

Phase 1 (East) Filing No. 1 Final Plat: Approved on July 5, 2022, with 58 units.

- Monument Junction West Filing No. 1, Lot 4 (Whataburger) Preliminary/Final PUD Plan: Approved on Oct. 17, 2022.
- Monument Junction West Filing No. 1, Lot 5 (Multi-family) Preliminary/Final PUD Plan: Approved on Oct. 17, 2022, with 240 units.
- Monument Junction Phase 1 (East) Filing No. 2 Final Plat: Approved on Nov. 21, 2022, with 146 units.

Though the development faced scrutiny from the Planning Commission, the council ultimately decided to approve it by a 5-2 vote, with Councilmembers Kenneth Kimple and Sana Abbott voting against, citing density and traffic concerns. The approval of both the PUD and the final plat marks the end

of a challenging development approval process for the Midtown Collection at Monument Junction.

May 15 meeting

Due to a technical failure, the May 15 Town Council meeting failed to publish online. The meeting consisted of the following agenda items:

1. Town Accountant Mona Hirjoi presented the 2024 budget.
2. Bob Cole disclosed potential conflicts of interest. A vote was taken to exclude council members with conflicts from consideration, discussions, and voting on relevant matters.
3. Approval of the Consent Agenda: The consent agenda items approved were the agenda for May 15, 2023, special meeting minutes from April 26, 2023, meeting minutes from May 1, 2023, Resolution

No. 34-2023 (on-call engineering service agreement with Jacobs Engineering Group Inc.), and Resolution No. 35-2023 (contract with A-1 Chipseal for the 2023 Chipseal Program).

4. Proclamation: Mike Foreman presented the Police Week Proclamation.
5. Presentation: Officer Dakota Degenhart received a medal for saving a life, presented by Foreman.
6. Chief of Police Patrick J. Regan took the oath of office, administered by Foreman.
7. Town Attorney Bob Cole initiated a discussion on land acquisition for the Monument Hill Tank Site.
8. Deputy Clerk Tina Erickson requested a presentation on June 5 from Girls of the West, Pikes Peak Range Riders, and Pikes Peak or Bust Rodeo.

Please note that this summary is based solely on the agenda items provided, and further details or discussions that occurred during the meeting are not included.

The Monument Council 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 meetings are scheduled for Monday, June 5 and Monday, June 19. Call 719-884-8014 or see www.townofmonument.org for information. To see upcoming agendas and complete board packets or to download audio recordings of past meetings, see <http://monumenttownco.minuteson-demand.com> and click on Town Council.

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Palmer Lake Board of Trustees, May 3, 11, and 25

Board considers water issues and Elephant Rock

By James Howald and Jackie Burhans
In May, the Palmer Lake Board of Trustees (PLBOT) continued to grapple with water rates, urgently needed improvements to the town's water system, stormwater drainage, and the future of the Elephant Rock property. The board has worked on these issues in some cases for years. The water system improvements, stormwater drainage issues and funding are complex in themselves and are interconnected. Together, they were the main topics of workshops and board meetings in May. The board heard a presentation from Awake Palmer Lake. Permits were is-

sued for three special events.

Strategy for water rates proves elusive

At a workshop meeting on May 3, the board discussed a revised water rate study written by Chris Brandewie, the town's water rate consultant. Brandewie's study addressed the need to increase reserves to fund capital improvement projects. He recommended that capital projects costing \$10,000 or less be paid with operating funds, and projects above that amount be paid with reserves, grants, or loans. Brandewie initially recommended

adding \$550,429 to reserves annually for capital improvement projects.

Brandewie's study proposed three cumulative increases to the town's base water rate:

- To balance the water budget only, the monthly base rate for residential customers would need to be \$80.02, an increase of \$11.79 per month from the current base rate.
- To add savings for improvements to the water system proposed by GMS Engineering Inc. (GMS) in its Preliminary Engineering Report (PER), the monthly base rate would need to be \$92.88, a total increase of \$24.67.
- To add savings for capital improvement projects over the next 30 years, the base monthly rate would need to be \$107.92, a total increase of \$39.69.

Brandewie's water rate study is posted on the town's website here: https://www.townofpalmerlake.com/sites/default/files/fileattachments/board_of_trustees/meeting/packets/7814/scenario_0.1_and_sketches_palmer_lake_water_rate_study_wadd.pdf.

The board asked Mark Morton, the engineer who wrote the PER mentioned above, for his comments on the water rate study. Morton said he would defer to the study on the issue of balancing the budget, and he also agreed with the study's conclusions on funding for capital improvements.

Mayor Glant Havenar questioned whether the best approach was to "rip the band-aid off" with a single large increase or use an incremental approach, perhaps increasing rates over a year. She also asked if increases to the tiers of water usage should be used in addition to increases in the monthly base rate. Morton pointed out that adjusting the usage tiers was a flexible approach but could motivate residents to reduce their water usage leading to a reduction in revenue from water service.

Trustee Shana Ball pointed out the need to address some issues in the short term while also planning for the long term.

The packet materials for the May 11 meeting documented feedback on the water rate study Town Administrator Dawn Collins had given to Brandewie, including:

- Use a 30-year planning window.
- Modify usage tiers to increase revenue.
- Consider varying rates for restaurants and senior citizens.
- Consider the priority 1 and 2 improvements in the water system Preliminary Engineering Report

when calculating fees.

- Consider increasing fees over a two- to three-year period.

The packet materials ask the board to confirm this approach and to add any additional direction to Brandewie.

At the May 11 board meeting, resident Roger Moseley gave the board his thoughts on water rates. Mosley discussed issues including basing rates on tap size, how to balance culinary use and yard watering, the impact of family size on water bills and whether to prioritize conservation. He argued operation and maintenance funding and capital improvement funding should be separated in financial reports. Mosely said the board should focus on operation and maintenance costs and should increase water fees by \$30 per month.

Town Administrator Dawn Collins agreed that operation and maintenance funding should be accounted for separately, adding that change was already being made.

At a workshop on May 25, Brandewie presented a revised water rate study that addresses some of the questions asked by the board. The revised study presents several scenarios ranging from simply balancing the water budget using only increases to the base rate to balancing the water budget using only increases to the usage tiers.

To cover year-to-year operational costs using only increases to the base rate, without saving anything for capital projects, and factoring in the 3% annual increase in the base rate already planned for but not implemented in previous years, the base rate would need to go to \$93.60, an increase of \$25.37 per month from the current base rate.

Adding savings of 2% for planned improvements to the water system to the previous scenario would increase the base rate to \$108.38, adding \$40.15 to the current base rate.

Another approach Brandewie presented increased the number of usage tiers and their respective rates. Currently, there are three usage tiers:

- 0 to 5,000 gallons charged at \$8.40 per 1,000 gallons.
- 5,001 to 10,000 gallons charged at \$10.08 per 1,000 gallons.
- 10,001 gallons and up charged at \$12.10 per 1,000 gallons.

Brandewie proposed going to eight tiers, with the first tier being 0 to 3,999 gallons per month, and each subsequent tier providing an additional 1,000 gallons per month. The cost per 1,000 gallons of each tier would gradually increase from \$1.73 to \$3.99.



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