

Monument Town Council, Feb. 2 and 17

# Single-family home construction drops; commercial building jumps

*By Marlene Brown*  
Summarizing the Pikes Peak Regional Building Department (PPRBD) 2025 Report, Greg Dingrando, chief public information officer for the PPRBD, reported to the Monument

Town Council (MTC) on Feb. 2 that single-family home construction in the Monument area dropped 27% in 2025, with 152 residential construction permits issued. The breakdown by neighborhood is

as follows:  
Jackson Creek: 56  
Home Place Ranch: 40  
Monument Junction: 39  
Cloverleaf: 15  
Willow Springs: 2  
There was a major boom in commercial construc-

tion in El Paso County in 2025, Dingrando said. New apartment completions that were permitted more than two years ago tripled across the region. PPRBD had a total of 266,077 inspections among 55 department inspectors for an average of 1,064 inspections a day. Dingrando noted that PPRBD continues to perform manual roof inspections rather than using drones, so it can physically check for proper shingle installation.

## Annexation of Beacon Lite Road and water tank site

The MTC approved authorization for Town Manager Madeline VanDenHoek to file annexation proceedings for the town's water tank site and a portion of Beacon Lite Road. This "flagpole annexation" is similar to the process used for Old Denver Road. The next step in the annexation process is for the MTC to determine that the petition complies, and a public hearing has been set for March 16 at the regular MTC meeting. Adjoining property owners will receive a letter from the town explaining the process and noting they will have an opportunity to join in the annexation within 45 days if they so choose.

## Proposed restriction on water flow north of the Divide

The MTC discussed a draft ordinance that would prohibit municipal water from being provided to developments north of the Palmer Divide. This proactive measure is intended to protect the town's renewable water sources and avoid the expensive and time-consuming 1041 permit process required to move water into the South Platte River basin.

## Resident complains about above-ground electric fence

A resident reported that his neighbor had installed an above-ground electric fence on his property's fence line. He had made a complaint on the town's website more than two months ago and had not heard from anyone. The MTC and staff acknowledged the complaint and

noted that a new code enforcement officer would be starting within the week and would be investigating the matter.

## A Taste of Tri-Lakes Cares

Haley Chapin, executive director of Tri-Lakes Cares, invited the MTC to save the date for A Taste of Tri-Lakes Cares on May 13. It's an annual fundraising event that highlights the area's restaurants and chefs. Tickets are on sale at <https://tri-lakescares.org/events/taste-of-tri-lakes-cares>.

## Regional training for elected officials

Town Manager Madeline VanDenHoek discussed an event in the planning stages to host a regional meeting and educational sessions for elected officials and clerks from El Paso, Teller, and Fremont counties. The first event would be a mixer in Colorado Springs, slated for late March, to foster inter-municipal cooperation among the counties.

## Q4 financial performance

The quarterly budget report revealed that the town ended 2025 with total expenditures at 83% of the budgeted amount. Planning fees were lower than anticipated, leading the town to seek a third-party evaluation of its fee schedule.

## 2025 investment returns

The town reported earning nearly \$1.5 million in total investment income for 2025. The MTC plans to review and update the town's investment policy in the coming months to ensure it remains current with market conditions.

## Sales tax delinquency enforcement

Finance staff reported record sales tax collections for December filings yet noted that three local businesses have been issued notices of final determination due to repeated failures to remit collected taxes. One business has reportedly failed to file since 2021, and the town is prepared to take further legal action for businesses that remain non-compliant. The town is trying to work with the businesses and come to an equitable solution without having to go the final route.

## Condolences for Kiowa mayor

The MTC formally expressed its condolences following the unexpected passing of Teresa Howard, the mayor of Kiowa.

## Executive session

The MTC voted 7-0 to enter into an executive session to receive legal advice from the town attorney regarding a zoning enforcement matter.

On Feb. 17, Division Chief for Community Risk Reduction Jonathan Bradley of the Monument Fire District (MFD) presented the new Wildlife Resiliency and Fire Code. Fire mitigation codes need to be updated, he said. MFD has adopted the new fire codes and is now going to the

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