past meetings see <http://monumenttownco.minuteson-demand.com> and click on Board of Trustees.

Allison Robenstein can be reached at allisonrobenstein@ocn.me.

Register at: www.gleneaglepatriotgolf.com



USAFA Eisenhower
Golf Course, Blue Course
Monday
August 13, 2018



Check in begins 12:00 PM, tee-off 1:30 PM

Dedicated to the memory of slain Sheriff's Deputy Micah Flick and first responders injured on February 5, 2018.

\$200 per person (includes \$50 donation to El Paso County Sheriff's Office Foundation) includes: Snacks, sodas, green fees, carts, range balls, and post-tournament meal. Prepay foursome for \$700.

For more information

John Coyle: (719) 494-4284 or Joe Gray: (719) 203-4526



Proceeds go to
El Paso County Sheriff's Office Foundation
and other local charities

