

the development.

- It was asked whether this "village" is expected to detract from historic downtown Monument, after which Behnke answered that they are searching for locally owned businesses to occupy the space, and that this project is intended to

give the people of Monument more choices.

- The possibility of a playground as part of the development was suggested, and the benefits of employment opportunities for teenagers in the area expressed.
- Some members of the PC don't like the idea of more

automotive facilities moving into Monument. Concern about potential hotels was also voiced.

A motion to recommend the proposal for approval with conditions concerning maximum building height was approved 4-3, with Ours, Trujillo and Lewis voting against.

For the time being, the public will be able to attend PC meetings through Webex software. Citizens are also afforded the option of calling in to listen to meetings, and if alternate accommodations are needed, the town website states, "Individuals without the ability to participate by phone or computer may contact Drew

Anderson at danderson@tomgov.org or 719-396-0842." Further information: <http://www.townofmonument.org/meetings/>. The next PC meeting is expected to be held on April 14.

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

Monument Board of Trustees, March 15

Native Sun Annexation passes; new police vehicles on order

By Allison Robenstein

The Monument Board of Trustees approved the annexation of Native Sun Construction into the town during the March 15 meeting. The trustees also approved four new police vehicles, a liquor license, and a water-use project. Trustees Laurie Clark and Jamy Unruh were noted absent.

Native Sun Construction annexation is approved

Planner Debbie Flynn presented the Native Sun Construction annexation to the board, saying the 10.69 acres of land sits on Woodcarver Road south of Baptist Road and adjacent to the new Falcon Commerce Center.

This was approved at the Jan. 13 Planning Commission meeting. See www.ocn.me/v21n2.htm#mpc.

Tri-Lakes Monument Fire Protection District will provide emergency and fire services,

and the town will provide police services. Utilities and road improvements are not the town's responsibility. In the board packet, Planning Director Larry Manning wrote, "The town acknowledges sanitary sewer service from the property will be provided by the Forest Lakes Metro District, which will also install a potable well onsite and water transmission lines."

Ernest Jessup, owner of Native Sun Construction, said he is "really looking forward to this project" and intends to be a good neighbor to the town. When Trustee Ron Stephens asked who is responsible for road repairs to Woodcarver Road and snow removal, Jessup said it isn't the responsibility of the town. Town Manager Mike Foreman said code enforcement representatives will be sent out if the roads aren't maintained properly.

The development agree-

ment is not yet signed. Manning said, "If the developmental agreement isn't consummated, the annexation agreement won't be consummated."

The annexation passed unanimously but is still dependent on signing the developmental agreement.

Lease four police cruisers

The Monument Police Department will get four new leased vehicles this year. Chief Sean Hemingway said the department is ordering three Chevrolet Tahoe SUV's and one unmarked special operations vehicle. The town budgeted \$265,000 for the purchase. The four vehicles will be leased over a five-year period, after which time the town can purchase the vehicles for \$1 each. The cost to outfit the vehicles with a police package of lights, cages, siren and striping, patches and insignia is unknown at this time, but the

total cost will not exceed the budget.

The request passed 5-0.

Liquor license approved

Deputy Clerk Erica Romero presented the request for a new salon, Hotsy Totsy, 1495 Cipriani Loop, to serve complimentary alcohol to patrons. Romero said the license application was filed on Feb. 9. John and Jessica Reyes, owners of the salon, said they also intend to host events including Tri-Lakes Business Network International meetings.

A wall separates the reception area from the service area, where alcohol will be offered during client services. The salon's demographic is women between 32 and 48 years old. The business opened in July 2020.

Tri-Lakes BNI President Tiphany Figurski said the Reyes' salon is a quality business and will be a "big asset to your community."

The request was approved unanimously.

Vacating portion of Lincoln Avenue

The board agreed unanimously to sell a portion of the unconstructed portion of Lincoln

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The Colorado Preschool Program (CPP) offers financial assistance for preschool tuition to Tri-Lakes area children who qualify based on family, economic, or developmental needs. This assistance can be applied at D38 preschools and at the Tri-Lakes Community Preschool.

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