

chickens shall be kept in a clean and sanitary condition at all times.”

After a lengthy discussion, the proposed ordinance was approved with the exception that the maximum number of dogs and chickens per lot was increased to six.

2014 budget items approved

Trustees Jeff Kaiser and Becki Tooley thanked town Treasurer Monica Harder for the hard work in developing the budget in several workshops. Harder thanked former Treasurer and current Town Manager Pamela Smith for her guidance.

A few of the figures from the 47-page 2014 budget were:

- General fund total net revenues will increase from \$3.88 million in 2013 to \$4.02 million in 2014.
- General fund total expenditures will increase from \$3.55 million in 2013 to \$3.93 million in 2014.
- The 2013 ending general fund balance budgeted to rollover as the starting general fund balance for 2014 is \$1.08 million.
- The 2014 ending general fund balance budgeted to rollover as the starting general fund balance for 2015 is \$664,230.
- Net total sales tax revenues will increase from \$1.97 million in 2013 to \$2.10 million in 2014.
- Total personnel and benefits expenses for 2014 will be \$2.57 million for 45.91 full-time equivalent (FTE) staff members, up from 44.66 FTE staff members in 2013.

The staff proposal called for the town’s property tax mill levy to be kept at 6.289 mills. Smith noted that the board always has the option to raise the mill levy slightly under TABOR, or hold a mill levy override election if deemed necessary. Keeping the mill levy constant is starting to cause the town to lose a significant amount of revenue that it could gain without seeking voter approval.

The board unanimously approved an ordinance for the 2014 budget, an ordinance for the 2014 appropriation, and a resolution for the 2014 mill levy certification as presented.

Trustee eligibility constraints added to town code

Town Clerk Cynthia Sirochman proposed the addition of new wording to the town code intended to bring the language regarding election of trustees into compliance with state statutes. The changes would include a statement making trustee candidates and trustees ineligible to serve if they were involved in litigation against the town due to a conflict of interest.

The ordinance was unanimously approved.

Health Village final site plan approved

President Dan Dummermuth of the YMCA of the Pikes Peak Region, Project Manager David Landin of developer The Boldt Co., and architect Kevin Gould of RTA Architects answered a few questions from the board about the proposed planned development site plan to add the 52,000-square-foot Tri-Lakes Community Health Village addition to the south end of the 45,500-square-foot Tri-Lakes YMCA building.

In particular, the applicants noted that the additional vehicle traffic for healthcare patients visiting the new



Above: Artist’s rendering of the new Tri-Lakes Community Health Village addition to the south end of the Monument YMCA building. *Graphic provided by The Boldt Company and RTA Architects.*

medical office building wing will not change the level of service category for the adjacent segment of Jackson Creek Parkway nor require any road building.

For more details, see the Planning Commission article on page 21.

The trustees all expressed their enthusiasm for this project and desire to have it constructed and opened as soon as possible. The final planned development Health Village site plan was unanimously approved.

Town manager contract amended

Town Attorney Gary Shupp requested that the board approve an addendum to the board’s contract with Town Manager Smith. The single change in the contract was: “The town may only terminate the agreement, for its convenience without cause or for cause, by the action of a super majority of the Board of Trustees of the town, which shall be defined as the action of not less than five members of the Board of Trustees.”

The addendum to raise the number of votes needed to terminate the contract to five trustees was unanimously approved.

Renewable water proposal advances

Gary Barber of WestWater Research Inc. presented a two-phase research proposal regarding renewable water.

The proposed scope of work included this statement: “Phase I includes an analysis of the town’s alternatives for a transition to renewable water. This study will provide an in-depth examination of appropriate alternatives, an application of the town’s acquisition, storage and delivery finds, economic analysis and recommendations for implementation. Phase II will be determined based on the findings of the initial analysis,” including a final report.

Barber stated his goal would be to have phase I completed by February/March 2014. Smith stated that the funding will come from the 2A Water Acquisition Fund of the town’s water enterprise fund. She added that the continuity of the project over 20 years can be attained due to restrictions on the use of 2A funds. Public Works Director Tom Tharnish added that the Water Master Plan will also help ensure the continuity of the project. The board agreed to move forward with the proposal. Barber will prepare a letter of engagement to be presented to the board Dec. 16.

Financial reports

The board unanimously approved two disbursements over \$5,000:

- \$8,988 to Forsgren Associates for engineering work on the town’s water master plan
- \$18,248 to Jacobs Engineering for engineering work for the town sidewalk project

//trilakeshealth.com for more details.

Jake Garro of the Boldt Co. in Fox Valley, Wis., described how the Health Village would provide “a full circle of care” for medical care and rehabilitation.

Architect Kevin Gould of RTA Architects answered numerous technical questions from the commissioners.

Town Principal Planner Mike Pesicka presented the staff’s recommendation to approve the proposed project. The proposal conforms to the town’s comprehensive plan and the 12 review criteria in the town’s municipal zoning code.

The WIA required the applicant to receive approval of a variance to the WIA’s 35-foot height restriction on this property. The WIA Board of Directors unanimously approved the variance for the expansion’s 40-foot building height on Oct. 23. Gould noted that the screening on the roof increases the overall height to 48 feet.

Pesicka said the Woodmoor Water and Sanitation District would require the applicant, in conjunction with the YMCA, which owns the 12-acre property, to purchase more supplemental water to serve the building. Pesicka listed this as a proposed town condition of approval as

Staff reports

Smith asked the board to consider moving forward with the Goodwill Project, because it would create no negative financial impact for the town and will bring in jobs for citizens. She noted the legal opinion from the Kutak Rock law firm that confirms this legal separation. The board directed the staff to move forward on the Goodwill Project.

The new Goodwill Building will be located north of the Walmart building on the west side of Jackson Creek Parkway.

Smith stated that the Pikes Peak Workforce must move out of the Tri-Lakes Cares Building because Tri-Lakes Cares needs to take back this space for its own use. The Workforce wants to retain its satellite office in Monument and will look for office space in another location.

Trustees’ comments

Trustee Tooley commended the staff for all the Christmas decorations along Second Street and reminded everyone that people can shop in Monument every day, not just during Small Town Christmas on Dec. 7.

Mayor Easton thanked the town staff for assisting with the free Thanksgiving dinner at Rosie’s Diner. Trustee John Howe thanked schoolchildren for decorating the tables for this free dinner.

Easton also commended the town for its many volunteer efforts for the Thanksgiving holiday.

The meeting adjourned at 8:45 p.m.

The next meeting will be held at 6:30 p.m. on Dec. 16 in Town Hall, 645 Beacon Lite Road. Meetings are normally held on the first and third Monday of the month. Information: 884-8017 or www.townofmonument.org/meetings/. *Jim Kendrick can be reached at jimkendrick@ocn.me.*

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Monument Planning Commission, Nov. 13

Health Village site plan approved

By Lisa Hatfield

The Monument Planning Commission unanimously recommended approval of the Final PD Site Plan Major Amendment for the proposed Tri-Lakes Community Health Village at the Nov. 13 meeting. The medical office building would be a 52,000-square-foot addition on the south side of the Tri-Lakes YMCA at 17250 Jackson Creek Parkway.

Commissioners David Gwisdalla and Kathy Spence and Alternate Commissioner Melissa Wood were excused from the meeting.

The plan was approved by the Woodmoor Improvement Association (WIA) board at its Oct. 23 meeting. The plan will next be reviewed for approval by the Monument Board of Trustees and the Pikes Peak Regional Building Department. Construction, estimated to take about nine months, could begin in January 2014.

YMCA Chairman Dan Dummermuth said that the proposed healthcare village would be a prototype for similar developments throughout the country due to the holistic nature of its health care and wellness services. See www.ocn.me/v13n11.htm#wia and <http://trilakeshealth.com>

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