

nary PUD. There will be four lots, five tracts and one street, and all applicable codes are met.

By a vote of 5-1, the board approved Resolution No. 55-2022, the Preliminary/Final Plat for Monument Junction East Filing No. 1. This plat is located on the east side of Jackson Creek Parkway and north of Bowstring Road. It is 17.612 acres and has 58 lots, ranging from 6,000 to 16,149 square feet, four tracts and six streets. Single-family detached homes will be built with a higher density, making the lots more affordable. Woodmoor Water and Sanitation District will provide water and wastewater services from all development in Monument Junction. The plat is consistent with the approved Monument Junction Phase One Preliminary/Final PUD and all applicable code

standards are met. Public comments raised concerns about lot size, density, increased traffic on Jackson Creek, dark sky lighting, and bike lanes.

By a vote of 6-0 the board approved Resolution No. 46-2022, thus declining full participation in the state-run Paid Family and Medical Leave Insurance Program. Steve Wychulis, director of Human Resources for the town, said this relates to Proposition 18 and provided a review of related benefits already provided to town employees. He said meetings were held to inform employees, but few showed an interest. Rivera stated that the Department of Labor requires this item to be a public hearing.

Board comments

Mayor Wilson, who's running for State House District 20 rep-

resentative, made a number of comments regarding board conduct during this portion of the meeting. He said the board has built a good relationship with town staff, builders, and property owners. However, he was frustrated with this evening's meeting where board members insinuated that town staff had done something wrong or not done their job. He reminded board members that they are incapable of doing anything without town staff. He said that if the board constantly persecutes town staff, it can count on getting nothing done. Wilson said he thought there were comments toward applicants this evening that he felt were "snotty," and this is not the way the board should conduct itself. He summed it up by saying the board should be aware of its ac-

tions and how the board treats the town staff that supports them and the community and those businesses that support the community.

Wilson also stated that he did not want to see the town zone itself out of the free market. The town got where it is today through the comprehensive plan, where once vacant land has been developed for business that, in turn, has alleviated town maintenance that was once the lone responsibility of the taxpayer. He now sees an opportunity to bring in new revenue and funds to continue improving the town without increasing taxes. But he feels the board is giving the impression that we do not want you here. Wilson said he did not think the board was doing anything wrong, but board members should be cognitive

of it. The meeting adjourned at 10:25 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 two regular meeting is scheduled for Monday, Aug. 1 and Monday, Aug. 15. Call 719-884-8014 or see www.townof-monument.org for information. To see upcoming agendas and complete board packets for BOT or to download audio recordings of past meetings, see <http://monumenttownco.minute-sondemand.com> and click on Board of Trustees.

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Palmer Lake Board of Trustees, July 14 and 28

Board sets direction on tax revenue issues

By James Howald and Jackie Burhans

In July, the Palmer Lake Board of Trustees gave staff direction on three issues it is considering putting before voters in November to increase tax revenues: merging the Palmer Lake Fire Department with the Tri-Lakes Monument Fire District, putting a mill levy override before voters, and legalizing adult-use cannabis sales in the town. The board also decided on the next step in its effort to determine the future of the Elephant Rock property.

The board heard the results of a water accounting study and the 2021 financial audit. Town Administrator Dawn Collins explained the board vacancies that would be on the next ballot. The Selective Traffic Enforcement Program (STEP) will be expanded to enforce parking regulations at the reservoir trail-head and Glenway Park. Permits for four special events were granted, and the board heard two requests to display public art in the town's administrative office and Town Hall.

The July 14 and the July 28 meetings ended with executive sessions, the first to seek legal advice on a personnel matter and the second to seek legal advice on a rezoning request.

Next steps on proposed ballot initiatives

Over the last two months, the board has explained to residents the dire financial circumstances the town faces and has held workshop meetings on three potential solutions that may go before voters. The workshops themselves are covered in another article on page 20.

Of the three, the least popular is the proposal to merge the Palmer Lake Fire Department with the Tri-Lakes Monument & Donald Westcott Fire Protection Districts. At the July 24 meeting, Trustee Darin Dawson said, "There is overwhelming feedback that this is not what the community wants." Trustee Karen Stuth said this was her conclusion as well and Dawson moved that the board direct town staff to proceed no further with this option. His motion passed unanimously.

The board agreed that a proposal for a mill levy increase should go to the voters, and the consensus was that two increases should be staggered over two years. Mayor Bill Bass suggested an increase of 12 mills in 2023 and an additional seven mills in 2024. Trustee Nichole Currier suggested 12.5 mills in 2023 and an additional 7.5 mills in 2025. Dawson proposed 15 mills in 2023 and seven mills in 2024.

Attorney Matthew Krob pointed out that, whatever additional mills were approved by voters, the board would always have the option of decreasing the actual mills collected in any given year if the town's financial situation warranted a reduction. He also recommended to the board that it keep the ballot language as simple as possible, and that the language be reviewed by the town's bond counsel.

Bass directed Krob and Collins to draft the ballot language and bring it back to the board at its next regular meeting on Aug. 11.

The direction on adult-use cannabis sales (often called recreational sales) took more debate to establish.

Krob suggested two approaches to writing the ballot language: drafting the entire ordinance and putting that before the voters or writing a much simpler ballot initiative that would simply say "shall the town enact an ordinance to permit sales in Palmer Lake," in which case the board would grapple with the ordinance only if the vote was in favor of such sales. Krob recommended the simpler language.

Trustee Jessica Farr moved to direct the staff to draft language modifying the town's current ordinance to allow adult-use sales so that the board could vote on it at its next regular

meeting, and thereby avoid putting the issue on the ballot. Stuth seconded the motion, arguing it would be easier to address problems if they arose after sales were approved. The motion failed, with only Farr and Stuth voting in favor and Bass, Currier, Dawson, and Trustee Samantha Padgett voting no. Trustee Glant Havenar was not present at the meeting.

Currier and Dawson both said they were committed to putting the entire ordinance before voters. Stuth argued that board members were elected to make "excellent fiduciary decisions" on behalf of voters, and that the board was failing in its duty to the town. She also argued that the town's senior citizens were now imperiled because previous boards had not allowed adult-use sales. Bass said he was struggling with the decision. He saw the benefit of putting the entire ordinance before the voters but also saw the need to generate revenue quickly.

Resident Rich Kuehster, who previously served on the board, said he felt it was irresponsible of the board not to take a vote on the issue.

The debate led the board to direct staff to present it with several options: two versions of the ballot language—the simple version and the complete ordinance—and an ordinance legalizing adult sales that could be discussed and possibly voted on at its next regular meeting.

Board calls for financial details from potential Elephant Rock developers

At its July 14 meeting, the board agreed that it would like each of the three developers who presented plans for the Elephant Rock property to present the details of their business model to the board. The board is currently waiting for an independent appraisal of the property to be completed and wanted that information in hand before the developers return with their financial details. One of the potential developers, Jeff Zearfoss of The Carter Payne, was at the meeting and told the board his team was ready to address how their plan would benefit the town financially at any time.

The board decided it would develop the financial parameters for the developers to address at a retreat on July 25 and ask to hear from developers at a workshop on Aug. 11 at 7 p.m.

Water study identifies gaps in infrastructure

Dave Frisch and Tom McClernan, both of GMS Engineering, reported to the board on the water accounting study they prepared for the town, which addresses the short- and long-term needs of the town relative to water infrastructure.

Frisch and McClernan said their study is based on the assumption that between 2020 and 2045 the town's population would increase from 2,637 to about 3,600.

McClernan said the study showed that water production is gradually increasing but water sold is gradually decreasing, and this is evidence that the system is losing about 20% of the water produced. He said that is an acceptable rate of loss but shows there are "things happening that you want to resolve." Frisch explained that water used to fight fires, inaccurate water meters, line breaks and storage tank overflows can all contribute to water loss.

Frisch and McClernan identified priorities they recommended that the town evaluate. Those included:

- The town's water treatment plant needs to have a third filter added to provide adequate processing capacity when a single filter fails.
- The town needs another well into the Arapahoe aquifer for redundancy in case the town's existing well is offline for maintenance.
- The town has five pipeline segments on Park Street, Upper Glenway, and Lower Glenway that use cast-iron pipes with lead joints that need to be replaced to prevent leaks. The lead does not represent a health hazard, they said.
- Near County Line Road there is a segment of 6-inch pipeline, surrounded by 12-inch pipelines, that is a choke point for the entire

PLBOT (Cont. on 20)

**LEWIS-PALMER SCHOOL DISTRICT 38
FREE AND REDUCED PRICE SCHOOL MEALS POLICY
2022-2023 SCHOOL YEAR**

Lewis-Palmer School District 38 announced its policy for determining eligibility of children who may receive free and reduced price meals served under the National School Lunch and School Breakfast Programs (SBP). Local school officials will use the following household size and income criteria for determining eligibility.

FEDERAL ELIGIBILITY INCOME CHART For School Year 2022 – 2023			
Household Size	Yearly	Monthly	Weekly
1	\$25,142	\$2,096	\$484
2	\$33,874	\$2,823	\$652
3	\$42,606	\$3,551	\$820
4	\$51,338	\$4,279	\$988
5	\$60,070	\$5,006	\$1,156
6	\$68,802	\$5,734	\$1,324
7	\$77,534	\$6,462	\$1,492
8	\$86,266	\$7,189	\$1,659
Each Additional	\$8,732	\$728	\$168

Children from families whose income is at or below the levels shown are eligible for free or reduced price meals. Applications for free and reduced price school meals, instructions and an informational letter to households are available at each school or online at www.lewispalmer.org/nutritionalservices.