

property.

**Note:** TMD 3 is a financing district solely for building roads. It is a separate entity from the Triview Metropolitan District No. 1 that provides water, sewer, and street maintenance services to Jackson Creek, Promontory Pointe, and Sanctuary Pointe, and several commercial areas

TMD 3 came to the board in September 2018 to make the same request. At that meeting, no motion was made and the request failed. See <https://ocn.me/v18n10.htm#mbot>.

**Background:** TMD 3 counsel Russel Dykstra said the Home Place Ranch property, a 431-acre parcel on the south side of Higby Road, was annexed into the town in March 2006. In July 2006, the board approved TMD 3, which included a \$5 million loan for road improvements.

After the real estate collapse of 2007, the property went into foreclosure, causing the entire board structure to collapse. The district was almost dissolved, but Challenger Homes is asking the governing jurisdiction, the town of Monument, to help it to remain active.

Trustee Jeffrey Bornstein asked more about the temporary directors. Dykstra said the law requires someone to either own property or have a contract to purchase property as a tax-paying elector. Since there are no homes in Home Place Ranch, the developer will qualify directors through a contract instead, making Challenger Homes employees eligible to serve until the special election.

The motion passed 4-1 with Bornstein voting against the resolution with no reason given.

#### Easements approved

Planning Director Larry Manning asked for an easement onto private property to allow developer Pro-Terra Properties to develop Lake of Rockies North Filing No. 1. Lake Access Road sits on private property but must be accessible in order to build out this six-lot subdivision on the northeast side of Monument Lake. The board approved this development at its April 3, 2017 meeting. See <https://ocn.me/v17n5.htm#mbot>. The resolution was approved 5-0.

Manning presented a second request to vacate 10 feet of a utility and drainage easement for Monument Villas along Cipriani Loop to build a new restaurant. This project, the Cipriani Loop addition, was approved by the board during its Dec. 3 meeting. See <https://www.ocn.me/v19n1.htm#mbot>.

The resolution was unanimously approved.

#### Community grant proposal

Madeline VanDenHoek, community relations specialist, asked the board to approve a community assistance grant from Community Builders to be used to develop strategies to keep downtown prosperous and create a downtown master plan. The grant asks for in-lieu services as a match to funding. It was passed unanimously by the board.

#### Third Street arch will be removed

Public Works Director Tom Tharnish told the board

the arch over Third Street is structurally unsound and is a safety concern.

The board approved dismantling the arch, and Interim Town Manager Mike Foreman said it would be preserved in case the town wanted to use it somewhere else. See the photo on page 1.

#### Police Department has strong community involvement

Monument Police Chief Jake Shirk gave his annual presentation to the board, updating trustees on the department's work. As of January 2019, there are 18 officers, one chaplain, four support personnel, and three officer vacancies.

The police rely on strong community policing efforts to maintain the town. The following are in place:

- Officer-initiated traffic safety
- Neighborhood watch programs
- Gun locks provided to the community
- Safety training for citizens
- School resource officer

Shirk said they partner with many local agencies for training and support. For example, he said, the sheriff commissioned all Monument police as deputies to assist when sheriff's deputies need help. In return, these partner agencies provide Monument police with support in the form of SWAT or K-9 assistance.

The department has also been training fire paramedics to respond to "warm zones," which are active threat locations. Paramedics enter the scene with police as they secure the location to provide medical attention to injured victims quickly.

Shirk said the town requires a full-time detective because "this is not Mayberry anymore."

He also stressed the department will actively pursue criminals, saying, "If you're coming here to do your crime, we're going to come after you."

#### YMCA Wellness Program for town employees

Human Resources Director Robert Bishop and Foreman presented a "Be Well" program run by the YMCA. The program is intended to increase employee wellness. Foreman has made this Bishop's main directive after performing an assessment of town employees overall. In it he noted a demotivation due to chaos created from "indecision of political leadership" and a lack of management direction. His intention is for employees to feel respected and to change the culture.

Natalie Kosatschkow, the YMCA's executive director of membership, shared services and project management, and Jordan Ciambone, senior director of corporate relations, presented their specialized health management program to the board, noting the YMCA could provide up to a 50 percent match on wellness dollars spent by the town.

Bornstein asked how success of the program will be measured and was told there are data-driven metrics as well as softer success metrics, including anecdotal information from employees conveying changes to how they feel at work.

The board directed Foreman and Bishop to move forward with the program.

#### Town manager and Forest Lakes water discussed in executive session

The board went into executive session to receive legal advice for a personnel issue regarding the interim town manager. Before adjourning for the session, during public comments, resident and previous Trustee John Howe said in recent months the town has interviewed and hired an experienced town manager, referring to Foreman. He felt the interim town manager's qualifications are strong and he should be the next permanent town manager.

A second executive session was called to discuss the town's water rights within the Forest Lakes development. At the Feb. 4 meeting, several trustees were concerned to learn Rivera was preparing and submitting an objection to the Forest Lakes PUD II development approval through the county, but they didn't know about it.

The objection was a "reservation of rights" with regard to subterranean water beneath the development that had been deeded to the town in the 1980s. Rivera hastily wrote the objection when he was made aware of the situation in late December.

According to Town Clerk Laura Hogan, no actions were taken after the sessions and the meeting was immediately adjourned afterward.

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The Monument Board of Trustees usually meets at 6:30 p.m. on the first and third Monday of each month at Monument Town Hall, 645 Beacon Lite Road. The next meeting is scheduled for March 4. Call 884-8014 or see [www.townofmonument.org](http://www.townofmonument.org) for information. To see upcoming agendas and complete board packets for BOT or to download audio recordings of past meetings, see <http://monumenttownco.minuteson-demand.com> and click on Board of Trustees.

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**Above:** Left to right, the YMCA's Jordan Ciambone, senior director of Corporate Relations, and Natalie Kosatschkow, executive director of Membership, Shared Services and Project Management, presented a health management program to the Monument Board of Trustees. Human Resources director Robert Bishop (not pictured) has been tasked to create the program in partnership with the YMCA. Caption by Allison Robenstein. Photo by John Howe.

#### Palmer Lake Town Council, Feb. 14

## 24-hour fun run on its way back to the lake

By James Howald and Jackie Burhans

The Palmer Lake Town Council held a regular board meeting on Feb. 14. A second meeting scheduled for Feb. 28 was too late to be covered in this article.

At the Feb. 14 meeting, the council voted on a special event permit for a 24-hour fun run to be held at the Palmer Lake Recreation Area and considered a resolution to approve the establishment of a group home for the elderly. In its role as the Liquor Licensing Authority, it considered a request to transfer a liquor license. Finally, comments made by residents in the public comments portion of the meeting raised issues concerning recent fundraising events.

#### 24-hour run to take place around the lake

Fun run race organizer Chad Davis asked for a special event permit for a running event he hopes to hold on April 14. Davis described the event as "less a race than a celebration running around the lake." 150 runners are expected to register, Davis said.

Davis told the council the race would be held for 24 hours, although he expected most runners would not run for the entire time. The upcoming race would be the fifth Davis has organized at the lake, he said, adding that in 2018 a runner set a course record of 109

miles.

Davis told the council that he planned to charge an entrance fee of \$30 per runner to cover the cost of porta-potties. In response to a question from council member Bob Mutu, Davis said the race would be insured by USA Track and Field Insurance.

The council voted unanimously to approve the special event license Davis requested.

#### Council approves group home permit

At the request of Shana Ball, the council considered Resolution 3 of 2019, which would provide a conditional permit for Ball to use her residence on Vale Street as a group home for up to five elderly residents.

Council member Glant Havenar spoke in favor of approving the resolution, and Mayor John Cressman pointed out that the residence is within the zoning laws, as it is in a C1 commercial district.

Town Administrator Cathy Green told the council that the Planning Commission had voted unanimously to approve Ball's request previously.

Ball told the council that parking for the residents and their visitors would be provided on her property.

Council member Paul Banta amended the resolution to include a requirement that off-street parking

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