

the final plat in question, which was approved by the commission in a 3-2 vote. Commissioner Ken Kimple asked when construction of the Gleneagle Drive extension to Sanctuary Rim Drive would begin. Senior Planner Jennifer Jones said the paperwork had been reviewed and was ready to be signed at the end of that meeting. See [www.ocn.me/v19n1.htm#mpc](http://www.ocn.me/v19n1.htm#mpc).

**Background:** The 2006 Sanctuary Pointe sketch plan called for the west end of Sanctuary Rim Drive to connect with a to-be-built section of Gleneagle Drive in the HPR development, north of Promontory Pointe. It had been anticipated that HPR development would have been wholly completed before the Sanctuary Pointe development had begun. See [www.ocn.me/v6n9.htm#monpc](http://www.ocn.me/v6n9.htm#monpc), [www.ocn.me/v6n12.htm#bot1120](http://www.ocn.me/v6n12.htm#bot1120), [www.ocn.me/v18n4.htm#mbot0319](http://www.ocn.me/v18n4.htm#mbot0319).

Manning's comments included:

- Gleneagle Drive is designated as a major residential collector on the 2016 El Paso County transportation map and is built to the standards required by the town for heavy use.
- Speeding and weight limits ordinances will be enforced by police.
- HPR is in discussions with both the town and the county, which oversees Higby Road.
- El Paso County says Higby Road isn't improved enough to handle as much traffic as Baptist Road is, so it can be used only for emergencies, not a way to divert construction traffic through the undeveloped land.

Manning also said HR Green did a traffic study for Triview Metropolitan District traffic on May 31, 2018, which concluded there were minimal traffic issues in Promontory Pointe but identified several recommendations for Gleneagle Drive including:

- Providing digital speed readout displays.
- Building longitudinal rumble strips along bike lanes to let drivers know they are crossing over the driving lane.
- Installing pedestrian crossing signs.

During public comments, the board heard an extended presentation by Promontory Pointe resident Adrian Limon. His comments included:

- Homeowners are concerned about Sanctuary Pointe construction traffic that may go through their development via Gleneagle Drive, which has blind curves, a very steep grade, 10 bus stops, eight pedestrian crosswalks, and two neighborhood parks along the road.
- In 2006, when the board began the Promontory Pointe planning process, it was suggested there should be more than the two existing access points for emergency evacuation.
- Wildfire evacuation could be slowed down with the addition of Sanctuary Pointe traffic on Gleneagle Drive.

- The town should require the completion of the Gleneagle extension all the way north to Higby Road through Home Place Ranch much sooner than HPR's Phase 5. Two hundred Promontory Pointe residents signed a petition in support of this idea.
- The town should require Classic Homes to re-direct all construction traffic east on Sanctuary Rim Drive to Baptist Road, avoiding Promontory Pointe.

Classic Homes President Joe Loidolt said Classic also developed Promontory Pointe and all 259 homes were built with construction traffic traveling through the development with no issues.

Loren Moreland, vice president and project manager for Classic Homes, spoke briefly confirming with Trustee Greg Coopman that the developer would continue to communicate with all homeowners who live adjacent to the Sanctuary Pointe property and said the connection to Sanctuary Rim Drive would create a third egress point for Promontory Pointe residents, along with Gleneagle Drive and Lyons Tail Road.

Trustee Ron Stephens said homeowners should notify the police if they see traffic problems. Monument Police Commander Steve Burk said Gleneagle Drive has had some traffic complaints through the years, but could not recall any extenuating circumstances.

The trustees had a lengthy discussion about possible ways to restrict certain types of traffic on town roads and what could be mandated to Triview Metropolitan District, which maintains the roads. The board directed Manning to continue communicating with District Manager Jim McGrady.

The Sanctuary Pointe Phase 2, Filing 5 Final Plat ordinance was approved 6-0-1, with Bornstein abstaining since he resides in Promontory Pointe.

#### Romanello's town residency questioned

Ann Howe, resident and BOT candidate in the November 2018 election, read a prepared statement questioning newly-elected Trustee Jim Romanello's residency in the town of Monument, claiming he lived outside the town limits. She said she filed a complaint with Town Clerk Laura Hogan, who said there was no reason to investigate.

Howe cited Chapter 2.04.020-A of the Monument ordinance, which reads "each (Board of Trustees) candidate shall have been a resident of the town for a period of at least 12 consecutive months immediately preceding the date of the election. If any elected board member shall move from, or become, during their term of office, a nonresident of the town, they shall be deemed thereby to have vacated the office." She called on the trustees to make a motion for Romanello to resign immediately.

Later in the meeting, Trustee Laurie Clark said she lacked the ability to understand the ordinance and persisted in asking Romanello about his residency. Stephens seemed upset by this and said there is no reason a trustee can't own or rent property outside the town. Although public comment was over, Howe continuously interrupted BOT members who were speaking, yelling comments from the audience, but there was no appeal for order. Bornstein said the line of questioning is "crazy and it's nuts that we are talking with attorneys" about the issue.

Town attorney Joseph Rivera said, "Mr. Romanel-

lo has submitted to the town under affidavit documents stating his residency." The board did not take any action.

#### 2019 meeting schedule and municipal judge approved

The board unanimously approved two housekeeping ordinances. The first sets the BOT regular meeting schedule as the first and third Mondays of each month, unless those are holidays, in which case the meeting will be held the following Tuesday. All meetings will be held in the Monument Town Hall board room beginning at 6:30 p.m. According to ordinance, the mayor may convene special meetings at any time and provide no less than 24 hours of public notice. See <https://monumenttownco.documents-on-demand.com/for-posted-meeting-agendas-and-board-packets>.

The second ordinance was to appoint municipal judge, John Ciccolella, for another two-year term.

#### Town manager report and BOT committees request

Interim town manager Mike Foreman had the following to report:

- The town is cooperating with authorities, taking advice by the town attorney and CIRSA during an investigation into town finances.
- Foreman is working with Monument Police Chief Jake Shirk to promote an existing officer to corporal to have more patrol supervisors out in the field and to develop a statistical program to provide BOT members with important public safety information.
- Public Works Director Tom Tharnish and Foreman are forecasting public works projects 10 years into the future.
- They both attend meetings with Colorado Springs Utilities for a regional wastewater plan that could indirectly provide the town with additional renewable sources of drinking water.
- They are reviewing water rates and will present trustees with options soon.
- Staff is working to put a new well in Forest View Estates and on rewriting ordinances for PD zoning.
- Manning and Foreman are working on Lake of the Rockies tap fees and a right-of-way easement.
- The public notification review process is under review to identify better ways to engage the community.
- Foreman and Town Treasurer Pamela Smith are reviewing Wells 4 and 5 financing, and purchasing procedures.

"The goal is to be transparent with you and the public and to give you many opportunities to understand the needs of the community and give you options on how to address them," the report said.

Foreman suggested creating three separate committees composed of two trustees per committee plus applicable town staff. The three committees—Budget and Finance, Public Works and Parks, and Public Safety—would meet quarterly at a minimum and the meetings would be open to the public.

**Background:** In February 2018, the trustees and Town Manager Chris Lowe had discussed creating budget-related committees that included trustees and town staff. However, OCN did not hear any more about this after Lowe went on administrative leave and then left town employment. See [www.ocn.me/v18n2.htm#mbot](http://www.ocn.me/v18n2.htm#mbot).

#### Landscape ordinance review and Monument Lake outlet valve

At the Dec. 3 board meeting, Trustee Jeffrey Bornstein asked for a review of the landscape ordinance from Manning. *The current ordinance can be found at [https://library.municode.com/co/monument/codes/code\\_of\\_ordinances](https://library.municode.com/co/monument/codes/code_of_ordinances), Chapter 17.52 - Landscaping.*

Manning gave a presentation on the landscaping ordinance and asked that the board provide him with either big-picture goals or specific changes. Manning said the ordinance was revised in 2014, before he began working for the town, as a way to conserve water. The revision decreased the amount of turf grass that could be used in residential landscaping and eliminated turf from commercial areas while increasing the number of required shrubs, ornamental grasses, and trees per square foot. Manning said he felt this caused the landscaping to look less green with the addition of more mulch. He also said the excessive number of shrubs may have used more water than the turf grass.

After Manning arrived in 2016, the Planning Department revised the ordinance to reverse/fix the issue of the mandatory excessive number of shrubs and groundcover plants. Manning said they worked with the Planning Commission and developer Vision CSI to create the current version of the ordinance.



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