

## Monument Board of Trustees, April 18

## Proposed town charter to be on November ballot

By Allison Robenstein

During the April 18 meeting, the Monument Board of Trustees approved placement of the new town charter on the November ballot for a vote. They also approved a new liquor license for the Secret Window.

**Home Rule Commission completes charter**  
Katherine Sellers, counsel to Home Rule Charter Commission, and Steve King, commission chairman and member of the Board of Adjustments, presented the newly written charter to the board. It will be referred to the voters during the November election. To read the full charter, see <https://tinyurl.com/5ercdx9a>.

Of the charter contents, King told the board:

- Monument would be divided into two districts that mostly follow the east and west sides of the town.
- Trustees would become council members serving up to two consecutive four-year terms.
- After each election cycle, council members will review and revise a required code of conduct.
- Council members must attend meetings and a limit to meetings missed will be put into effect, however, virtual and in-person meetings are one and the same.
- Monument would maintain its town status, indicative of our small-town community.
- The town manager must live within the town boundaries and would be given six months to move there.
- Town employees may not strike or require collective bargaining agreements.

One concern was the change of status for the clerk and treasurer positions. Currently, they are appointed for each election cycle, but this would change in the charter. Instead, they would become town employees. Trustee Ron Stephens said he was concerned the autonomy of the positions would be removed should they work for the town manager. King said it was discussed, but in the

end the commission thought higher-quality applicants would apply for a job that is guaranteed rather than one in which their position could be eliminated with a 4-3 vote.

Trustee Darcy Schoening spoke against the portion of the charter identifying the council members' qualifications. Currently, town residents at least 18 years old and with one year of residency may become trustees. The charter requires candidates to be 22 years old and be a resident for 24 months. "Why do you think you know better than the voters, overstepping the boundaries of the commission?" she asked.

King said numerous precedents require such an age in consideration of higher levels of education, responsibility, and maturity, but Schoening pushed back. She asked why someone who could purchase liquor or join the military couldn't be part of community government. She said this is "highly inappropriate and highly disenfranchising."

Sellers put an end to the back and forth by clarifying the voters and not anyone on the board will decide whether the components of the charter are worthwhile. "You don't have that discretion," she said firmly, confirming the board may not weigh in on the merits of the charter. Town Attorney Joseph Rivera said the board's job is not to approve or disapprove of the charter, nor does it have any opportunity to change the content, because it is up to the voters to do so.

In the end, the board approved the resolution referring the charter to the voters in a 5-1 vote with Schoening voting against.

**New liquor license for Secret Window**

Deputy Town Clerk Tina Erickson said Anthony and Rhoda Archuletta, owners of Secret Window at 47 Third St., applied for a new liquor license. Mayor Don Wilson said this isn't a new license. The proprietors already serve beer and liquor, said Erickson. Anthony Archuletta

said the location has been in business for 14 years. There were no public comments, and the license was approved unanimously.

**Public comments**

During public comments, Christine Malmberg, owner of Dragonfly Paddle Yoga, asked the board to thoughtfully consider not shutting down her business. Malmberg said her annual permit to teach classes on Monument Lake was denied. Numerous residents and people who took her class at the lake in previous years asked the town to reconsider.

She noted Dragonfly Paddle Yoga is the "only business to provide this health-minded business in the area." Her supporters noted the small presence at the lake and the fact that it is a local, woman-owned business that empowers students to learn a new skill, as well as providing an economic benefit to the community.

Mayor Don Wilson asked Town Manager Mike Foreman if the permitting policy had changed, and Foreman replied that there are more businesses who wish to be permitted than the lake can handle. He said Malmberg is not a vendor of choice for the town, although she has become a steward of the lake for years.

The meeting was adjourned at 8:12 p.m.

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The Monument Board of Trustees usually meets at 6:30 p.m. on the first and third Mondays of each month at Monument Town Hall, 645 Beacon Lite Road. The next regular meeting is scheduled for Monday, May 16. Call 719-884-8014 or see [www.townofmonument.org](http://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.minutemand.com> and click on Board of Trustees.

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## Palmer Lake Board of Trustees, March 31, April 14 and 28

## Town Hall reopens, drainage study presented

By James Howald and Jackie Burhans

The second Palmer Lake Board of Trustees (PLBOT) meeting for March was postponed until after the April edition of Our Community News went to press and so is covered in this article, along with the two meetings held in April.

The March 31 meeting was the first to be held in the refurbished historic Town Hall. At that meeting, the board considered two subdivision requests for properties on French's Hill, an ordinance to set the fine for parking in no-parking zones, a request to authorize staff to select an appraiser, and a request to alter the access point for the Pine Crest Youth subdivision. The board also approved a special event permit for a 24-hour endurance race. The meeting went into executive session to discuss a request for temporary use of town property and a possible annexation.

At the April 14 workshop and meeting, the board heard a presentation on the drainage issues on High Street. Appointments to the ad-hoc Grants Committee were made and a vote was taken to approve the appraiser chosen by staff to assess two town properties. Town Administrator Dawn Collins discussed erosion at the pedestrian bridge and the fencing required by BNSF adjacent to the railroad tracks. The board also approved a special event permit for Palmer Lake Wine Festival. Finally at this meeting, Jeff Zearfoss used the time reserved for public comments to talk about his ideas for developing the Elephant Rock property.

The April 28 meeting began with the board acting in its capacity as local licensing authority to consider a liquor license request from Sasquatch and Yeti Taqueria LLC. The board heard a presentation from CORE Electrical Cooperative and held two public hearings: the first to consider a conditional use permit for the Diacut property on Highway 105 and the second to consider vacating a right of way on Loveland Slope. Three special event permits came before the board, as well as a suggested amendment to the town's regulations for short-term rentals.

**Board meetings reconvene in Town Hall**

The restoration of the Town Hall building is virtually complete, allowing board meetings to return to their usual location. The structural repairs are finished, and the interior remodeling preserves the historical look of the building while improving the lighting, the audio system, and the restroom facilities, one of which is now Americans with Disabilities Act compliant. Cameras were installed during the interior work, improving the live streaming of board meetings by enabling two points



**Above:** The Palmer Lake Board of Trustees meeting March 31 was the first to be held in the refurbished historic Town Hall. Photo by Jackie Burhans.

of view: one on the board and the other on the microphone used for public comments. A grand re-opening event for the Town Hall, the library, and the museum will be held on Saturday, May 7 at 10 a.m.

**French's Hill subdivisions approved**

At its March 31 meeting, the board held two public hearings and voted on two resolutions regarding requests to subdivide. Richard and Lindsay Willan asked to subdivide French's Hill parcels 6, 7 and 8 into five lots, three for single-family homes and two for low-profile, two-story buildings to be used as a health and nature retreat. Shana Ball asked to subdivide French's Hill parcel 10 into three lots, to be used for one single-family home and for a residential assisted living business.

There were no questions from the public at either hearing.

The board voted unanimously to approve resolutions granting both requests.

**No parking zone fine set**

The board voted in favor of Ordinance 6-2022, which amends the town's master fee schedule to raise the fine for parking in a no-parking zone from \$15 to \$50.

**Staff authorized to choose appraiser**

Deputy Town Clerk Julia Stambaugh asked the board for authorization to negotiate contracts with appraisers to evaluate the Elephant Rock property the town had recently acquired and the town property just south of County Line Road that is currently used as a motocross track. Stambaugh said three proposals to do the appraisals had been submitted.

Mayor Bill Bass, Trustee Nicole Currier, Trustee Da-

rin Dawson, and Trustee Karen Stuth voted to authorize staff to negotiate with appraisers. Trustee Jessica Farr voted no. Trustees Glant Havenar and Samantha Padgett were absent from the board meeting.

**Access to Pine Crest Youth subdivision amended**

John Cressman asked for a minor replat of his property on Greeley Boulevard to reposition the driveway to make it less steep.

The board voted unanimously in favor of Resolution 22-2022, which makes the requested changes to the plat.

**Permit for endurance race approved**

Jen Brown and Lance Pearce asked the board to grant a special event permit for the 24 Hours of Palmer Lake Endurance Run. The race will be held on Oct. 8 and 9 and will take place around the lake. They said 100 to 200 runners were expected for the eighth running of the race. Brown and Pearce said \$5 of every registration fee would be donated to the Palmer Lakes Park Commission.

The board voted unanimously to approve the permit.

**Temporary use of town property denied**

The March 31 board meeting ended with an executive session to consider approving a temporary use of town property. After the executive session, the board reconvened to open session and voted to disallow the temporary use of town property. The board did not provide details about the request.

**High Street drainage study**

At the April 14 workshop, Mark Morton and Erica Countryman, both of GMS Inc. Consulting Engineers (GMS), reviewed their study of drainage problems on High Street. High Street was chosen as the first location for study as it has seen the most frequent and severe flooding in the town.

Morton and Countryman said they had considered High Street drainage issues from the perspectives of 10-year, 50-year, and 100-year storms. They explained that a 100-year storm had a 1% chance of occurring in any year, a 50-year storm had a 5% chance of occurring, and a 10-year storm had a 10% chance.

Countryman discussed the basins that drain to High Street, identifying a 72.5-acre basin west of Highland Road as the greatest source of runoff. She explained the study assessed several factors, including the ability of the soils in the drainage basins to absorb water, to calculate each basin's rate of drainage and peak runoff. The study also analyzed the capacity of the town's existing drainage paths to convey runoff, thereby identifying infrastructure that is undersized and more likely to flood.