

MONUMENT PC (Cont. from 14)

go on to be considered by the BOT.

Sanctuary Pointe Filing No. 9 Final Plat

Some facts about this development, referencing Flynn's presentation, the meeting packet, and PC discussion:

- This property is 71.128 acres in size, containing 45 lots, six tracts, and three streets, listed as "Evening Sunset Place, Panoramic Drive, and Tree Woods Court" in the meeting packet. It is within Phase 3 of the Sanctuary Pointe development.
- The applicant is listed as "Classic Consulting Engineers and Surveyors, LLC" in the meeting packet, and the property owner is listed as "Baptist Road Investments."
- Loren Moreland from Baptist Road Investments was present to answer questions.

Three citizens spoke during the designated Public Comment period, two of whom expressed concerns including traffic speed and safety around this development, particularly involving Sanctuary Rim Drive. Questions were raised about the future of this access road, which it was stated can't easily handle two vehicles traveling in opposite directions. The third citizen wanted to know about how to access development plans online and was directed to the Classic Homes website.

Once brought to a vote, this proposal passed unanimously, 6-0, and the Sanctuary Pointe Filing

No. 9 Final Plat will also be considered by the BOT.

Village at Jackson Creek

The Village at Jackson Creek Preliminary PD Site Plan and Rezone has been sent back to the PC after appearing before the BOT and is expected to be considered again in coming months.

Non-Agenda Public Comment and other business

Some notable points:

- During the Non-Agenda Public Comment section, a citizen expressed concerns about the Monument area east of I-25 lacking a fire evacuation plan. This citizen also offered questions about road developments, safety, funding, and maintenance.
- Commissioner Ours said that since members of the public have raised issues about a road that's been approved by the town, Sanctuary Rim Drive, there should be a report made to the PC so the public can be informed. It was concluded that an explanatory presentation will be made once a list of relevant issues is provided to planning staff.
- Commissioner King made a statement regarding something he heard during a BOT meeting, in an attempt to make his perspective public and accessible. King was concerned that not everyone at the BOT meeting understood why a particular project was denied by the PC. He wanted to express that not all projects are necessarily "appropriate" to be built in Monument, and that

whatever is built then becomes the responsibility of the town. As such, King believes it is important to look at worst-case scenarios when not provided with concrete plans. A developer may want to build something/make a specific zoning change, but it may not be allowed, and projects are expected to conform to the town's Comprehensive Plan. King noted that "deny" is a viable option for the PC when reviewing projects.

- In regard to whether the BOT is provided with PC comments—including information about why a project might have been denied—it was explained that planning staff passes along memos to the BOT including all PC comments before each meeting.
- Planning Director Larry Manning provided a report describing ways the town has been working with developers.

For the time being, the public can attend PC meetings through Webex software. Citizens are also afforded the option of calling in to listen to meetings, and if alternate accommodations are needed, the town website states, "Individuals without the ability to participate by phone or computer may contact Drew Anderson at danderson@tomgov.org or 719-396-0842." Further information: <http://www.townofmonument.org/meetings/>. The next PC meeting is expected to be held on March 10.

Kate Pangelinan can be reached at katepangelinan@ocn.me.

Monument Board of Trustees, Feb. 16

Property purchase avoids new building costs



Above: The Town of Monument will purchase the property recently occupied by Code One for \$1.2 million. The space will be used for Public Works administrative tasks. *Photo by Allison Robenstein.*

By Allison Robenstein

During the Feb. 16 regular meeting, the Monument Board of Trustees approved the purchase of commercial property. The Native Sun annexation was approved for a March 1 hearing. A presentation on current water projects was heard, as was one on Kratom. Two officers were promoted to the rank of sergeant.

Boy Scout Troop 6 led the board in the Pledge of Allegiance.

Purchase of real property of Lot 1 JJ Tracks Replat

Town Manager Mike Foreman said Norton R. Smith, the owner of in-town commercial property, has offered it for a purchase price of \$1.2 million. The 7,924-square-foot building is located at 259 Beacon Lite Road. Foreman said it would be perfect place for Public Works administrative work.

The building must be purchased by March 25, according to the contracts. Use of this building will preclude the need to build new office space. The purchase includes any furniture left behind by the previous occupant, Code One.

Town Attorney Andrew Richie asked the board to approve the use of 2A Water Fund money to buy the property. In 2005, Monument voters approved the use of the fund to purchase land and town buildings. However, in 2009 the BOT directed that all the money go toward new water projects. This ordinance would allow the purchase of this property as the voters initially intended.

Foreman said the 2A fund generates \$1.6 million annually. There is currently \$6 million in the fund that is unencumbered.

Trustee Ron Stephens asked that since the appraisal will be done at some point in the future, what would happen if the building were assessed at a significantly lower rate. Foreman said the contracted price is \$1.2 million irrespective of assessment.

The request passed 6-1. Trustee Laurie Clark voted against without asking questions nor giving a reason for her vote.

Native Sun annexation

The Native Sun Construction annexation is moving along. Planning Director Larry Manning told the board the resolution establishes that the property perimeter is contiguous with at least 1/6th of town property. The hearing for the annexation is set for March 1.

The property sits south of the Baptist Road/Forest Lakes Drive /Woodcarver Road roundabout, west of the proposed Falcon Commerce Center. There will be three phases of improvements, including:

- Phase 1: After annexation, Native Sun's construction yard will be relocated.
- Phase 2: Four or five years after the annexation is approved, a 10,000-square-foot, two-story office building will be built in the yard's place.
- Phase 3: Three or four residential lots may be built at the northwest portion of the site.

Traffic studies will show whether road improvements are necessary for the later phases of the project.

The request to initiate the annexation was approved at the Jan. 4 BOT meeting. During the Jan. 13 Planning Commission meeting, the board approved the annexation and zoning request for the 10.69-acre property.

No residents spoke for or against this resolution. It passed unanimously.

Public Works project updates

As a condition of the \$22 million bond offering, Foreman said staff has agreed to update the board bi-annually on water projects being paid for out of the funding. The board approved the bond offering at its Sept. 21 meeting. See www.ocn.me/v20n10.htm#mbot. Public Works Director Tom Tharnish gave a presentation to the board, updating the following projects:

- Radium removal is continuing for Well 3/9. During the April 6 meeting, the board unanimously approved the processes to remove ra-

dium for this well. See www.ocn.me/v20n5.htm#mbot0406. The Colorado Department of Public Health and Environment (CDPHE) has approved the new radium treatment plans. The next part of the project will be to determine how radioactive material will be transported away from the town.

- The Raspberry Lane Street and Water Improvements Project involves replacing the water line, then the roadway and concrete curb. It is expected to be completed in October. See www.ocn.me/v21n2.htm#mbot0119.
- Two water tank projects are going simultaneously. The current tank that sits atop Monument Hill is deteriorating. A new tank was approved by the board on Aug. 3. Land near the current tank is being considered for the new storage. See www.ocn.me/v21n2.htm#mbot0119. See also the BOT article on page 13. Another new water tank is being designed and will be placed in Forest View Estates. The venture was originally started in 2017, but lawsuits delayed the project. Design should be completed by the end of this month. The overall project is scheduled for completion in May 2022. The board approved the design at its Jan. 19 meeting. See www.ocn.me/v21n2.htm#mbot0119.

Resident Nancy Swearigen said her concern with the current projects is that we are not facing the fact that Monument has no renewable water source. She said she doesn't see anything in those projects to pursue this. Mayor Don Wilson said renewable water projects are in the works, but there isn't anything to report just yet.

Police promotions

Police Officers Tim Johnson and Andrew Romano were promoted to sergeant by Chief Sean Hemingway, who said both men are capable, having years of military and police experience. The chief said he is proud to promote within the ranks, reviewing all internal candidates before looking outside the department.

Hemingway reminded the board that one year ago, when he first arrived, only one officer was working per shift with no backup, no supervision, and no way to respond to multiple serious calls at once.

With the addition of these two sergeants, every squad will now have a supervisor on duty, something the department has never seen until now.

Romano graduated from Pine Creek High School in 2007 and entered the Air Force Reserves in 2009. He was hired by the Monument Police Department in 2012. He was named YMCA Officer of the Year and Employee of the Month and has earned numerous other service awards. He will continue his work as a Field Training Officer.

Johnson is originally from Evansville, Ill. He served 18 years in the U.S. Navy and completed 4.5

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