

The first enclave to be annexed was 16131 St. Lawrence Way and an associated unaddressed parcel. The enclave includes the Triview Metropolitan District main office and water tank.

The other enclave includes Trinity Lutheran Church at 17750 Knollwood Drive.

Planning Director Meggan Herington said staffers had written the ordinance as most are prepared. Trustee Laurie Clark asked if an attorney was present during the creation of the ordinances. Herington assured her all had been reviewed by the town attorney before bringing them to the public meeting.

Both annexations passed unanimously.

Home Rule charter member appointed by the board

The Home Rule charter commission was created after nine residents were elected to the board. The commission could identify local issues such as identifying election dates, initiative/referendum/recall procedures, procedures for filling board vacancies, the minimum age for elected officials, the creation of districts, adoption of procedures for ordinances/resolutions, establishing meeting procedures, and methods of conducting executive sessions.

Despite the charter, which needs to be voted on in November, the town still must follow state statutes and federal laws.

After one member of the Home Rule charter commission moved, the board was asked to appoint a new member. Four people came forward and gave brief over-

views of themselves. These included Wayne Laugesen, Maggie Williamson, Ryan Leviers, and Terri Hayes.

Laugesen said Monument is a family-friendly town that needs the autonomy a charter can provide. Williamson said that although she is not as familiar with the charter commission as others, she wanted to serve the community. Leviers said he came back to Monument where he grew up after retiring from the Army. As president and CEO of the Tri-Lakes Chamber of Commerce, Hayes said she wanted to represent the town's businesses in the creation of the charter.

Clark nominated Laugesen, saying his oratory skills and experience could be a great asset. Trustee Mitch LaKind nominated Leviers, and Trustee Jim Romanello nominated Hayes. In the end, Laugesen won the position with a vote of 5-1. LaKind voted against.

Town manager's report

In Town Manager Mike Foreman's annual report, he described the following:

- The town increased the Reserve Fund to historic levels of nearly 15%, putting us on track to achieving our five-year goal of 20%.
- Higby Road was annexed into the town.
- 23 new businesses opened "brick and mortar" stores in 2021.
- According to Police Chief Sean Hemingway, because 2F passed, creating a 0.5% sales tax to be spent exclusively by the police, the department formed a new commander position. Commander John Lupton oversees administration and Commander Tim Johnson oversees the patrol division.

Palmer Lake Board of Trustees, Jan. 13

Master Fee Schedule debated

By James Howald and Jackie Burhans

The Palmer Lake Board of Trustees met once in January; the regular board meeting scheduled for Jan. 27 was canceled due to snow.

At the Jan. 13 meeting, Town Administrator Dawn Collins presented a draft of an updated Master Fee Schedule for discussion. The board addressed a request for de-annexation of property in northeastern Palmer Lake. An intergovernmental agreement (IGA) between the town and the Colorado Department of Transportation (CDOT) to repave streets adjacent to Palmer Lake Elementary School (PLES) was considered. The board voted on a resolution documenting the town's compliance with state statutes governing stormwater management and a resolution to authorize a residential well permit. Collins reported on progress with the water billing system.

New year brings new fees, increases

Collins opened the discussion of the draft Master Fee Schedule by explaining town staff had reviewed fees in communities such as Manitou Springs, Colorado Springs, Monument, Larkspur, and Leadville when updating Palmer Lake's fees.

The application for a new business license increased to \$75 to cover additional work. The new application fee for an owner-occupied short-term rental (STR) is \$250; for a non-owner occupied STR the fee is \$500. These STR fees are lower than those of surrounding communities, Collins said.

Some fees were increased to cover additional administrative effort required, Collins said, adding a new fee on delivery of liquor would help the town track liquor sales.

The marijuana fees in the new schedule were primarily based on comparable fees in Manitou Springs, Colorado Springs, Denver, and Fort Collins, but a survey of marijuana fees the town did in 2016 covering nine cities was also used.

Collins said the special event fees would have additional charges negotiated to reimburse the town for Police or Fire Department overtime, if required for the event. Reservation and rental fees were more detailed in the updated fee schedule, she said, with different fees charged to residents and non-residents for each venue.

Tap fees were increased 3 percent to \$21,218 as required by a previous resolution.

Trustee Karen Stuth asked why marijuana fees increased so much more than liquor fees did, saying the disparity felt prejudicial toward marijuana businesses. She pointed out the communities used as comparisons to set marijuana fees were more populous than Palmer Lake and had recreational and medical sales, whereas Palmer Lake had only medical sales. Collins responded that the fee schedule before the board was a draft that could be amended if the board so chose. Stuth asked Collins to put together a spreadsheet documenting, for each fee, the old amount, the new amount, and the percentage difference between the two.

Dino Salvatore and Melissa Woodward, owners of marijuana businesses in Palmer Lake, argued that the proposed increases in marijuana fees were unwarranted. Salvatore said the town needed to do very little to renew the licenses for his business because the state of

Colorado's renewal process was extensive and arduous. He pointed to other towns with fees lower than Palmer Lake was proposing. Medical marijuana businesses like his were less profitable due to increases in recreational marijuana sales, and he said he already contributed to the town through his property taxes. Salvatore singled out the Modification of Premises fee as especially excessive, arguing that simply repositioning a video camera could lead to a \$1,500 charge from the town.

Woodward said she believed that comparable communities had lower fees, that Palmer Lake's proposed fees were punitive "because not everyone likes what we do," and that fees should be based on the amount of administrative work required.

The discussion ended with a request from the board members that Collins put together the more detailed comparison of fees Stuth requested to be considered at a later meeting.

De-annexation requested

Mayor Bill Bass told the board that the United Congregational Church had asked that its property, an undeveloped 162-acre tract south of County Line Road and north of Cathedral Drive in the northeastern part of the town, be de-annexed from the town and become part of unincorporated El Paso County.

Town Attorney Matthew Krob said de-annexation could be done by passing an ordinance, which he recommended, or by failing to serve the property, which would begin a process ending in a case in district court. Trustee Glant Havenar asked why the church requested de-annexation and Collins explained they did not want to relinquish their water rights to the town.

A motion to set a public hearing for the issue on Jan. 27 passed unanimously, but that meeting was later cancelled due to snow. A new date for the hearing has not been set as of this writing.

Streets near PLES to be repaved

Public Works Supervisor Jason Dosch told the board that a project to repave Upper Glenway and Pie Corner, as well as upgrade the water main, address storm runoff, install solar-powered school zone lights, install a crosswalk, make sidewalks ADA-compliant and install a ramp for student drop off and pick up at PLES had been approved by CDOT. The project would cost \$1.2 million, with the town required to pay just over 17% of that, Dosch said.

Matching funds are available in the town's budget for 2022, according to Dosch. Design work would begin in July.

The board voted unanimously in favor of Resolution 3-2022, which authorizes an IGA between the town and CDOT.

Franchise agreement with Black Hills Energy
The board voted unanimously to pass Ordinance 15-2021, which grants Black Hills Energy a franchise to deliver natural gas to the town.

Details about the franchise can be found in the Jan. 1, 2022 OCN issue here: <https://www.ocn.me/v22n1.htm#pltc>

Town complies with stormwater requirements

Dosch asked the board to approve Resolution 4-2022,

- In 2021, there were 57 assaults, 51 thefts from within motor vehicles, 27 burglaries, 21 vehicles stolen, and seven sexual assaults reported within the town boundary.
- The Public Works Department resurfaced the driveway to Monument Lake, and parking at the lake was delineated using large boulders.
- A new Waterwise Demonstration Garden was created adjacent to the Third Street Santa Fe Trailhead.
- Security cameras have been installed at all town facilities after a string of 2021 break-ins.
- The Planning Department's reviews of land use applications increased 21% from 2020 and 143% from 2019.
- The town plans to hold public information meetings to update residents on the Jackson Creek Parkway expansion.

The meeting adjourned at 7:53 p.m.

The Monument Board of Trustees usually meets at 6:30 p.m. on the first and third Mondays of each month at Monument Town Hall, 645 Beacon Lite Road. The next regular meeting is scheduled for Monday, Feb. 7. Call 719-884-8014 or see 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://monumenttownco.minutemandemand.com> and click on Board of Trustees.

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which authorizes the submission of a Municipal Separate Storm Sewer System Annual Report documenting the town's compliance with state regulations concerning stormwater to the state of Colorado.

Dosch said consultant John Chavez had prepared the report.

Details of the town's years-long effort to reach compliance can be found in the July 6 OCN issue here: <https://www.ocn.me/v20n7.htm#plbot>

Residential well permit approved

The board voted to approve Resolution 5-2022, which authorizes a residential well permit for Randy Brenneman's recently rezoned property.

Details of Brenneman's rezoning request can be found in the Jan. 1 OCN issue here: <https://www.ocn.me/v22n1.htm#pltc>.

Improved water billing system provides insights

Collins told the board that the recently installed AMCOBI water billing system has enabled staff to get a clearer picture of the town's water sales by identifying unmetered or improperly metered accounts and vacant structures. She said it allowed the staff to be proactive and recover revenues that previously had gone uncollected. In a supporting memo in the board packet, Collins mentioned the new system has improved the accuracy and accessibility of water usage data, improved customer service, and saved staff time.

Collins thanked Deputy Town Clerk Julia Stambaugh and staff members Christi Birkeland, Tish Torweihe, and Toni Vega for their work implementing the new water billing system.

Stuth commented on the amount of the charge for online payment, which she felt was high. Collins explained the charge was in fact less than under the previous system but was more visible to customers. Other board members mentioned payments by check had been processed too slowly, leading to service charges. Collins asked anyone having that problem to send her the details.

Executive session

The meeting ended with an executive session so the board could receive legal advice about use of an undeveloped right of way. No action was taken after the executive session.

See the town's website at www.townofpalmerlake.com to confirm times, dates and locations of board meetings and workshops. While the Town Hall is being repaired, evening meetings will be held at the Palmer Lake Elementary School Library at 115 Upper Glenway and daytime meetings will be held at Tri-Lakes Chamber Community Meeting House at 300 Highway 105. Meeting times may change. Meetings are typically held on the second and fourth Thursdays of the month. Information: 481-2953.

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