

would develop a draft curriculum for review.

Landscaping code updated

Principal Planner Larry Manning presented an ordinance repealing and replacing Chapter 17.52 of the Monument Municipal Code regarding landscaping plans that would be more flexible than the current ordinance. The ordinance was approved unanimously. See https://library.municode.com/co/monument/codes/code_of_ordinances.

Village Center service plan unchanged

After a brief executive session for the trustees to confer with Corley, Town Manager Chris Lowe said on Sept. 18, Village Center Metro District (VCMD) had a public hearing requesting a material modification to its service plan, and the discussion was continued to Oct. 2. VCMD is asking for the ability to increase its mill levy and to transfer maintenance of its streets to the town. See related Sept. 18 Monument BOT article on page 21 and www.ocn.me/v17n7.htm#mbot.

VCMD representative Forrest Hindley asked to speak, but Corley said the public hearing on the item was closed at the Sept. 18 meeting. No trustee made a motion on VCMD's requested modification.

Public comments

VCMD representative Dustin Sparks said he also thought he would get to speak tonight, and then he asked the board about steps going forward to help VCMD with its financial situation. He believed that the \$500,000 per year cost estimates done by town staff was higher than actual yearly maintenance would cost. He also said he felt the town had some responsibility in the situation getting to where it was now.

John Howe showed photographs of the machinery stored outside and overall disrepair and grungy feeling of the town's public works facility, asking the trustees to get the new public works building in the 2018 budget.

More ways of communicating with people

Robert Bishop, deputy town clerk, outlined methods of communication that the town is making available to the public in addition to required posting locations. They include:

- Updated town website <http://townofmonument.org/> that is easier to navigate.
- Public meeting audio and minutes <https://monumenttownco.documents-on-demand.com/>

- Twitter and Facebook
- Live video streaming of board meetings
- To receive text alerts including street closures, snow delays, and board packet links, text "Monument" to 41411.

Bishop asked that people who use the live streaming or town website and have comments could write to him at rbishop@tomgov.org.

The meeting adjourned at 8:43 p.m.

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. The next meeting is scheduled for Oct. 16. **Note:** The Nov. 6 board meeting has been rescheduled to Oct. 30. Call 884-8014 or see www.townofmonument.org for information about live video streaming of meetings. To see upcoming agendas and complete board packets for the Board of Trustees or to download audio recordings of past meetings, see <http://monumenttownco.minutesondemand.com> and click on Board of Trustees. To see whether or not you live within the boundaries of the Town of Monument, see <https://arcg.is/0TTjib>.

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

Palmer Lake Town Council, Sept. 14

The Palmer Lake .5K race scheduled for Oct. 8

By James Howald

At its Sept. 14 meeting the Palmer Lake Town Council approved a special event permit for the Palmer Lake .5K race, addressed two street vacations, granted a request to rezone and subdivide a property, and passed a moratorium on new construction. The council also heard a request from Mayor John Cressman to rezone a property he owns with former mayor Nikki McDonald.

Palmer Lake .5K race to raise funds for park improvements

Chris Cummins of Awake Palmer Lake asked the council to approve a special event permit for the Palmer Lake .5K race. Town Administrator Kathy Green-Sinnard told the council that all the money raised by the event goes to improve the recreation area at Palmer Lake, including projects that are part of the Great Outdoor Colorado grant.

Cummins said the race will begin at 10 a.m. on Oct. 8, and that doughnuts will be served at the midpoint of the .5K route.

Details about the race, and an online registration form, can be found on the Awake the Lake website, <http://AwakePalmerLake.org>.

The council voted unanimously to approve the event permit.

Two street vacations discussed

The council voted unanimously to approve the vacation of Clarence Street, at the request of John Kerr, on the condition that Kerr provide proof that Level 3 has no interest in the property. A vacation is an administrative action by the town council where a parcel that is owned by the town is given away to a private owner. (See www.ocn.me/v17n7.htm#pltc and www.ocn.me/v17n4.htm#pltc)

The council also voted unanimously to table a request from Richard Willian to vacate a portion of Spring Street, pending the notification of neighbors about the vacation.

Property on Mystic Lane rezoned, subdivided

Green-Sinnard gave the council the background on request from David and Sandra Tenance to rezone their property at 0 Mystic Lane from commercial zoning designation to a residential designation. Green-Sinnard said in her opinion the original C1 zoning was a mistake.

The council voted unanimously to rezone the property to residential and to grant the other request to subdivide it into four lots.

Council moves forward with emergency moratorium on new land-use permits

Cressman told the council that many of the undevel-

oped lots in Palmer Lake have issues of steepness and poor drainage, and that the current permitting process needs to be changed to include more information about drainage, gradient, and dust control. Currently, the permitting process checks only setbacks, he said. Cressman requested a moratorium on new permits to allow town staff to improve the permitting process.

The council voted unanimously to put in place a 90-day moratorium on permits for new construction. Permits for remodels are not included in the moratorium.

Cressman requests zoning change

Cressman asked the council to approve a zoning change to a property that he owns with former mayor Nikki McDonald. The property is currently zoned for a single residential fourplex, and he asked that it be rezoned to permit four single-family homes instead.

The council voted unanimously to approve the change, with Cressman abstaining from the vote.

The two meetings for October will be at 6:30 p.m. Oct. 12 and Oct. 26 at Town Hall, 42 Valley Crescent. Meetings are normally held on the second and fourth Thursdays of the month. Information: 481-2953.

James Howald can be reached at jameshowald@ocn.me.

Northern El Paso County Coalition of Community Associations, Sept. 9

Think strategically, fix the roads

By Jennifer Kaylor

The Northern El Paso County Coalition of Community Associations (NEPCO) featured county commissioners Darryl Glenn of District 1 and Stan VanderWerf of District 3 at its Sept. 9 meeting. Glenn, VanderWerf, and El Paso County Department of Public Works engineer Jennifer Irvine answered questions and received feedback about local growth, transportation projects, funding, and priorities. Matt Steiner, El Paso County deputy public information officer, also attended.

Ballot question promoted

A ballot question in November's election gives El Paso County voters the opportunity to direct a one-time use of \$14.5 million in excess funds to transportation and other infrastructure that has long been neglected due to budget cuts.

"If you've been here long enough you understand how difficult things were financially for us ... the county had to make some significant cuts. ... We're now to the point where things are really rebounding," said Glenn.

Glenn and VanderWerf enthusiastically supported the measure to set aside \$6 million toward county roads, county parks and trails, and matching funds for disaster recovery. Another \$6 million would be invested with other funding entities to widen I-25. VanderWerf described a potential fiscal partnership with Pikes Peak Rural Transportation Association (PPRTA), Colorado Department of Transportation (CDOT), Douglas County, and Denver Regional Council of Governments (DRCOG). Despite I-25 be-



Above: District 1 County Commissioner Darryl Glenn and District 3 County Commissioner Stan VanderWerf address members of the Northern El Paso Coalition of Community Associations. Glenn and VanderWerf encouraged association representatives to communicate questions, concerns, and priorities through the county's Highway Advisory Commission and to get involved with local and state transportation authorities. The commissioners promoted the TABOR ballot question that asks voters to approve a one-time use of excess funds for transportation improvements, not just in El Paso County, but along the I-25 corridor. *Photo by Jennifer Kaylor*

ing under state and federal jurisdiction, "the unfortunate reality for today is, if there's not local money as part of the investment, it just isn't going to happen," VanderWerf said. This partnership has the potential

to leverage \$80 million to \$100 million, he estimated

The second part of the ballot, VanderWerf explained, does not increase taxes but asks voters to allow the county to reset the TABOR (Taxpayer Bill of Rights) restriction line. If the question passes, funds generated would primarily be used to support transportation infrastructure for the next several years.

Best practice highlighted

Irvine stated that El Paso County must now maintain more than 4,000 lane miles of roads in addition to other types of infrastructure. Under the guidance of the commissioners, the county initiated efforts to streamline fleet management processes and reduce expenses. Improvements include lease-to-own contracts for new fleet equipment, restructured work schedules to promote weekend fleet repairs, modernized communications equipment, and more effective and environmentally friendly ice/snow melt chemicals. VanderWerf reminded association representatives that their input is key in helping the county prioritize projects.

Associations apprised of local development

NEPCO Vice President Tom Vierzba summarized local construction activity with a focus on the Nexus Business Park, which is slated to occupy the southwest corner of I-25 and Baptist Road. Emphasizing NEPCO's desire to maintain an open view of mountains west of I-25, Vierzba intimated that the park fits the contours of the land well and may even provide a sound barrier for its neighbors. Potential concerns appear in the plans for traffic and the competition it