

## MON BOT (Cont. from 18)

north of Forest Lakes Drive and south of Synthes and Mitchell Avenues. The proposed development would include residential attached and detached homes and 104 acres of open space.

### New Monument police officers sworn in

Monument Police Chief Jake Shirk swore in two new officers. Rachael Braaten and Joshua Marks took the oath in front of many family and friends. Marks' wife pinned on his badge and Bratten's dad pinned on hers.

Shirk said Braaten has degrees in criminal justice and psychology, and Marks is a military veteran.

### Two new police programs in the works

Shirk presented two new programs to the board, asking it for direction. Monument police intends to hold its first citizen's academy soon. The goals are twofold: to create an opportunity for community involvement and to free officers from jobs like traffic control, waiting for a tow

truck after an accident occurs, attending Neighborhood Watch meetings, doing vacation checks, and conducting online research, so officers can be available for calls for service.

The Citizens on Patrol program will follow many other similar volunteer programs taught by police nationally. Trainees will receive 40 hours of in-class training and the same number of hours training in the field. Although they will have a radio, they will not carry guns. For more information see <https://townof-monument.org/194/Citizens-Academy>.

The second program is an option for a code enforcement and special operations officer. Foreman, who has 18 years of code enforcement experience, worked with Shirk to create this new position. Other than code enforcement, with enforcement training from Susie Ellis on a contract basis, the officer would be responsible for managing the citizens on patrol once they graduate from training, which would be supervised by the current special operations sergeant.

**Background:** The town has been without a code enforcement officer since the

board failed to renew Ellis' contract on Aug. 6. On Sept. 4, the trustees put these responsibilities on the Police Department. Four additional police officers plus a code enforcement officer were requested but not funded in the 2019 budget. See [www.ocn.me/v18n9.htm#mbot](http://www.ocn.me/v18n9.htm#mbot), [www.ocn.me/v18n10.htm#mbot](http://www.ocn.me/v18n10.htm#mbot), [www.ocn.me/v19n1.htm#mbot](http://www.ocn.me/v19n1.htm#mbot).

Tonight, Foreman said the 2019 budget includes \$15,000 for a contract code enforcement officer, but Trustee Jeffrey Bornstein felt since there's enough revenues coming in, they should approve the budget for this staff position, which would cost \$64,000 annually including benefits. Shirk was directed to email a job description to the board and proceed with searching for the right candidate.

### I-25 MyWay website can personalize your commuting options

The I-25 "Gap" is 18 miles of construction that's causing safety and stress issues. Cathy Bird, outreach specialist with the Denver Regional Council of Governments, presented a partnership they have undertaken with the Colo-

rado Department of Transportation to offer commuting solutions and a variety of options to reduce the overall vehicle volume through that corridor. Options can include carpools, van pools, and the Bustang South Line.

See <https://i25myway.org/> and enter starting and ending ZIP codes for personalized commuting solutions and savings estimates. The website will help you arrange the details and create free test commutes. The site will run through the end of construction in 2022, Bird said.

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The Monument Board of Trustees usually meets at 6:30 p.m. on the first and third Monday of each month at Monument Town Hall, 645 Beacon Lite Road. The next meeting is scheduled for April 15. Call 884-8014 or see [www.townofmonument.org](http://www.townofmonument.org) for information. To see upcoming agendas and complete board packets for BOT or to download audio recordings of past meetings, see <http://monument-townco.minutesondemand.com> and click on Board of Trustees.

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## Palmer Lake Town Council, Feb. 28 and March 28

# Council considers water rate hike

By James Howald and Jackie Burhans

This article covers two Palmer Lake Town Council work sessions. The first, on Feb. 28, was held too late in the month to be included in the March issue of OCN. In March, the council canceled the first of the two scheduled meetings due to snow. The work session for March was held as planned on March 28.

At the February work session, the council heard a report from a consultant

hired to help the town set its rates for water service. At the March work session, the council took up several resolutions concerning conditional use permits requested by residents.

Also at the February work session, Town Administrator Cathy Green-Sinnard announced her retirement, and a request for a transfer of a liquor license was tabled for further investigation.

### Council ponders future of water rates

Carl Brown, of Getting Great Rates LLC, detailed for the council the conclusions he reached in his analysis of the rates the town is charging residents for water service.

In his printed report, Brown said, "The town is on the right track in many respects concerning rates. You recently increased debt service payments and got very close to fully funding the longer-term needs of the utility. You already have a conservation rates structure, which I commonly recommend in situations like yours."

Brown went on to point out that rates would need to be increased to fully fund the cost of water service. In his executive summary, he wrote, "Analysis determined that to pay for current and soon to be incurred costs and maintain a positive water fund balance, overall, water rate revenues need to go up by 41.2 percent, as compared to the last year's rates. However, the town raised rates last year, so bill increases for most customers will be 21 percent or less. The bigger issue is rate structure fairness."

Brown told the council "the basic minimum charge is nearly high enough, but unit charges are too low." Rates for small meter customers should rise slightly, Brown said, and larger meter customers' bills should rise more.

Brown also recommended lowering the tiers at which conservation rates apply. The first conservation rate tier starts at 15,000 gallons, he said, and most customers do not exceed that amount, which makes the conservation rate less effective.

Brown documented the rates the town is currently using as follows:

- From zero to 14,999 gallons, the rate is \$3.85 per 1,000 gallons.
- From 15,000 to 19,999 gallons, the rate is \$6.36.
- For 20,000 or more gallons, the rate is \$7.35.

Brown recommended the first rate apply only to the first 5,000 gallons; the second rate should apply after 10,000 gallons are used.

Brown also recommended a minimum monthly fee of \$62.27.

At the February work session, the council took no action on Brown's report. At the March work session, Brown's recommendations about rate increases were formalized as Resolution No. 4 of 2019, and the council tabled a vote on this resolution until its April meeting.

### Conditional use permits reviewed

At the March work session, the council heard three requests for conditional use permits, which took the form of resolutions.

The first, Resolution No. 5 of 2019, was a request by Sylvia Amos, the owner of the property at 56 Highway 105, the previous location of Dex's Dogs, to be allowed to build a three-story building that would combine commercial spaces on the ground floor and eight studio and four two-bedroom apartments on the second and third floors. The building would be 3,800 square feet, she said. Amos already owns the required taps, she told the council.

Council members expressed several concerns to Amos about her proposal. Mayor John Cressman commented that he believed the lot in question was too small to provide adequate parking. Council member Paul Banta was uncertain about combining commercial and residential applications on the same property. Other council members felt that a three-story building would be out of place in Palmer Lake.

Town Administrator Cathy Green-Sinnard pointed out to the council that approving a conditional use permit would not give Amos permission to build anything that violated town codes.

The council voted unanimously to approve the conditional use permit, with three additional conditions: that the building not exceed two stories, that the council approve the preliminary site plan, and that it also approve the architectural plan.

Resolution No. 6 of 2019 was a request from Richard Willian for a conditional permit to build a single-family residence on property at 256 Spring St., which is currently zoned for General Business and Commercial purposes. Green-Sinnard commented that she felt the property was improperly zoned as commercial and that she was going to request that it be rezoned for residential use.

The council voted unanimously to approve Willian's request.

Finally, Resolution No. 7 of 2019 was a request from Maria Arefieva for a conditional use permit that would allow her to open a daycare establishment at 279 Walnut Ave. The council approved the request with conditions requiring the yard to be fenced and proper signs to be placed, and with the stipulation that two complaints about the daycare center would require Arefieva to return to the

## Celebrate Easter at Woodmen Valley Chapel in Monument



We invite you to spend the celebration of Easter with friends in the neighborhood. Woodmen Valley Chapel's Monument campus is just a short walk or drive away from your home. Multiple services and a convenient location can provide a setting that will easily fit into your family's Easter plans. We can't wait to embrace the miracle of Easter with you!

The Monument Campus of Woodmen Valley Chapel is conveniently located in Bear Creek Elementary School at 1330 Creekside Dr.

Five identical services on Saturday, **April 20** at 6pm and Sunday, **April 21** at 8am, 10am, 12pm, and 2pm. (Services will run about 1 hour and 15 minutes)

It will be a celebration for the whole family with an Easter message from God's word.

Kids activities (birth-kindergarten) are available at every service or have the family attend the service together.

There will be a program for kids and adults with special needs at the 8am Sunday service.

We are looking forward to seeing you this Easter.