

and attached townhomes. They had set aside 6.8 acres of commercial property and 5.6 acres of mixed use for office space or other service-related uses.

The point of contention was the traffic study, which states, “The Village development does not in itself trigger the need for widening Jackson

Creek Parkway.” Trustee Jim Romanello said the town needs a plan for Jackson Creek Parkway to be a four-lane road.

Town Manager Mike Foreman said the town has received a matching grant for the design of Jackson Creek Parkway expansion from Higby Road to Highway 105. Foreman said the town will be speaking to this developer to help with the matching funds.

The board members had numerous questions regarding building heights and access points into and out of the development, but those will be decided in the Preliminary/Final PD Site Plans at some point in the future.

Trustee Laurie Clark said it was a “beautiful, thoughtful development.”

During the public comments portion of the hearing, resident Ann Howe had concerns over traffic, saying the traffic study rating of E or F is the worst level of service you can get traffic-wise, and thought the town should have widened Jackson Creek Parkway when Triview Metropolitan District did.

Forest Henley, a 13-year resident of Village Center and current president of the metro district there, said because there are no good parks on the east side of I-25, he worried children would come into his development to ride their bikes and play. “Our deep concern is the pressure this will put onto our trails system,” he said. Barlow said there will be a small centralized park on the east side and an elongated westside park. The sketch plan includes about 14 acres of parks and trails.

Barlow said her client has demonstrated agreement with the zoning and comprehensive plan.

The request passed unanimously.

Tri-Lakes Monument Fire Protection District land annexation issue

At the Jan. 6 meeting, the board approved the annexation of Tri-Lakes Monument Fire Protection District (TLMFPD) land

where Station 1 is located along Highway 105. At that time, Fire Chief Chris Truty claimed the land was owned by the Fire Department, but actually they are still making payments and do not own the land outright. “Legally under their financial agreement, they are not the owner,” said Flynn. *See TLMFPD’s decision on the land purchase at www.ocn.me/v20n5.htm#tlmfpd and earlier articles.*

The Fire Department has asked for a 180-day extension to pay off the financial obligations and file all necessary paperwork. Alternately, they would agree to start the annexation process all over again when they have the full title.

At the March 18 meeting, the board found the annexation complied with all local and state laws.

Clark was concerned that title searches hadn’t been done in previous annexations and asked for the policy to include such actions. Town Attorney Andrew Richey said prior review of other annexations would not be necessary.

During the Oct. 7 meeting, Wilson asked if there are any benefits to annexing the land, but Planning Director Larry Manning said no. Truty told the board the process of approving permits with the county is complicated, noting, “In the past few years, since we’ve worked to improve relationships, I would rather work with the town with regard to this expansion and future projects.”

Resident Ann Howe had reservations about this annexation, saying, “No one has ever addressed the reason why Tri-Lakes wants to be annexed into the town or vice versa,” asserting the annexation doesn’t follow the municipal plan in that the property is not adjacent to town property as required. Howe asked how the petition could include a sworn testimony of the statement that TLMFPD held the title. And, she suggested Public Works Director Tom Tharnish, who sits on the TLMFPD board was perhaps influencing this project.

The request passed with a

vote of 6-0.

Time extended to provide audit to state

Town Treasurer Rosa Ooms asked for a 60-day extension to deliver the town’s annual audit to the state. Ooms said a new auditing firm, which was approved at the May 5 meeting, has taken a longer time than if they were familiar with the town’s financials. *See <https://ocn.me/v20n6.htm#mbot>.*

The normal due date for audit submission to the board is June 30 and to the state is July 31. The new extended due date to the state will be Sept. 30

The request passed 6-0.

CARES Act discussion

Foreman said he and his staff are working to determine how the CARES Act funding will be spent.

Background: During the May 18 meeting, the board approved \$554,000 in CARES Act funding from El Paso County. The federal act is intended to provide relief during the COVID-19 pandemic. At that meeting, Wilson suggested setting aside \$300,000 of it “to offer grants to local businesses using guidelines the board will determine.” Although the board approved the full amount, it did not amend the resolution to ensure the \$300,000 was set aside for businesses. *See <https://ocn.me/v20n6.htm#mbot0518>.*

After a debate of how the money will be distributed—giving each business the same amount of money versus giving as a percentage of payroll—the board decided each business deemed to qualify will receive \$10,000. Community Relations Specialist Madeline Van Den Hoek said about 300 local businesses will qualify. See the El Paso Board of County Commissioners article on page 22.

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 regular meeting is scheduled for July 7. Call 719-884-8014 or see www.townof-monument.org for information. To see upcoming agendas and complete board packets for BOT or to download audio recordings of past meetings, see <http://monumenttownco.minutesondemand.com> and click on Board of Trustees.

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