

Villas. Dominguez said, "I know we have mitigated in the past, we'll just contact you again to see where the issue stands." Note: The town weed ordinance says property owners must cut weeds within 12 feet of road edges, within 55 feet of buildings, and those over nine inches high on any property—residential or non-residential, vacant or improved. See www.municode.com.

Another Monument resident asked the board if there is any way to stop the methadone clinic process or do negative impact studies. Town Attorney Gary Shupp reiterated that the Aug. 6 Board of Adjustment meeting, a quasi-judicial hearing, is the next legal stop for this issue.

Town attorney report

Shupp reported the good news that a lawsuit that affected two Monument police officers has been determined by the U.S. District Court to have been a frivolous lawsuit. Attorney's fees must now be paid back to CIRSA by the people who brought the lawsuit.

Planning Department report

Pesicka said that final engineering plans for the next phase of the downtown sidewalks project have been completed, but the Colorado Department of Transportation (CDOT) is requiring a new intergovernmental agreement, so the town cannot renew the contract with the prior sidewalk contractor. He hopes the work will go to bid by the middle of August.

Pesicka's report mentioned many items in progress including reviews of these proposed projects in Triview:

- Retail development at both the southeast and northeast corners of Jackson Creek Parkway and Leather Chaps Drive
- Office and retail building on West Baptist Road near King Soopers
- Retail tire and repair store on West Baptist Road
- New Triview water tank site in Sanctuary Pointe

Public Works report

Tharnish's report included:



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Above: On July 20, Monument Public Relations Specialist Madeline VanDenHoek presented certificates of appreciation to the Monument Movie Night sponsors who helped make three free movies possible. From left are Kyle and Carrie Baker of Christian Brothers Automotive, Gabe of Borriello Brothers, Shannon Gast of Colorado Springs Health Partners, Robin Stewart and Paige Awtrey of Cruisers Haircuts for Men, and VanDenHoek. Other sponsors included First Bank, Springs Pediatric Dental Care Clinton Callahan DMD, US Taekwondo Center, It's A Grind, "R" Rock Yard, and Walmart. VanDenHoek thanked the Monument Public Works staff for their help too. *Photo by Lisa Hatfield*

- Asphalt overlay project on Jackson Creek Parkway north of Higby Road scheduled to be completed before school starts. (Jackson Creek Parkway south of Higby Road is under Triview's maintenance, not the town's.)
- Plan to ask high school art classes to help paint murals on the new retaining wall blocks at Monument Lake.
- Water production for June was 25 percent less than this time last year

Police report

Lt. Steve Burks thanked all the agencies that helped with coverage at the July 4 parade: Monument Police Department (sworn, civilian, and Explorers), Colorado Mounted Rangers, Tri-Lakes Monument Fire Department, El Paso County Sheriff's Office, Department of Homeland Security Investigations, Colorado Springs Police Department, Palmer Lake Police Department, and Monument Public Works.

Town manager's report

Smith said that town representatives met with CDOT on July 14 to walk the property between Safeway and Conoco, where the bulk fill water station currently situated on Wagon Gap Trail might be relocated. Smith is also still looking at commercial property for this use.

Disbursements over \$5,000 were approved unanimously as part of the consent agenda:

- Triview Metropolitan District—\$160,157 for its share of town sales tax collected by the state
- NORAA Concrete Construction Co.—\$20,003 for retainage reimbursement for the town sidewalk project after the warranty period concluded
- Lindsay Precast Inc.—\$6,650 for Monument Lake retaining wall construction
- CWCB 2003 dam loan—\$168,091 for annual Monument Lake dam construction loan payment to Colorado Water Conservation Board
- Wells Fargo Securities LLC—\$365,598 for the ninth of 10 annual loan payments for construction of the

new Town Hall building

Her report noted that sales tax earned through May was 3 percent over budget, and sales tax collected through July was 8 percent ahead of this time last year.

Trustees' comments

Trustee John Howe congratulated Tri-Lakes Views for completing new sculpture installations at the town hall and in the parks.

Trustee Jeff Smith said thank you to the three people who came to observe the interview process for town manager on July 18.

Trustee Becki Tooley encouraged the public to attend the weekly concerts in the park and monthly Art Hop.

Tooley also said the town especially needs feedback from youths and senior citizens about the parks master plan in development. The last open house soliciting feedback will be Aug. 27 at Town Hall, said Monument Public Relations Specialist Madeline VanDenHoek.

Movie night appreciation

VanDenHoek presented certificates of appreciation to the Monument Movie Night sponsors who helped make movies possible and provided pizza, popcorn, hot chocolate, a bounce house, board breaking, and water for the 200 to 450 people who attended each of the three nights at the clock tower in June.

At 8:40 p.m., the board went into executive session to confer with an attorney for the public entity for the purposes of receiving legal advice on specific legal questions. Shupp said the board did not plan to make any announcements after the session.

The Monument Board of Trustees usually meets at 6:30 p.m. on the first and third Mondays of each month at Monument Town Hall, 645 Beacon Lite Road. Call 884-8017 or www.townofmonument.org for information. The next meeting is scheduled for Aug. 3. The Board of Adjustment hearing about the methadone clinic is scheduled for Aug. 10.

Lisa Hatfield can be reached at lisahatfield@ocn.me.

Monument Planning Commission, July 8

Jackson Creek Market Village plans move forward, including proposed 7-Eleven

By Kate Wetterer

The July 8 Monument Planning Commission meeting saw the Jackson Creek Market Village Replat approved, along with the Preliminary Planned Development (PD) Site Plan

for the development and the Final PD Site Plan concerning Lot 2A, a proposed 7-Eleven Convenience Store and Fueling Station. All three motions were approved unanimously, and will next be voted on by the Board of Trustees.

These Jackson Creek Market Village plans concern a project site of a little over six acres with no existing buildings located on West Baptist Road east of the Jackson Creek Crossing shopping center that includes King Soopers. The proposed replat would allow for the creation of four platted lots as compared to the previously existing three. The Preliminary PD Site Plan shows the conceptual layout of buildings, parking areas, and drive aisles to facilitate the marketplace.

If these plans succeed, there will also be a small 7-Eleven in the southwest corner of the project site, by the existing access point. All other businesses hoping to set

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