

The district purchased 500 shares of renewable water from Fountain Mutual Irrigation Co. in December 2016, and then purchased an additional 13 shares this January. McGrady said this is the equivalent of 360 acre-feet (AF) of water, and since the water can be reused "to extinction," it is closer to 700 AF. The water could be brought to the district "by exchange," he said. In answer to Mayor Pro Tem Don Wilson, McGrady said district demand is currently 750-800 AF per year. See www.ocn.me/v17n1.htm#tvmd, www.ocn.me/v18n2.htm#tvmd.

Note: "Renewable water" comes from surface water replenished by precipitation, as opposed to "groundwater" that comes from wells drilled into the aquifers that are being depleted. Water shares purchased are subject to "water rights" that prioritize who gets to use the water first.

Finally, McGrady told the BOT they were bidding an extension of the block wall that goes around the Triview well and the Mountain View Electric substation on Jackson Creek Parkway.

Service Plan Amendment considered for Village Center Metro District

Representatives of the Village Center Metro District (VCMD) and their associated homeowners' association (HOA) addressed the BOT again over its request to change the service plan for VCMD.

Note: In 2004, the 140-acre Wahlborg property along Highway 105 east of Knollwood Drive was annexed into the Town of Monument and became Village Center. In October and November of 2014, the town Planning Commission and BOT changed the zoning in 300,000 square feet of Village Center's vacant land from commercial to residential, thereby reducing property tax revenue by a factor of four (29 percent to 7 percent).

VCMD President Jim Romanello has explained that VCMD would like to increase its mill levy from 35 to 50 mills because it isn't producing enough revenue to make its full debt service payment and cannot fund any operations for street, storm, sewer, and landscaping maintenance because all of the current VCMD mill levy revenues are restricted to construction bond repayment. "We residents just want security," he said.

Note: Because of its current financial restrictions, VCMD only pays for snow removal when four or more inches of snow fall and can't afford to do road maintenance.

Town Attorney Alicia Corley presented VCMD's newest petition, which included three parts:

- To increase its mill levy from 35 to 50 mills, setting a debt mill levy cap at 35 mills
- A request that the town take over its snow removal, maintenance, and repair of public streets.
- Asked for a 10-year IGA between the district and the town to allow VCMD to assist in offsetting 50 percent of the maintenance costs.

See www.ocn.me/v4n4village.htm, www.ocn.me/v14n12.htm#mbot1103, www.ocn.me/v16n12.htm#mbot1107, www.ocn.me/v17n7.htm#mbot.

Trustee Shea Medicott wondered aloud why VCMD wouldn't come back after 10 years, with a 50-mill levy, to decrease the levy on its residents if its commitment to maintenance was relieved by the town. Trustee Greg Coopman said if after eight or so years the funds from the increased mill levy aren't being used in a responsible way, the town should be able to suggest ways to improve. He said increasing the mill levy is the first step toward



Above: Seated from the left at the table: Triview Metropolitan District Interim District Manager Jim McGrady and Triview board President Reid Bolander presented a quarterly update to the Monument Board of Trustees on March 5. See related Triview article on page 9. *Photo by Lisa Hatfield.*

improving the situation.

Medicott agreed the district is "in a predicament" but was bothered by the permanence of the service plan with regard to the town's financial commitment. He pushed for the ability to negotiate on both sides with an IGA separate from the service plan. Coopman seconded the notion of a separate IGA, stating his biggest concern is that after 10 years, VCMD's financial obligation would be over, and the town would take on all maintenance costs.

Ten Village Center residents spoke during the public hearing on this resolution, and all were in favor of the proposed service plan changes. Many of those who spoke are on the VCMD board or the HOA. Several residents who spoke stated that none of the financial issues were presented to them as potential home buyers.

Mike Kozlarek said although this fiasco did not happen on the current BOT's watch, the residents need the board's help. Les Rosario agreed with that sentiment and said the homeowners are depending on the board.

Several residents said, "we didn't make it wrong," asserting that the BOT's change of zoning from commercial to residential significantly decreased the tax revenue collected for road maintenance. Matt Dickens requested that the board not push back again in two weeks when the final decision on the petition is expected. Forrest Hindley said there had been no income revenue since June since the whole of the mill levy is going toward paying back the bond loan, and the had HOA enacted a \$50 per month per lot to residents to create a landscape maintenance budget. Sam Hastings, HOA vice president, felt the town has some ownership in the failure of holding developers accountable, and hopes for a good compromise to the situation.

Medicott and Trustee Kelly Elliott agreed to meet with Romanello on March 9 to discuss the petition further. Corley and Public Works Director Tom Tharnish also agreed to meet with the VCMD board, since Town Manager Chris Lowe is on administrative leave and Interim Town Manager Pamela Smith is not available, and Corley will write up an amended IGA. Colorado statutes require that the board act within 20 days of the date of the public hearing, so at the March 19 meeting the Board of Trustees would have to approve, conditionally approve, or deny the Amendment to the Service Plan. See related March 19 Board of Trustees article on page 21.

Ordinance adopting new regional building codes

Roger Lovell of the Pikes Peak Regional Building Department requested the adoption of the newest build-

ing codes for the Town of Monument. The changes, updates really, to the codes are designed to improve the safety of everyone involved. The codes constitute 2017 updates and were passed unanimously by the board.

Public comments

During the public comments portion of the meeting, Rosie's Diner owner A.B. Tellez came forward to ask the board to build a rapport with small businesses. He said the water rate increase in late 2015 significantly increased his water bill to the point that he had to let all his landscaping die around the restaurant. See www.ocn.me/v16n2.htm. After that vote, and his comments at the February 2016 BOT meeting, no one from the town came to talk with him about the water issues.

Also, Tellez expressed concern about Town Manager Chris Lowe's unprofessional behavior in the past. Finally, Tellez said he is "not confident about Monument's future."

Joseph Whitman then demanded to know whether Chief Jake Shirk and his crew are back to work. Corley responded that they were back to work. Next, Whitman asked if the town manager is back to work, but Mayor Pro-Tem Don Wilson said during public comments, the board did not respond but just received community input. Whitman then addressed the audience, who said that the town manager is on paid administrative leave. He said to the trustees, "What is the solution? I don't like paying somebody's paycheck who is not at work." During board comments later in the meeting, Coopman said he felt there should be ways to provide transparency to the community from the board.

Vanessa Shirk thanked the trustees for all that they do to be leaders. She corrected a statement made by Town Manager Chris Lowe in a (March 7 Tribune) article that misstated several key dates pertaining to her husband Chief Jacob Shirk's evaluation, adding that Lowe did not follow proper procedure with the evaluation. She also stated that several BOT members were aware of the complaint in December, and she did not know why her husband did not pursue the complaint with Lowe then. Later, Coopman referenced recent media articles and cautioned town residents to thoroughly review media coverage.

The meeting adjourned at 7:59 p.m.

The Monument Board of Trustees usually meets at 6:30 pm on the first and third Mondays of each month at Monument Town Hall, 645 Beacon Lite Road. The next meeting is scheduled for April 16, because the April 2 meeting was canceled due to the election. Call 884-8014 or see 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.minutesondemand.com> and click on Board of Trustees.

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Monument Board of Trustees, March 19

Sanctuary Pointe modifies its proposed Final PD site plan; Village Center Service Plan finally amended

By Allison Robenstein and Lisa Hatfield

Sanctuary Pointe Phase 2 and the Village Center Metropolitan District service plan amendment were the two main action items at the March 19 Monument Board of Trustees (BOT) meeting. The trustees also approved a resolution called Standards of Conduct for Elected Officials in the Town of Monument, said goodbye to Trustee Dennis Murphy, and appointed two citizens to the Board of Adjustment.

Sanctuary Pointe Phase 2

Preliminary/Final PD site plan approved

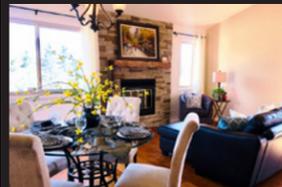
Sanctuary Pointe is being built in three phases, the first of which is in progress on the east end of the development. Phase 2 will be broken into seven sub-phases and includes 273 residential lots. Phase 3 will come last and is planned to include about 70 larger lots, for a total of 600 lots for all of Sanctuary Pointe, said Andrea Barlow of NES Inc. The principal park for

Sanctuary Pointe will be an 8-acre park in subphase G of Phase 2. Also, there will be 22 acres of natural open space on the north side of Phase 2 and a trail system.

A different version of this Phase 2 preliminary/final PD site plan proposal was approved by a 3-2 vote at the Feb. 14 Monument Planning Commission (MPC) meeting. See ocn.me/v18n3.htm#mpc and map at www.ocn.me/pdf/v18n3%207.pdf.

As recently as the MPC meeting, Sanctuary Pointe developer Classic Homes had proposed to connect Sanctuary Rim Drive to county road Kingswood Drive as a secondary access route. Kingswood residents vehemently opposed this idea because the road is not structurally able to withstand additional traffic and there are no plans by the county to improve the road. After many recent meetings with neighborhood groups, Classic Homes turned an about-face and agreed to extend Sanctuary Rim Drive all the way

Open House! Apr. 21, 11-3


356 Mission Hill Way. 3 bd, 3 ba, 2-car, Desirable and rare CORNER unit raised ranch style GLENEAGLE TOWNHOME. Mountain views. MAIN LEVEL living with master and 2nd bedroom on ONE LEVEL that has an OPEN CONCEPT living/dining combo and galley kitchen that has upgraded appliances, granite counters, maple cabinets, gas range and pantry. Full finished basement walks out and has large FAMILY ROOM, 2nd master, and private bath. Oversized garage and oversized composite deck. Large common area with walking trails, sit upon rocks, benches, and adjacent to OPEN SPACE. \$278,500. MLS #7913167

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