

the Board of Trustees was not changed. The option for anyone who submits a written objection to the issuance of a special events permit to also appeal that approved special permit to the Board of Trustees was left intact.

Financial reports

The board unanimously approved a disbursement of \$116,727 to Triview Metropolitan District for January sales tax (\$109,773), February motor vehicle tax (\$6,959), and February Pikes Peak Regional Building sales tax (\$35.)

Deputy Treasurer Monica Harder stated she had changed the format for the sales tax reports from bar to line charts. The trustees stated this is the format that they prefer and thanked Harder for her hard work. Net sales tax for January was \$30,000 more than the amount budgeted.

Staff reports

Director of Development Services Tom Kassawara stated that the town is working on selecting locations for permanent banner boards for nonprofit and charitable organizations, the final design for way-finding signage for downtown Monument, and marketing organization proposals.

Public Works Director Tom Tharnish noted that well 7 had been repaired.

Tharnish also noted that the town's pavilion at Monument Lake had been damaged severely by a vehicle driving through it. Three of the four support columns were severed. A police report was filed. The Parks and Open Space Division of Public Works is replacing the support columns. The new tiered water rate structure will go into effect on May 1.

Tharnish provided a list of capital project costs for stormwater infrastructure installation projects:

- \$2 million for Beacon Lite Road from Highway 105 to Dirty Woman Creek.

- \$672,000 for Front Street from Third Street to Second Street.
 - \$522,000 for Jefferson Street from Third Street to Santa Fe Avenue.
 - \$618,000 for the East side of the railroad tracks draining southward.
 - \$336,000 for drainage to Monument Lake.
- The total storm water infrastructure cost based upon the 2005 Master Storm Water Plan is \$4.2 million.

Some of the items Police Chief Jake Shirk discussed were:

- The department's command staff met with members of the El Paso Sheriff's Office command staff to discuss inter-agency requests for assistance and the amount of resources that the Sheriff's Office, such as its SWAT team, can bring to bear on a tactical emergency. The opportunity to train together was also discussed.
- Shirk had been asked to participate on the Lewis-Palmer District 38 safety and security committee.
- Shirk and Officer Jon Hudson attended a training class on safety and security for schools, designed to teach school faculty what to do in emergencies and how to prepare for them.
- The department applied for the Tri-Lakes Women's Club grant for night-vision devices.
- The Citizens Police Academy is scheduled to start on April 16 from 7 to 10 p.m. for eight weeks.
- Advice from the department on crime prevention through environmental design remains available for local businesses.
- Shirk met with training coordinators from the state and the attorney general's office to discuss grant money for training for police officers.
- Shirk and Sgt. Mark Owens attended a meeting with

the South Central Homeland Security grant coordinator and Colorado Springs Police Department to discuss grant opportunities.

- The Records Unit completed its storage unit project, shredding 115 boxes and implementing a new system to track retention dates of records.

Some of the items Interim Town Manager/Treasurer Pamela Smith discussed were:

- The staff will work on long-term items in the town's Capital Improvement Program to get current prices and return on investment information to update scope-of-work descriptions and prioritizations.
- The directors are working through their individual lists of transition projects, which each created after the resignation of the town manager, in addition to the group tasks for all the directors.
- Code Enforcement Officer Laura Hogan is working on an Emergency Notification System to distribute blast emails and text messages to board and staff members as well as citizens in the event of emergencies and closures.

Mayor Easton asked the board to consider the next steps for appointing Smith as town manager.

Trustee John Howe reminded everyone that the Memorial Day Celebration will take place on May 27 at the Monument Cemetery.

The meeting adjourned at 9 p.m.

The April 1 Board of Trustees article will be published in the next edition of *OCN* due to space limitations.

The next Board of Trustees meeting will be held at 6:30 p.m. on April 15 at Town Hall, 645 Beacon Lite Road. Meetings are normally held on the first and third Monday of the month. Information: 884-8017.

Jim Kendrick can be reached at jimkendrick@ocn.me.

Monument Planning Commission, March 13

Promontory Pointe replat site plan amendment approved

By Jim Kendrick

On March 13, the Monument Planning Commission approved the replat and second amendment of the planned development (PD) site plan of Promontory Pointe. Classic Homes proposed changes to the final two phases in the north end of this project that provide a revised layout of some of the lots and streets that Classic believes is better suited to the topography. The new layout will allow the streets to run parallel with the topography and reduce the

maximum street grade from 10 percent to 8 percent.

The original Promontory Pointe plat proposed by landowner Landco was approved on Sept. 5, 2006. The original Promontory Pointe PD site plan and associated revised plat proposed by John Laing Homes were approved on March 5, 2007, and had 274 lots. Seven of the 267 previously approved lots were eliminated in a minor amendment proposed in 2011 by Classic Homes, just after Classic purchased the bankrupt property. Tom Kassawara, director of the Development Services Department, administratively approved a minor redesign of streets as well as minor changes in the lot layout to address issues associated with the final grading plan in the 2007 PD site plan. (www.ocn.me/v6n10.htm#bot0905, www.ocn.me/v7n4.htm#bot0305)

Kassawara said latest revisions in Classic's proposed Replat A and second site plan amendment contained revisions to the street configurations and lot layouts on the east side of Gleneagle Drive that were significant enough for Planning Commission review and approval.

The absences of Commissioners Ed Delaney (chair), Kathy Spence (vice chair), and Dave Gwisdalla were excused. Commissioner Glenda Smith was acting chair for this meeting.

Alternate Commissioner Melissa Wood served as a voting member for this meeting under the recently revised commission bylaws approved by the Monument Board of Trustees on Feb. 4. The board unanimously approved a change in the bylaws to appoint a second alternate commissioner and to allow the alternate commissioners to take part as voting members whenever planning commissioners are absent from meetings.

Although an alternate commissioner had served on the Planning Commission since July 19, 2004, the position was not formally recognized until Aug. 8, 2007. The commission bylaws were then modified, as recommended by Kassawara, to recognize that there was an alternate planning commissioner. However, the modification only allowed this single alternate to sit at the dais and to be a voting member when exactly three commissioners were present—for the sole purpose of creating a quorum to allow the commission meeting to proceed. Attendance by exactly three commissioners has been a rare event and has been difficult to predict.

However, this modified participation rule had never been enforced. Alternate Commissioner Jim Fitzpatrick

was typically a voting member during commission meetings after he was appointed on March 10, 2010.

The alternate position was left unfilled until Melissa Wood volunteered and was appointed by the Board of Trustees on Nov. 5, 2012. However, the very narrow participation rule was subsequently enforced by Kassawara, precluding Wood from "learning by doing" even though at least one commissioner has been absent for each commission meeting after she volunteered to serve. Wood could only watch the proceedings from the audience.

The other commissioners objected to Wood being excluded from the meetings she regularly attended after her appointment and asked the Board of Trustees to change the bylaws to allow Wood to participate whenever any commissioner was absent. The board approved the requested change in the participation rule on Feb. 4 and created a second alternate planning commissioner position.

For more information, see: www.ocn.me/v10n5.htm#monpc, www.ocn.me/v12n12.htm#bot1105, and www.ocn.me/v13n3.htm#bot0204.

This was the first meeting attended by the town's new principal planner, Mike Pesicka.

Applications approved with amended conditions

The two applications were submitted by Classic Homes President Joe Loidolt, who was representing the developer subsidiary, MREC Classic Promontory LLC, and the landowner subsidiary, Promontory Pointe Investors LLC. The Classic Homes applicant was Kyle Campbell, P.E., Classic Consulting Engineers and Surveyors Inc.

Kassawara reported that the streets in the revised areas of the proposed replat would be reoriented to a north-south direction to reduce maximum grades from 10 percent to 8 percent and eliminate some retaining walls in phases 4 and 5 of the PD site plan that the town and staff previously approved. Elimination of seven lots would increase the amount of open space by 0.88 of an acre. Gross open space in this proposed replat is 22.5 acres, or 19 percent of the parcel, composed of 20 tracts.

Kassawara gave a short overview of the staff analysis that, as in previous hearings, showed how this Promontory Pointe plat conforms to all 13 criteria for final plats in the town's municipal zoning code. He also reported no significant issues with the replat application.

Kassawara proposed two conditions of approval for

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