

253 Washington St.

- RSL Development, doing business as The Village Merchants, 155 N. Jefferson St.
- Bella Casa, 155 Second St.

Landscaping code changed to reduce irrigation demand

The board unanimously approved an ordinance that amended the current town landscaping code by deleting the maximum limit of 20 percent in regulations for nonliving landscaping allowed for a non-residential site without Board of Trustees approval. The amendment also deleted the maximum limit of 50 percent for nonliving material for any site.

The proposed landscape changes are recommended to promote the planting of low water use landscape materials and allow sites to be planted with a mix of non-living and living material. Eliminating the nonliving material restriction will promote the town's ongoing water conservation efforts and xeric landscaping requirements.

Director of Development Services Tom Kassawara reported that new lots will be limited to 33 percent coverage of the pervious area by bluegrass and 50 percent drought-tolerant fescue. A combination of the turf types may be used.

Kassawara added that the remainder of the pervious area on any new residential lot shall be covered with a combination of natural colored cobble or gravel, wood mulches, and/or native grasses. Fifty percent of the remaining area shall be covered with a combination of shade trees, coniferous trees, and/or ornamental trees; and shrubs, flowers, and/or groundcover.

All plantings should be drought-tolerant and must be irrigated with a drip system or micro-spray system that uses a minimum amount of water. This restriction will not be retroactive to existing home landscaping.

The board also unanimously approved an amendment to the town sign code. The changes in these regulations:

- Adds banner board regulations for nonprofit and charitable organizations.
- Revises requirements for real estate signs and adds an allowance for displaying corporate flags under U.S. flags.
- Adds material requirements for ground-mounted temporary banners on private property.
- Adds a definition for nonprofit and charitable organizations.

The current code only allowed signs to be displayed on the property they referred to. Only one street sign could be displayed on the property, on its street frontage or at a development entrance from a major arterial road. The amended language will allow signs to be placed on any lot in the subdivision. The proposed change may result in off-premise signs, but only with the consent of the property owner who owns the property where the sign is to be located. This will allow greater visibility for the signage, which will benefit homebuilders and other entities wishing to advertise real estate for sale. The wording was changed to eliminate current sign clutter for subdivision entrances by adding a 300-foot spacing limit between real estate signs for a subdivision.

A corporate flag can now be flown until the last building permit is issued for the subdivision or if the model home is the last residence that sells. Presently, there is no such allowance for corporate flags. The maximum proposed flag size is 24 square feet.

The new banner board language is a joint effort of business owners and staff to provide a mechanism for nonprofit and charitable organizations to advertise special events, at no charge, at up to four proposed locations in the town.

Each banner board may be up to 10 feet wide, 6 feet high, and 30 square feet in area. There will be two advertising spaces and a Town of Monument logo on each board. The final design of these town banner boards will be presented to the Board of Trustees for final approval. The final design will be consistent with the design for new directional signs that the town will install for the downtown area. Construction and installation of the banner boards will be a partnership between the town and private individuals. The staff will monitor use of the banner boards and maintain them with assistance from volunteers led by local business owner John Dominowski.

The new town banner boards will cost \$3,975. A contribution of \$1,000 from local organizations will help pay this cost. They will be placed at four locations in town:

- The Tri-Lakes Chamber of Commerce at Highway 105 and Third Street.
- Old Denver Highway and Baptist Road.
- On Jackson Creek Parkway near Higby Road.
- North of the MVEA substation on Jackson Creek

Parkway.

New language requiring specific materials for ground mounted banners is being added. The new language proposes that ground mounted banners must be attached to 4-by-4 wood posts, or metal posts at least 2 inches in diameter.

The new approved definition of a nonprofit or charitable organization is a group designed to benefit society or a specific group of people. Its purpose may be educational, humanitarian, or religious. A nonprofit or charitable organization must be recognized as tax exempt by the IRS and the State of Colorado.

The Planning Commission voted 6 to 0 to recommend approval of these revisions at their meeting on April 10, 2013.

During public comments, Dominowski said the volunteers would work with Public Works Director Tom Tharnish to maintain the banner boards. He thanked the Easton and town staff for meeting with him and "bending over backwards to make this work."

The board unanimously approved these revisions and the banner board locations in a roll call vote.

Fourth of July street fair permit approved

The board unanimously approved a resolution authorizing the temporary closure of Lincoln Avenue, Front Street, Third Street from Front Street to Beacon Lite Road, and Beacon Lite Road from Third Street to Second Street from 8:30 a.m. to 1 p.m. and the issuance of a special event permit for conducting the annual Monument Hill Kiwanis Club's Fourth of July parade. Traffic will be restricted to through traffic on Old Denver Highway from 8:30 a.m. to 1 p.m. between Santa Fe Trails and Second Street.

Patrick Quinlan, the 2013 parade director, noted that the U.S. Air Force Academy Band would participate in the parade this year, along with about 10 other bands and 200 horses. There will be 65 volunteers assisting police and fire personnel as parade marshals.

Promotional contract approved

The board unanimously approved a \$20,000 contract with Blakely and Co. to promote activities in the town of Monument and attract visitors.

Sidewalk grant agreement approved

The board unanimously approved an Intergovernmental Agreement between the Town of Monument and the Colorado Department of Transportation for downtown sidewalk improvements. The state funding to be provided for the project will be \$791,858 over the next four years. The town match over the next four years will be about \$183,142.

Financial report

The board unanimously approved a payment of \$12,425 to A Cool Breeze Heating & Air Conditioning for the final payment for installing radiant heaters in the Public Works Shop.

Deputy Treasurer Monica Harder reported that General Fund revenues for March were \$52,000, or 1.3 percent, more than the amount budgeted. General Fund expenditures were \$124,000 less than budgeted, or 13.3 percent. Water Fund revenues for March were \$193,000, or 10.5 percent, less than the amount budgeted. Water Fund expenditures were \$116,000, or 10 percent, less than budgeted. The cash net for all funds was \$393,149, up \$217,948 from February.

The board unanimously accepted the March financial report.

Staff reports

Interim Town Manager and Town Treasurer Pamela Smith distributed a draft lease-purchase agreement from Wells Fargo Bank with a 2.14 percent interest rate for three years or 2.43 percent for five years. The bank's loan committee was expected to approve the proposal within two weeks.

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Tharnish reported that the town held its annual Arbor Day tree planting ceremony at Dirty Woman Park on April 26 to continue in the tradition of keeping the town designation as a "Tree City USA" city.

Tharnish reported his concerns about the Triview Metropolitan District water situation to the board. "There has been some concern about our citizens that live within the Triview Metro District and are on the Triview water system."

Nick Harris, Triview's operations supervisor, recently was hired as the Monument Water Department's chief operator.

Triview has contracted with ORC Inc. to have a consultant fill Triview's "operator in responsible charge (ORC)" position, a mandatory requirement for having an operator with the correct minimum certifications to operate the Triview water system.

Tharnish reported, "I am concerned that this summer the requirements of an ORC for the Triview System will be demanding due to the amount of operational time and usual plant issues that arise every summer. I don't know what the contract between Triview and ORC Inc. looks like so I can only hope that they have planned on having (an operator in responsible charge) onsite for the majority of the summer."

Tharnish advised the board that the crossing on Old Denver Road near the Rancho Drive intersection is not a designated pedestrian crossing. The town does not perform any type of maintenance on this crossing. The speed limit on that segment of Old Denver Road would most likely require a flashing signal and installation of proper signage. The Public Works Department has no plans or 2013 budget funding for installing a pedestrian crossing at that intersection. The board agreed that the inappropriate pedestrian crossing sign near Rancho Drive needs to be removed for public safety.

Tharnish stated the town's tree company had looked at the trees along Second Street and reported three are dead and six "are on life support." The tree company will remove and replace the three dead trees and will continue trying to revive the six dying trees.

The well 9 raw water pipe repairs are complete and the treatment plant is back in full operation. Water Department personnel performed the majority of the work required and as a result saved the town several thousand dollars in otherwise contracted costs.

The board went into executive session at 9:26 p.m. for personnel matters. The session ended at 10:27 and the meeting was immediately adjourned.

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

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