

plan could be duplexes, town homes, single family, etc. Other site plans will have to be approved separately in the future.

Other notable points about this annexation plan include:

- 5 acres in the southwest corner of the project will be dedicated to Lewis-Palmer School District 38. This will help in preparing enough school space to accommodate for population growth in the area. District 38 Assistant Superintendent Cheryl Wangeman spoke to the Planning Commission about the district's possible future development.
- There will be four privately owned and maintained neighborhood parks within the Monument Creek plan, as well as a stretch of open space. The parks will be maintained by an already-existent metropolitan district.
- Water rights on the property will be deeded to the town, and a water development fee will be assessed. When Commissioner Melanie Strop asked about the status of water use problems in Monument—and specifically whether this annexation has enough water currently in store—Planning Director Larry Manning noted both that Monument does have a plan for water use going forward and that this property has well sites that could be

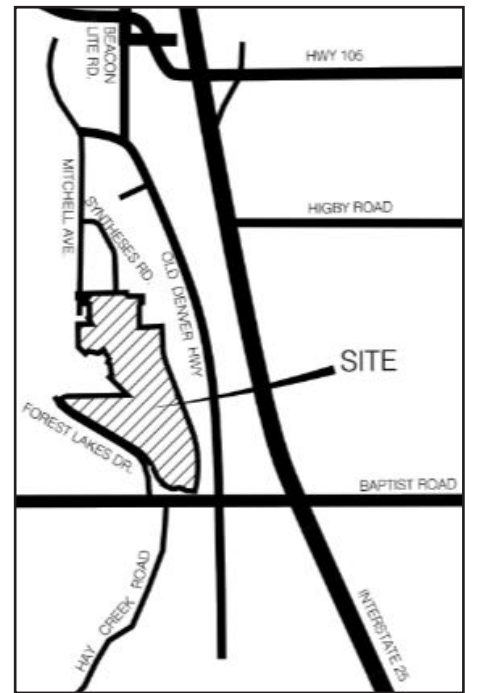
tapped. Each single-family home will also come with a water fee, providing the town with a new revenue stream. Since the town's water plan does require some additional funding, this will prove useful. Currently, 335 new homes could be provided for.

- The PD Sketch Plan indicated a density cap of 396 units.
- A lot of things aren't set in stone yet and will not be until a PD Site Plan is developed. The current expected number of dwelling units may be significantly lowered when plans become more finalized.
- A residential collector-type road will run from the current southern end of Synthes Avenue to Forest Lakes Drive, the western extension of Baptist Road. This will require a bridge to be built over Monument Creek and will provide an alternate route for current Monument drivers along with serving its new community. As for the timing of bridge construction, the MPC packet states, "Essentially, when the traffic at the intersection of Mitchell and Second Street reaches a defined level, the Collector road and bridge will need to be constructed. This is likely to be prior to, or shortly after, initiation of construction of homes on the north end of this project."

The applicant's representative addressed questions from Monument citizens concerning such issues as traffic studies and the future lighting/animal/noise covenants that are expected to be in place.

Other business

During the final public comments period, a citizen asked about surveying stakes located near his property and a pile of gravel that has been causing problems for one of his neighbors. He was told that the Town of Monument purchased the property where the surveying sticks are located, and that lot it is likely to be converted into a freshwater treatment plant. His concerns will be directed to Public Works.



Above: Monument Creek Ranch, formerly known as Willow Springs, is applying for annexation into the Town of Monument so it can proceed with residential development. Map courtesy of the Town of Monument.

Note: At the Oct. 1 Monument Board of Trustees meeting, after a long discussion, the trustees voted 6-0 to postpone their vote on the Monument Creek Ranch annexation. Some trustees had additional questions about the associated Willow Springs metropolitan district service plan and directed that town staff review the service plan with an attorney before the Oct. 15 meeting. See the upcoming Nov. 3 issue of OCN for many more details.

The next Monument Planning Commission meeting will take place at 6:30 p.m. on Wednesday, Oct. 10 at 645 Beacon Lite Rd. Meetings are normally held on the second Wednesday of the month. Information: 884-8017 or <http://www.townof-monument.org/meetings/>

Kate Pangelinan can be reached at katepangelinan@ocn.me.

Monument Board of Trustees, Sept. 17

Loan for well upgrade project fails; still no interim manager

By Allison Robenstein

The Monument Board of Trustees (BOT) held a regular meeting on Sept. 17 and voted down a water enterprise fund loan. The board also approved a service plan for Jackson Creek North Metropolitan District and heard public comments from panhandler Willy Watson.

Loan fails with project near completion

A loan intended to finance two town water system improvements failed. The \$1.8 million loan has been on several meeting agendas, and each time the

board has had questions for Acting Town Manager and Town Treasurer Pamela Smith. The well 4 and 5 upgrade project was approved by the board in January, with the expectation that funding would come from this loan. Smith said approving the project before having funding in place is backward from the way projects should progress. Public Works Director Tom Tharnish said the intention of approving the project before the money was available was to increase the town's water capacity and make the plant operational before summer. There was no time to ask for a loan, he said.

Trustee Greg Coopman has had concerns that the loan requires the Water Enterprise fund to maintain 125 percent of the annual loan payment, or \$268,000. If that minimum is not maintained, the loan covenants require the board to increase water rates to compensate for the lack of funds.

The ordinance failed 3-2-1 with Trustee Jeffrey Bornstein abstaining, and Trustees Laurie Clark and Coopman voting no with no reasons given. Ordinances involving finances require approval from the majority of the board.

Interim town manager

During the meeting, the board met with its selection for interim town manager, Mike Foreman. Originally, the board was going to meet with Foreman in executive session, but this was voted to be unnecessary. During the discussion, it became apparent there was confusion with regard to contract negotiations between



Sisters of Benet Hill Monastery
3190 Benet Lane Colorado Springs, CO 80921 * Phone: (719) 633-0655 Fax: (719) 471-0403
People of all faiths and cultures are welcome to visit or attend classes and workshops.

WITH PARISH HOUSE BAROQUE "FAR AWAY PLACES"
Sunday, October 28, 2018
2:30 pm

Description: Colorado Springs early music ensemble bring a program of exquisite and rarely heard baroque music from unexpected countries such as Turkey, Czech Republic, Poland and Spain. Experience the unique sounds of period instruments from a time and place long ago! **Purchase Tickets online at: www.benethillmonastery.org** Walk-ins pay an additional \$5.00

Tickets: \$20
Save \$15.00
by Subscribing to all 4 Concerts for \$65
(Subscription offer ends Oct. 28, 2018)



rocky mountain women's film institute

FREE FILM SERIES Friday, Oct. 26, 2018
Start Time: 6:30 pm
SPECIAL PREVIEW- FILM FROM THE FESTIVAL~TBA

Don't miss out on your sneak peak! Syrian refugee families are followed on their journey of establishing a new life in Baltimore, Maryland. The film shows reality, both difficult and humorous.

Even though these sessions are FREE, please register on our website under "Events" for planning purposes.
Register online at: www.benethillmonastery.org or call 719.633.0655 Ext. 132

VOTE YES 4A & 4B

Every year our schools help our kids reach their potential; now they need our help to reach theirs

Our School District is seeking a Bond and MLO to address growth and security. Tri-Lakes is one of the fastest growing areas in Colorado. We need a new school to provide space for the additional students. The Bond will provide funds for a new elementary school. The MLO will provide funds to obtain more safety and security personnel to protect our children. If approved, our taxes will go up an average of only \$14 a month. A small price to pay for our children's continued success and safety.

Strong Schools = Strong Community

Get the facts at
www.lewispalmer.org/4a4b



Land and Residential
Thinking of buying or selling?
Call me today!



Tina Peterson, ABR, CRS, GRI, SFR
Serving El Paso, Teller, and Douglas Counties
Direct: 719-460-7614
Tina@TinaPeterson.com
www.TinaPeterson.com