

access, Coopman has previously asked for an evacuation plan for board review. HR Green Planner Phil Stuepfert said, "That's not a requirement," of the zoning codes, and asked if any other developers were made to provide such a plan. Coopman said, "No, that's a request," saying municipal code 17 is intended to keep the community safe and although evacuation plans are not included, it is permissible to make the request.

Home Place Ranch will sit on a slope with most of the stormwater running from east to west, ultimately flowing south toward Jackson Creek development. Tonight, the developer said they've identified a way to convey 36% of total stormwater along Sanctuary Rim extension into a detention pond. Swales will carry the other 64% of water through the buffer between Home Place Ranch and Jackson Creek developments, with

shallow basins along the downhill water flow to act as temporary holding areas for water.

McGrady also announced Goodwin Knight has water available for 242 of the 294 homes and intends to reimburse Triview \$130,000 for the shortfall. They are willing to pay for two new wells that Triview will build providing redundancy for all Triview water users.

One point of contention was a note from McGrady that the developer was supposed to have paid \$588,000 of their portion of the Western Interceptor, a wastewater link for the western and northern part of the district that extends under I-25, but reneged on the deal. Instead, Triview had to foot the bill. McGrady said he was confident the developer would pay the district back. Coopman said "that's a red flag for me."

Bornstein said we are right back where we were before, but Trustee Jim Romanello said his development, Village Center, has the same swales and basins for water and it's worked out fine. Loren Moreland, vice president of Classic Homes, spoke during public comments saying as a resident of Monument, he wants a "local, hometown developer to see the project through" like Goodwin Knight who has "made a number of responsible concessions."

Finally, the request was approved 6-1 with Coopman voting against. The board included loosely worded verbiage to encourage the developer to assist with the town annexing Higby Road in order to get Phase 2



Above: Amanda Charlick, the town of Monument employee of the month for October, is recognized by Town Manager Mike Foreman. Charlick has worked for the town for over seven years and is currently an accounting specialist in the finance department. *Photo by Allison Robenstein.*

approved in the future.

Kratom moratorium extended ahead of eventual ban

During the Sept 16 meeting, Acting Police Commander Sergeant Jonathon Hudson asked the board to continue a 180-day moratorium on Kratom sales in the town they had previously passed.

Background: During the May 20 BOT meeting, the board approved a 180-day moratorium on the sale of Kratom at the request of then Monument Police Chief Jake Shirk. The original moratorium expired on Nov. 15.

Kratom is an herb grown in Asia that comes into contact with the same opioid brain receptors that are affected by morphine. Hudson wrote in the board packet, "There are no FDA-approved uses for Kratom."

Tonight, Acting Police Chief Lee Birk looked on while Hudson asked the board to ban the retail sale of Kratom for human consumption. He cited numerous FDA news releases which include warnings of the serious risks involved with taking Kratom. The FDA further indicated cases of contamination of Kratom products with salmonella and heavy metals that have resulted in illnesses. In a June 25, 2019 note, the FDA said some components of Kratom "have opioid properties and expose users to risks of addiction."

A Tri-County Health Department memorandum which was used as the basis for the town of Parker, Colorado to fully ban the sale of Kratom was also cited by Hudson.

One person spoke during public comment. Resident John Marshall said taking the herb has helped him function through degenerative disk disease. He said the ban will not prevent him from accessing the herb and continuing to use it. Trustee Ron Stephens said the board's ban doesn't stop someone from seeking legitimate use, but would send a message to our youth and families that it is not appropriate for consumption. Mayor Don Wilson said, "So we're telling parents how to raise their kids now?" Stephens said no, they are simply helping parents make decisions by setting a standard.

Hudson had asked for the ordinance to be an emergency, making it active as soon as the board approves it, but Stephens said they should give the current sellers of Kratom time to get it off their shelves. Coopman made a motion to strike the words "human consumption" from the ordinance which was unanimously approved. The final vote on the ordinance,

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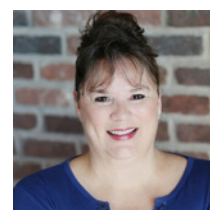


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