

ects in the 2018 Capital Projects Fund totaling \$345,000 that likely won't get completed. To review the 2018 budget and quarterly documents, see <https://townofmonument.org/367/>

Town-Financials.

The motion to approve Key Bank as the lender for 2018 Water Enterprise Fund debt passed 5-1 with Clark voting no with no reason stated.

Conexus Business Park

Town Planner II Jennifer Jones requested an amendment to the Conexus preliminary PD (Planned Development) site plan to include Religious Facili-

ties and Institutions as a permitted use. At their July 11 meeting, the Monument Planning Commission approved this amendment request by a 4-1 vote with the stipulation that the religious entity not have a school or children's day care associated with it. See www.ocn.me/v18n8.htm#mpc.

The Conexus site is about 23 acres between Old Denver Road and Interstate 25, between Teachout and No Name Creeks. It will be part of a 170-acre business park, Andrea Barlow of NES said.

In the original PD site plan, a specific list of 11 allowed uses was requested by applicant Classic Homes. See www.ocn.me/v18n2.htm#mpc.

Jones explained that any use not included in the approved list is prohibited. Historically, the property had been zoned as Planned Industrial Development, which would have included industrial parks.

Tri-Lakes Economic Development Corp. CEO Terri Hayes spoke in favor of the resolution and explained the reason for prohibiting schools. Restaurants that build in this park and intend to serve alcohol cannot be in a 500-foot proximity to a school or day care.

Coopman suggested the terms church and religious facility are overly broad and asked for a definition. Barlow said the BOT is responsible for defining the town's zoning codes. Until that is done, the town will have to address these questions on a case-by-case basis using PD site plan conditions, she said.

Later in the meeting, Coopman asked if the town's Planning Department could write up land use definitions in the zoning code for the board to review. Larry Manning, director of planning for the town, said they requested a grant for a third party to write the definitions for them and will not know if they have received the matching fund grant until later in 2018.

The motion passed unanimously.

Wagons West Final PD Site Plan and Final Plat

Jones and applicant Pat Smith, CEO of ProTerra Properties, presented the Wagons West devel-

opment's final PD site plan and final plat. This property is on Old Denver Road, north of the Monument ice rink and south of Trails End. The property was annexed into the town by the board on Dec. 4, 2017. See www.ocn.me/v18n1.htm#mbot1204.

The project consists of 54 duplex-style homes and 77 townhomes on 34 acres. The northern 14 acres of the property will remain natural as open space, and there will be a 2.5-acre park. Visual representations of maps of the property are available at <https://monumenttownco.documents-on-demand.com/Document/cd956052-42bf-e711-80bf-001fbc00ed85/Package110817.pdf>.

Initially, the homes will be priced in the mid- to high \$200,000 range, providing a more affordable housing option in Monument, Barlow said. Pat Smith said home prices will follow market changes and could increase or decrease over time.

Three residents spoke in favor of the project during public comments. Hayes said this will help young professionals and recent retirees purchase a home in the Monument area. Haley Chapin, executive director of Tri-Lakes Cares, said this would provide "a nice price bracket for people in situational poverty" to reside in Monument. Resident Cassie Olgren asked who would be responsible for maintaining the open space/mouse habitat so that it did not fill up with noxious weeds, and Smith said it would be the responsibility of the Wagons West Metropolitan District.

The plan passed 5-1. Coopman voted no with no reason given.

Service plan for Wagons West Metropolitan District

Town Attorney Alicia Corley presented the Wagons West Metropolitan District service plan to the board. This plan puts the Title 32 special district into statutory compliance with the state and provides initial improvements to the land including roadways, stormwater infrastructure, and construction of a sewer system lift station. The service plan also included maintenance of the open space, detention pond and the park, she said.

The special district borrowed through long-term financing to pay for these public improvements rather than increase home prices by up to \$16,500. Property owners in Wagons West pay back the \$5 million in bonds through their property taxes, Corley said. Their taxes will include a 50-mill levy, the maximum allowed by law, and will extend until 2048.

Once the metro district builds the assets, all will be gifted to existing service providers, as this plan does not provide any of the services associated with the improvements.

The Wagons West Service Plan was approved unanimously and can now move on to district court to call for an election on Nov. 6.

Other business

Centurion Masonic Lodge 195 presented Community Resource Officer Andrew Romano with the officer of the year award. Romano, a six-year veteran of the Monument police force, is

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