

Monument Planning Commission, Aug. 8

Drive-through restaurant, addition to body shop approved

By Kate Pangelinan

Commissioners Melanie Strop, Kenneth Kimple, Ed Delaney, and Jim Fitzpatrick were all present at the Aug. 8 Monument Planning Commission meeting, which primarily saw the discussion of two major items. Both the Site Plan for a proposed drive-through restaurant off Baptist Road and a major amendment to the PD Site Plan for Tri-Lakes Collision were approved.

Also, a concerned citizen registered some comments about the direction of the town during the meeting's final public comment period. The meeting lasted a little over an hour.

A current commissioner who wasn't identified intends to leave the Planning Commission for personal reasons. There are plans to approach the Monument Board of Trustees for new Planning Commission appointments soon, although any new appointments would not be active until January. Strop expressed interest in applying to become a regular member of the Planning Commission, stating that she has been pursuing that role for six months. She now is an alternate planning commissioner.

Drive-through restaurant

The drive-through restaurant discussed at this meeting would be located on the north side of Baptist Road, just east of King Soopers. The lot is 0.6 acres, and the building would be 2,086 square feet with 25 parking stalls. This facility would be accessible via internal drives only, which means there would be no direct connection to Baptist Road from the immediate area by the restaurant. The building is expected to be built with stucco and a brick façade. The project's representatives noted that while they do have a client, and are anticipating this facility to be a drive-

through coffee shop, they were not currently able to state their client's identity.

Many of the Planning Commission's concerns about this development centered on traffic. The state of the egresses from the King Soopers parking lot was discussed, along with questions about the number of traffic accidents occurring in that area per month. This property's owner and developer already received a traffic letter on June 5 approving the project. Other concerns included a brief discussion about water supplies in the area and a conversation about what the project's signs would be like. Planner Jennifer Jones noted that the project would have to file for separate sign permits.

The project passed 3-1, with Commissioner Strop voting against. It will now be considered by the Board of Trustees.

Tri-Lakes Collision PD Site Plan Amendment

The Tri-Lakes Collision project, originally approved in September 2017, is an auto-body shop located west of I-25. An additional 10,000 square-foot building was depicted on the plans at that time, with the understanding that a Major PD Site Plan Amendment would be required

to go through with the construction. See www.ocn.me/v17n10.htm#mbot.

This addition was on the table for discussion at the Aug. 8 meeting. The further construction would result in a total of 20,000 square feet of auto-body shop space. The impact of this addition to the existing landscaping was described as "minimal." The addition would be intended to provide more workspace for the employees, not to introduce additional services.

Strop wondered if Tri-Lakes Collision had plans to paint its garage doors anything other than the existent white. A representative of the project said there were no such plans. Other topics of concern included whether residents of the nearby Monument Meadows Trailer Park were alerted to this project. Jones stated that they were alerted only in the ways required by the Town of Monument.

This motion was approved unanimously, 4-0.

Public comments

Natalie Wilson, a resident of the area for over 25 years, expressed concern and frustration regarding recent planning decisions. She was opposed to the idea

of the Conexus business park being built nearby, saying she believes the town would be better served building up its downtown areas and noted that she does not want Monument to lose its "small-town flavor." Wilson also expressed a desire for more affordable housing and socioeconomic diversity in the area.

Fitzpatrick advised Wilson to read the town's recently implemented Comprehensive Plan, and Planning Director Larry Manning mentioned projects currently in the works to improve Monument's downtown. The Planning Commission thanked Wilson for her interest and enthusiasm regarding Monument's development.

The next Monument Planning Commission meeting will take place at 6:30 p.m. on Wednesday, Sept. 12 at 645 Beacon Lite Rd. Meetings are normally held on the second Wednesday of the month. Information: 884-8017 or <http://www.townofmonument.org/meetings/>

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Monument Board of Trustees Special Meeting, Aug. 13

Board conducts interviews for interim town manager

By Allison Robenstein

At a special meeting Aug. 13, the Monument Board of Trustees (BOT) went into executive session before and after interviewing six candidates for interim town manager. They selected four of those interviewed to be finalists for the position. The trustees also discussed the selection process for filling the town treasurer and attorney positions.

The BOT immediately entered an executive session at the start of the meeting to receive legal advice from Marni Kloster of the Colorado Intergovernmental Risk Sharing Agency. Upon board members' return to the public meeting at 7:10 p.m., Trustee Greg Coopman offered a motion to ensure that any official message on behalf of the town and BOT come from their designated representative, the town attorney, at the direction of the board. No reason was given for making the motion, which passed unanimously.

Town Human Resources Director Robert Bishop instructed the board on procedures to keep the process "standard, fair, and equal" by having each trustee use the same questions for each candidate interviewed. Bishop prepared a list of questions from which to choose.

After board discussion, it was decided that each trustee would pick two questions. Mayor Don Wilson stated, "I'm going to sit out" asking candidates questions, so the same 10 questions were to be asked of each candidate. Each candidate's interview was intended to last 20 minutes.

Some of the questions asked of the interviewees included:

- What would you do if a town employee made an urgent request for an emergency personal loan from the town's general fund?
- What would they do if they discovered a fake or invalid invoice that was presented to the treasurer from a department head?
- How would you handle two board members making specific demands that weren't shared by the board as a whole?
- Define the role of the Board of Trustees versus the role of the town manager.

After the interviews concluded, the board entered a second executive session to discuss a personnel matter with Bishop.

When the board returned to open session, the board unanimously approved a motion to announce the four interim town manager finalists: Malcolm Fleming, Mike Foreman, Jason Wells, and Mark Woulf. Bishop was directed by the board to conduct final background checks and screenings.

Attorney and treasurer positions discussion

Trustee Laurie Clark offered a motion to begin the selection process for the posi-

tions of town attorney and town treasurer. At the May 7 meeting, appointments to both positions failed, leaving each to work as carryover positions until replacements are hired. See <https://ocn.me/v18n6.htm#mbot>, <https://ocn.me/v18n7.htm#mbot>.

This motion failed 3-3, with Trustee Ron Stephens voting no, saying, "We have too much upheaval right now." Elliott and Wilson also voted no without giving a reason.

Bornstein said, "This will be a 3-3 tie for a hundred years," and asked when the board could discuss this.

"I think we should get our (new) interim manager in to review those town staff positions," Wilson said. They should review the work by Town Treasurer Pamela Smith and Town Attorney Alicia Corley for 30 days and then come to the board with a recommendation, he said. Stephens hoped the interim town manager could facilitate development of expectations from the two positions.

Coopman noted that Town Finance Director Bob Rummans has taken on the duties of the town treasurer while Smith works to fulfill the acting town manager functions.

The board argued about to whom the treasurer and attorney positions should report. Coopman said the organizational chart shows appointed positions report to the board with direct daily operations reporting to the town manager. No decision was made by the board. The meeting adjourned at 10 p.m.

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

Monument Board of Trustees, Aug. 20

Board questions water projects

By Allison Robenstein

At its Aug. 20 meeting, the Monument Board of Trustees (BOT) took a lot of time in questioning a \$1.8 million loan for water projects. Board members agreed on several key issues that were previously holding them up, including the 2017 financial audit issue, and moved closer to hiring a code enforcement officer.

2017 financial audit accepted

The board couldn't get enough votes to approve the audit at its Aug. 6 meeting. See related Aug. 6 Monument Board of Trustees article on page 7. At this meeting, Trustee Jeffrey Bornstein said, "The energy we are spending on it might be better well put on resolving things we heard and discussed" so the board



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FREE Program
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Introducing the Mystics- Part 1:
Sunday: September 9, 2018 11:30 am to 12:30 pm
Presenters: Sister Ana Cloughly, OSB and John Wolf

Introducing the Mystics- Part 2:
Sunday: September 16, 2018 11:30 am to 12:30 pm
Presenter: Rick Klein

Description: Part 1: Learn some basic historical and contemporary views on mysticism and how **Befriending the Mystics** may help you on your journey of faith.

Description: Part 2: Learn about two modern mystics, Teilhard de Chardin, SJ and Iliia Delio, OSF.

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