

however, it does allow flexibility to begin the planning for possible projects in both the General and Water funds. The development of a new, long-term CIP will be important to this and future budgets.”

The budget is fiscally responsible, Mayor Pro-Tem Jeff Kaiser said, noting that the public still needs to become actively involved and provide input about the priorities as the town continues to make decisions. No public comment was made either for or against the budget. “It is never too early to bring something up for next year’s budget,” Smith said.

The trustees unanimously approved both the 2016 town budget and an ordinance appropriating money for the various funds within the budget.

The board also unanimously approved a resolution to certify the property tax mill levy to the El Paso County Assessor’s Office at 6.255 mills. Smith explained this was a one-time reduction of 0.034 mills from the 2015 budget. She said the mills went down because of development and assessed valuation.

**Town comprehensive plan**

**update**

Lowe mentioned that the budget included funds for a review of the town comprehensive plan and that it was “now on Mr. Manning’s plate.” Planning Director Larry Manning wrote the following in his memo to the trustees:

“The town manager and I have discussed the expressed need to expedite the update of the Comprehensive Plan for the town. We are in concurrence that this is a priority. We are in the process of reviewing the Comprehensive Plan Update dated December 2003 and other associated documents in order to assess the update needs. This will aid in the development of a Request for Proposals (RFP) to solicit bids to do the work. It is our goal to have the RFP ready to send out by the end of January.

“Other plans that are often updated and included in the Comprehensive Plan are the Three Mile Plan and a plan for parks, trails, and open space. The Three Mile Plan identifies future growth for an area three miles out from the perimeter of the existing city limits. There is an existing document called the Annexation Policy Map dated Nov. 30, 2001 that can serve as

a basis of the update. There was an effort in 2015 to update the 2003 Parks, Trails and Open Space plan called the Town of Monument Parks Improvement Plan.

“It is anticipated that several public input meetings will take place as part of the process. The input of staff, the Planning Commission, and the Board of Trustees will also be important. Funds have been budgeted in the 2016 budget for this scope of work.”

**Rooftop cell antenna approved**

Planner Kate Brady presented an ordinance approving a rooftop wireless cell antenna as a conditional use for Verizon Wireless at 15706 Jackson Creek Parkway, which is Tri-Lakes Printing. She said no cell phone tower would be visible at all; the rooftop antenna will be fully screened by adding slightly higher parapets on top of building.

The item was approved by the Monument Planning Commission 6-1 on Nov. 12, including the condition that the height of the building could not be increased in the future without returning through the public hearing process. See [www.ocn.me/v15n12.htm#mpc-1112](http://www.ocn.me/v15n12.htm#mpc-1112).

The application was approved unanimously by the trustees.

**Qdoba and inline retail center approved**

Manning presented ordinances for a final plat and a final PD site plan for the Jackson Creek Commerce Center Filing 3, on the vacant portion of the northeast corner of Jackson Creek Parkway and Leather Chaps Drive. The site will include a 3,000-square-foot Qdoba restaurant and 9,600-square-foot inline retail center (strip mall - [www.ocn.me/v5n4jccc.htm](http://www.ocn.me/v5n4jccc.htm), [www.ocn.me/v7n9.htm#bot0820](http://www.ocn.me/v7n9.htm#bot0820)) on about 2 acres that is zoned Planned Multi-Use Development (PMD) along the east boundary of the parcel. He said the buildings will be no more than 24 feet at highest point, although the zoning would have allowed buildings twice that tall.

At the Nov. 12 Planning Commission meeting, the final plat was approved by 5-2 vote, and the final PD site plan was approved by a 4-3 vote. Except for questions about traffic safety, the various other concerns voiced by the dissenting planning commissioners were not echoed by the trustees. See [www.ocn.me/v15n12.htm#mpc-1112](http://www.ocn.me/v15n12.htm#mpc-1112).

Howe and Kaiser both asked questions about traffic studies. Manning said he had reviewed all the past traffic studies for the intersection. He said the traffic study originally assumed that area would include all retail businesses instead of an office building, so the traffic has not been as busy as anticipated. Therefore, the existing concrete “pork chop” at Old Forest Point and Leather Chaps Drive can be safely removed to change the intersection from the current right-in, right-out only configuration to a full movement intersection with a stop sign.

The trustees approved both the final plat and final PD site plan unanimously. Architect Kristen Albers said the next step for the project was to work with the Pikes Peak Regional Building Department.

**Liquor license renewed**

Mike Clemente of NY Boys LLC represented Borriello Brothers Real NY Pizza in applying for a hotel and restaurant liquor license renewal. The renewal could not be done administratively because the Colorado Department of Revenue Liquor Enforcement Division notified the licensee that an underage purchaser obtained alcohol there on Sept. 1.

Borriello Brothers had already agreed to a 10-day suspension, five to take place from Nov. 23 to Nov. 27 and then another five days of suspension to be held in abeyance for a period of one year pending no further violations of the Colorado Liquor Code during this one-year period, Town Clerk Cynthia Sirochman’s report noted.

After asking questions of Clemente, the trustees approved the renewal unanimously.

**Gaps in services for seniors will increase without everyone’s planning**

Greg Coopman presented the trustees with information about senior needs in the Monument community at the invitation of Mayor Pro-Tem Jeff Kaiser. Coopman, who is vice president of a “large home health company,” described the “silver tsunami” approaching El Paso County and the Tri-Lakes area and the gaps in services that will be needed to support them.

*Southern Colorado’s Leader for Custom Cabinetry Design*

*Brooks Brothers Cabinetry, Inc.*



*The Top Kitchen Designers  
in Southern Colorado  
Right Here in Monument!*



*2015 Parade of Homes ‘People’s Choice’ Award Winner*

- Residential
- Commercial
- Kitchens
- Bathrooms
- Home Theater
- Home Office
- Closets
- Garages
- Laundry
- Mantels

*... and more!*

**Showroom Location**

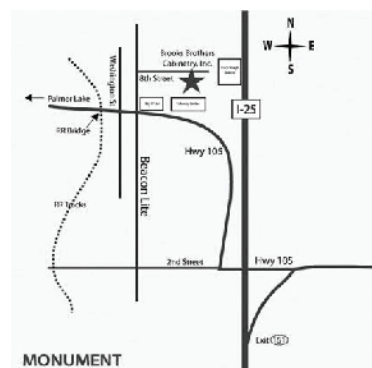
**530 E. 8<sup>th</sup> Street, Monument, CO 80132**

**(Behind Safeway)**

***Come See Us Today!***

***719-481-8222***

**[www.BrooksBrothersCabinetry.com](http://www.BrooksBrothersCabinetry.com)**



***“Expect Excellence”***