

Well water infrastructure upgrades planned

Resolution No. 18-2025 concerned an amendment to an engineering contract for the design and engineering services needed to address high iron content in Wells 11, 12, and 13. Tharnish presented the issue, explaining that the wells, despite initial testing, exhibited elevated iron levels after being put into service, resulting in resident complaints about taste and discoloration.

The resolution proposed contracting with 4-H Associates, the same firm that designed the initial well systems, to develop an iron re-

moval system for the wells. While the project is just for engineering, the estimated cost is about \$500,000 for the infrastructure build. Council members discussed the scope of the design work, potential costs, and the long-term impact on the town's water infrastructure. Council unanimously approved the resolution, directing staff to contract for all three systems.

Taste of Tri-Lakes returns

Haley Chapin of Tri-Lakes Cares returned to make public comments during the March 17 meeting to promote the Taste of Tri-Lakes event scheduled for May 14 at Spruce

Mountain Ranch. She highlighted the event's unique format, similar to the TV show Chopped, where local chefs create dishes using secret ingredients from the food pantry.

Town manager search update

At the March 17 meeting, the Town Council discussed the next steps in the ongoing search for a permanent town manager. With applications in hand, the next step is to schedule executive meetings with candidates. Town Attorney Bob Cole highlighted the process that the town has to take. After the interviews, there is a 14-day waiting period. An announcement is expected in April.

The Monument Town 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 meetings are scheduled for Monday, April 7 and 21. For more information, call 719-884-8014 or visit www.townof-monument.org. To view upcoming agendas, complete board packets, or download audio recordings of past meetings, visit <http://monument-townco.minutesondemand.com> and click on "Town Council."

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Monument Planning Commission, March 12

Promontory Pointe water tank project recommended for approval

By Janet Sellers

On March 12, the Monument Planning Commission discussed the Promontory Pointe water tank project, which includes a \$7 million American Rescue Plan Act (ARPA) grant for a new 1.5-million-gallon tank. The project requires rezoning 1.1 acres from the current Planned Unit Development (PUD) to final plat approval, and a major amendment to the Sanctuary Pointe PUD plan. The expanded site will include a concrete containment wall and screen wall. Landscaping and Americans with Disabilities Act plans were also discussed.

The project team, including NES Inc. and the Triview Metropolitan District, emphasized the need for additional water storage to meet growing demand. Public comment for this project was addressed regarding the new tank, which will be the same height as the old tank with only minor visibility changes, if any, for neighboring properties. The Planning Commission voted to approve this project for recommendation to the Town Council.

The meeting also highlighted community engagement efforts and

the importance of public input in the planning process for Monument 2040, for which there is a web page and input availability for local residents.

This planning process is referenced on the Town of Monument website: "On January 6, 2025, the Monument Town Council launched the Monument 2040 Comprehensive Plan Update, enlisting the planning and design firm, The Lakota Group, to lead the community through the planning process. The comprehensive plan will serve as a long-term blueprint, guiding the community's growth over the next 10-15 years and addressing critical areas such as housing, economic development, stormwater management, parks, and a special focus on the downtown area."

The community is invited to share thoughts with the town via the online website, and representatives will be present at events such as the weekly farmers market and the Fourth of July Parade. Residents also can visit the website, www.Monument2040.com.

The Monument Planning Commis-

sion advises the Town Council on land use and development issues. The commission's recommendations are based on local and state laws, zoning, and municipal codes. The Planning Commission usually meets on the second Wednesday of each month. The next meeting is scheduled for April 9. For further in-

formation on Planning Commission meetings, please visit www.townof-monument.org/263/planning-commission-board-of-adjustment or contact 719-884-8028. A recording with a transcript of the meeting is also available.

Janet Sellers can be reached at JanetSellers@ocn.me.

Monument Fire District, Feb. 26 and March 26

Long-term goals revealed

By Natalie Barszcz

At the Tri-Lakes Monument Fire Protection District dba Monument Fire District (MFD) meeting on Feb. 26, the board approved a petition of real property inclusion in the eastern portion of the district, received an update on impact fees, adopted the Community Risk Assessment (CRA) and Standards of Cover (SOC), and awarded funds for the northside completion of Station 4 and the Mitchell Avenue rental property remodel projects. The "Chief's Coin" was presented to two citizens for a life-saving event. The board held an executive session to review and discuss the fire chief's contract.

A strategic workshop was held on March 15 to discuss long-term goals for the district.

At the March 26 meeting, the board discussed an \$18 million lease/purchase agreement to construct the rebuild of Station 3 and approved \$85,000 in additional funding for the Station 2 remodel. The board director election was canceled, and the board heard that Front Range Fire Apparatus will not build at Station 1. The board held an executive session to discuss personnel matters involving the fire chief contract, to instruct a negotiator, and to develop a strategy for negotiating a possible agreement with the Black Forest Fire Rescue Protection District (BFFRPD).

Director Randall Estes was excused on Feb. 26.

Directors Mark Gunderman, John Hildebrandt, and Tom Kelly attended the March 15 workshop.

Directors Jason Buckingham and Mike Smaldino were excused on March 26.

Petition for inclusion

At the Feb. 26 meeting, the board held a public hearing for the inclusion of 106.6 acres of real property off Gambler Place, Colorado Springs, owned by Thaddeus J. Jarosz, to be developed into 10 single-family dwellings that will be included into

the district for services. Hearing no public comments for or against, the board approved Resolution 2025-03 in a 6-0 vote, granting a petition for the inclusion of real property within the district.

Impact fees

Division Chief of Community Risk Reduction Jonathan Bradley said the district engaged BBC Research and Consulting to complete another impact fee study for about \$12,000 to look at updating the impact fees they recommended 10 years ago, which have been set at \$771 since 2016. State law changed in 2024 to allow the collection of impact fees to include unincorporated El Paso County without the consent of a municipal government. The county had opposed the district's collection of impact fees outside of the town limits in the past. The final report has been sent to the Housing and Building Association, and a meeting will be set to discuss the significant increase in fees with the builders. The impact fee increase will be recommended to the board for adoption, with implementation in 2026 after the discussion with the builders, said Bradley.

Community Risk Assessment and Standards of Cover

Fire Chief Andy Kovacs said the districtwide agency accreditation-seeking process was about 95% complete, and he requested the board approve Resolution 2025-04, adopting the 2025 Monument Fire District Community Risk Assessment (CRA) and Standards of Cover (SOC). The peer assessors will begin reading the self-assessments created by different department managers between May 11 and 15. The peer assessment will verify and validate the managers' answers before the district requests accreditation to the Center for Public Safety Excellence commission in August.

The board approved the CRA and SOC for 2025 in a 6-0 vote.



We Want to Help You!

The Monument Hill Foundation is the charitable arm of the Monument Hill Kiwanis Club.



The Foundation grants over \$50,000 annually to qualifying organizations. Grant applications will be accepted April 15 through May 31, 2025. Grants will be awarded for projects that best advance the Foundation mission in the Tri-Lakes area & northern El Paso County.



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Making a ^ Difference for Youth and Our Community

For instructions and to complete an online application, go to: monumenthillfoundation.org and select "Apply for a Grant" from the top menu.

HOLY WEEK

AT TRI-LAKES UNITED METHODIST CHURCH

PALM SUNDAY (4.13)

9:30 AM*
CONTEMPORARY WORSHIP
SUNDAY SCHOOL AVAILABLE

11:00 AM*
TRADITIONAL WORSHIP

COMMUNION SERVED AT ALL SERVICES
*LIVESTREAM AND NURSERY AVAILABLE

MAUNDY THURSDAY (4.17)

7:00 PM*
TRADITIONAL WORSHIP
COMMUNION SERVED

*NURSERY AVAILABLE

GOOD FRIDAY (4.18)

7:00 PM*
STATIONS OF THE CROSS
CONTEMPLATIVE SERVICE

*NURSERY AVAILABLE

EASTER SUNDAY (4.20)

9:30 AM*
EASTER WORSHIP
NO SUNDAY SCHOOL

11:00 AM*
EASTER WORSHIP

*LIVESTREAM AND NURSERY AVAILABLE AT ALL SERVICES

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