

Swearingin presented information to the trustees about the lack of affordable housing in Monument, saying that even at \$52,000 a year base pay, "Monument has nothing an officer could afford to buy."

This reporter asked Smith to clarify her comment about decreasing the amount of the 1 percent sales tax revenue approved by voters in 1989 that is going into the 2A Water Acquisition, Storage and Delivery (ASD) fund. Smith said since TABOR limits what percentage of money the town can put into the enterprise fund, the revenue will still be used for water-related capital

improvement projects but not necessarily ASD projects. "It will still be about \$800,000," she said.

The board consensus was that at the Dec. 4 meeting, the trustees would be ready to approve the 2018 budget as currently drafted, with the plan that the details would be looked at more closely during 2018 and various of the deleted items might be added back in.

Also, the trustees have committed to sending two representatives to participate in a compensation committee next year to analyze the rest of the town staff's salaries to see if any need adjustment. Two trustees

will participate on budget planning committee and report back to the rest of the trustees on that, too. This way, when Smith starts the 2019 budget process with department heads next summer, the trustees will already be in the loop on planning and collaboration, "instead of forcing a last-minute change when all the work has already gone into it," as Wilson summed up.

The meeting adjourned at 11:05 a.m.

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

Monument Board of Trustees, Dec. 4

2018 budget approved; Wagons West moves along

By Lisa Hatfield

On Dec. 4, the Monument Board of Trustees approved its 2018 budget, approved several development steps for Wagons West including annexing it into the town, and discussed plans in 2018 to analyze needs related to general capital improvement and all town employee compensation beyond the police officer salaries.

2018 budget adopted at last

Town Treasurer Pamela Smith presented the trustees with an ordinance approving the final version of the 2018 budget that had been subject to unexpected debate and discussion over the last month. See related Dec. 2 Monument Board of Trustees article on page 1.

No members of the public spoke at the related public hearings. The trustees unanimously approved the ordinances adopting the budget, appropriating money to the various funds for the town, and authorizing the certification of the property tax mill levy for 2018 at 6.225 mills. The biggest funds and related expenditures include:

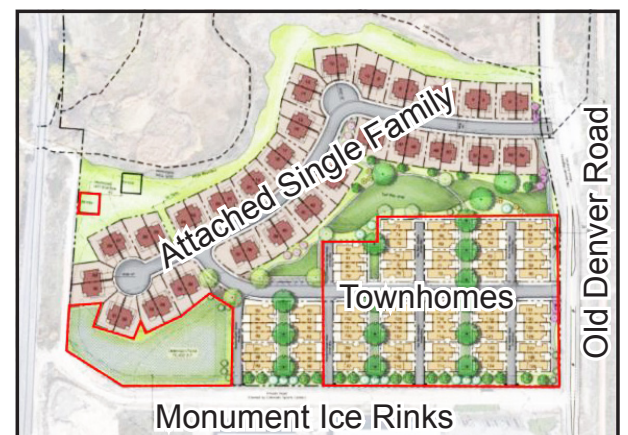
- General Fund – \$5.96 million
 - Water Enterprise Fund – \$1.69 million
 - 2A Water Acquisition, Storage, Delivery (ASD) – \$2.64 million
 - Capital Improvement – \$2.76 million
- Smith's report mentioned:

- The sales and use tax is the single largest revenue stream for the town, making up about 60 percent of general fund revenue, "which is kind of dangerous."
- A substantial increase was made in the Step and Grade salary program for the Police Department, resulting in raises of up to 27 percent for officers from year one to five of employment and a 17 percent average increase for officers from year six to 10 of employment.
- Water Acquisition, Storage, and Delivery (ASD) fund expenditures included new water tank and transmission lines, Area 3 reservoir preparation work, and return-flow water management sampling (reuse project).

- If grants are received from Great Outdoors Colorado (GOCO), then two projects would include a new sidewalk on Beacon Lite Road and a splash park and some other improvements at Limbach Park.

For all the financial details, see the Dec. 4 board packet on the town website or contact Smith at psmith@tomgov.org.

Wagons West annexed; project mostly approved



Above: Wagons West Preliminary Site Plan.

Principal Planner Larry Manning presented the trustees with an ordinance approving several land use planning stages related to the Wagons West development, including its annexation into the town, planned development (PD) zoning, and preliminary PD site plan. This ordinance was unanimously approved by the Monument Planning Commission (MPC) on Nov. 8. See www.ocn.me/v17n12.htm#mpc.

Note: The final PD site plan, the last step before construction could begin, still needs to be reviewed by both the MPC and the BOT later.

Andrea Barlow of NES Inc., the new co-owner of NES, said Wagons West is a 35-acre parcel on the west side of Old Denver Road north of the Monument Ice Rinks and south of the Trails End development. Wagons West LLC plans to include 131 total dwelling units, townhomes first and then duplexes on the north side, built in two phases, priced from about \$230,000 to \$280,000. (<http://www.neslandscapearchitects.com/gazette-december-5-2017/>)

The annexation agreement stated that the domestic water supply will be provided by the town and a tract well site will be dedicated to the town for use in the future. Barlow said the property has 61 acre-feet per year of water available, but it will only use an

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Questions: Call Carley Lehman at (719) 502-3242.