

and all years thereafter. ...”

Trustee Ron Stephens said the fundamental concept behind TABOR is that excess revenues belong to the people, not government. “It should be returned to the people without this vote,” he said, noting other similar ballot requests have “gone down in flames,” especially if the ballot language is too vague.

Trustee Laurie Clark said she had polled her constituents, noting, “89% have said they don’t want this passed,” and would prefer to receive the money back they paid in taxes.

Swearengin suggested the request needed more discussion and an education campaign for residents so they understand the consequences.

Trustee Mitch LaKind said the verbiage allowing the town to keep excess revenues in perpetuity “shudders me.” He asked why the language had been changed, suggesting the town staff “decided to go against the known formula that works, to take advantage of the citizens’ good nature.” Foreman quickly stepped in, saying that wasn’t the point and instead staff was worried about the excessive election costs. “Staff doesn’t have a position on this,” he said.

Mayor Don Wilson appeared upset that the board packet didn’t include a listing of the years when there had been excess revenues. Foreman said since the budget had been “de-Bruced,” it was impossible to know. Named after TABOR’s author Douglas Bruce, de-Brucing is the elimination of the revenue cap.

The board voted unanimously to postpone the motion for 30 days.

The other ordinance request to be sent back was a request by Planner Debbie Flynn proposing a permitting fee schedule change. The board members seemed genuinely confused about the changes after being told the new schedule didn’t include any fee increases and was intended to provide better customer service by consolidating fees.

For example, final site inspection fees have been broken down as follows:

- \$75 for less than one acre.
- \$125 for one to five acres.
- \$250 for five to 10 acres.
- \$350 for 10 to 50 acres.
- \$600 for anything over 50 acres.

The new, proposed schedule is broken into only two categories: \$350 for zero to 25 acres and \$750 for anything over 25 acres. Flynn said the Housing and Building Association of Colorado Springs approved the fee suggestions. Wilson confirmed with Flynn that the smaller developers would then be subsidizing the larger ones with this fee suggestion. “Correct,” she said. LaKind said, “That’s a massive increase.” There were no comparisons to other similarly sized municipalities, so a motion to send the resolution back to staff was unanimously approved.

I-25 South Gap update

Larry Quirk, project engineer for the South Gap project, said the Colorado Department of Transportation (CDOT) project is moving along well. The full project should be complete by November 2022.

The County Line Road Bridge between El Paso and Douglas counties will be expanded this year to accommodate one through lane and one turn lane in each direction. The bridge will be rebuilt in phases: outside lanes will be built, then the existing bridge circa 1964 will be demolished and rebuilt. There will be a six-week closure of the northbound on and off ramps at the County Line Road exit, but Quirk didn’t specify dates.

For more information, go to I-25 South Gap: Monument to Castle Rock — Colorado Department of Transportation (codot.gov) or text I25Gap to 21000.

Elite Cranes rezone approved

Flynn presented the rezone and preliminary/final planned development site plan for Elite Cranes. The two-acre property located at 940 Synthes Ave. had previously been zoned Planned Industrial. A 5,000-square-foot shop and an outdoor storage yard will be built if approved. The crane rental business owned by Sam and Stacie Lowry was unanimously approved.

Monument Industrial Park development moving forward

The final plat for the Monument Industrial Park was approved. The development will be located just north of Valero at 1310 W. Baptist Road along I-25. Trustee Jim Romanello was in the meeting remotely and his vote could not be heard, so Wilson took that as an abstention. The final vote was 6-0-1.

Village at Jackson Creek comes back to the board

The Preliminary Planned Development Site Plan and rezone for the Village at Jackson Creek was unanimously approved. Foreman spoke briefly, telling the board he addressed the Planning Commission board members to apologize for inappropriate language that had been used in a rebuttal of their remarks regarding this development. He also noted Larry Manning is no longer employed as the planning

director. Foreman said Richie and he would attend planning meetings until a new director is hired.

The board had heard this request before but sent it back to the Planning Commission for further review. Brett Behnke of Creekside Developers is requesting the rezone for a “live/work/play” development to include commercial and residential land uses. Behnke said after meeting with the Planning Commission that he has made the following changes according to their requests:

- Revised the proposal to include 20 residential units per acre, down from the previous 32 housing units/acre.
- The maximum building height for buildings within 600 feet of I-25 will be 75 feet, down from 90 feet. Buildings farther than 600 feet from the highway will have a maximum height of 50 feet. The town’s comprehensive plan allows for taller building heights, prompting LaKind to say he has an issue with conditions being set that violate existing regulations.

The request was approved unani-

mously.

New water tank will sit on new land

The board approved the purchase of one-half acre of land to build a secondary water tank. It sits adjacent to land where the town’s existing tank is located. Richie said the land will cost the town \$70,000. Mayor Pro Tem Kelly Elliott said this purchase makes sense because there will be no interruption of water services and low-cost land. It was approved 6-1 with Clark voting against and giving no reason for doing so.

The meeting adjourned at 9:08 pm.

Allison Robenstein can be reached at allisonrobenstein@ocn.me.

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