

Smith agreed with Dominguez that she would continue serving as town manager until the position was really filled, adding, "With or without the title, everyone is going to come to me anyway."

**Town manager search spreads wider net**

Without discussion or preamble, Dominguez asked trustees to vote. Mayor Pro-Tem Jeff Kaiser made the motion to hire Tara Marshall as the town manager; she was the finalist who had presented her credentials to them on March 16 (<http://ocn.me/v15n4.htm#mbot0316>.) The motion failed by a vote of 2-5. Trustees Jeff Bornstein, Kelly Elliott, Howe, Jeff Smith, and Dominguez voted no, with no reasons given.

The trustees then voted 6-1 in favor of re-advertising the town manager position. Kaiser voted no with no reason given.

They discussed whether to use the same internally run hiring process and recruiting sources as in the previous unsuccessful search, or to hire a professional recruiter using a request for proposal (RFP) due to the high cost. The consensus was to issue an RFP.

**Meanwhile, Smith plans to do both jobs**

Howe said he was under the impression that Smith wanted to go back to being treasurer full time instead of continuing with the pressure of doing both jobs. She said she is not being as active a town manager as she would if that were her only job, and she is mostly focusing on the accounting work of the treasurer. "My focus is where it needs to be, to get ready for the audit," she said. "The department heads know what they are doing," and they come to her for oversight and approval. Smith said she will continue filling both positions until a new town manager is hired. She said there is too long of a learning curve to get another staff member trained to fill in.

**Background:**

- Sept. 2, 2014 – the last time Treasurer Monica Harder gave a report at Board of Trustees meetings. No an-

nouncement was made explaining her absence after that.

- Oct. 6 – Smith was referred to as the interim town treasurer as well as town manager.
- Dec. 1– Smith was officially appointed interim town treasurer. See [www.ocn.me/v15n1.htm#mbot1201](http://www.ocn.me/v15n1.htm#mbot1201).
- March 2 – Smith said it had been decided to hire a new town manager instead of a town treasurer due to a lack of qualified treasurer candidates and that she would retain the treasurer position when a new town manager was hired. See [www.ocn.me/v15n3.htm#mbot0302](http://www.ocn.me/v15n3.htm#mbot0302).
- March 16 – one remaining finalist for town manager position introduced. See [www.ocn.me/v15n4.htm#mbot0316](http://www.ocn.me/v15n4.htm#mbot0316).
- April 6– board voted not to hire the finalist candidate.

Trustee Jeff Bornstein said, "We need to put a firm date" on identifying and hiring a new town manager. Trustee Elliott agreed, but Dominguez did not want to hurry the process.

The consensus was to hold a special board meeting April 8 to discuss the town manager job description and qualifications necessary for the candidates to meet in order to include this information in an RFP from professional recruiting firms. See article on page 14.

**Sanctuary Pointe Phase 1 continued**

Andrea Barlow of NES Inc., Joe Loidolt of Classic Homes, and Principal Planner Mike Pesicka presented a Preliminary/Final PD Site Plan for Sanctuary Pointe Phase 1 to develop 261 single-family residential units on a 60.506-acre tract of land. The proposed development is north of Baptist Road and adjacent to The Ridge at Fox Run and Fox Pines developments. The sketch plan for Sanctuary Pointe was approved in 2006.

Pesicka also requested approval for the first three Preliminary/Final Plat subdivision filings:

- The Carriages at Sanctuary Pointe Filing 1, 40 attached single-family home lots (duplexes) on 12 acres
- Sanctuary Pointe Filing 1, 51 single-family detached lots on 40 acres
- Sanctuary Pointe Filing 2, 34 single-family detached lots 15 acres

The total number of plats proposed was 125, which are Phases A, B, and C on the Preliminary/Final PD Site Plan. The areas not being platted on the remaining acreage now would require the review and approval of future plats by

the town.

The Monument Planning Commission had unanimously approved these land use items on March 11. See [www.ocn.me/v15n4.htm#mpc0311](http://www.ocn.me/v15n4.htm#mpc0311) and [www.ocn.me/v14n4.htm#nepco](http://www.ocn.me/v14n4.htm#nepco).

After 2 1/2 hours of discussion, the board voted 5-1 to continue the item to April 20; Mayor Rafael Dominguez voted no with no reason given.

In answer to questions from Howe and Jeff Smith, Barlow said that Triview Metropolitan District had agreed to provide a water will-serve letter for the development once a new water tank is approved and constructed. She said there is funding agreed upon between Classic Homes and Triview to purchase more water rights if needed to provide the capacity of water needed for construction and to service the residents of the development.

Smith said it "did not sit well" with him that Triview's capacity to serve was "based on buying more water rights," but he realized that staff had done their due diligence. Dominguez said he was sure the development wouldn't go forward if the water weren't there.

The developer's comments included:

- Temporary/emergency access to Red Fox Lane would be constructed.
- Entire development to use Firewise mitigation standards supported by the Tri-Lakes Monument Fire District.
- Traffic and drainage reports approved by town and county engineers.
- 25.85 acres of open space/parks/trails.
- Setbacks are similar to existing zone districts within the town.
- Roads to be built to town standards and maintained by Triview.
- A trail system linking with county trails is part of the site plan. All trails are either dedicated to the town or Triview for public use.
- Fifty-foot buffer area along the southern portion of the site where Sanctuary Pointe abuts Fox Pines and along the northern boundary of Sanctuary Pointe.
- Lot sizes adjacent to the Fox Pines and Fox Run subdivisions are over 20,000 square feet.

Barlow said that during the sketch plan phase in 2006, meetings were held with neighbors in Higby Estates, The Ridge at Fox Run, and Kingswood. Their input reduced the density in many areas of the project, moved denser areas to the center, and included connections with trails. Two adjacent property owners from Happy Landing said they did not see public postings of those meetings, although they did receive their certified mail notification of those 2006 meetings.

Barlow said several meetings were held this year with neighboring communities also and feedback was generally positive. The developer addressed questions about traffic, erosion control and lot grading, lot size, fire evacuation, landscaping requirements, the 50-foot buffer, and other topics.

Several neighbors from the perimeter of the proposed development spoke during public comments.

Land use attorney William Louis spoke for 40 minutes representing Daren Palmer's concerns about effects of duplexes potentially being built immediately south of his 11-acre property on Happy Landing Drive. Louis's comments included:

- It is not fair to put duplexes next to a million-dollar property.



Your local Real Estate Broker and Mortgage Banker, Janie and Lisa, live and work in the Tri-Lakes area and are teaming up to serve you, making home buying easier.

**JANIE HOWARD**

Parker St. Claire Realty *Parker St. Claire*  
719.287.0427 Realty Company  
[www.coloradojanie.com](http://www.coloradojanie.com)

**LISA RAMSEY**

719.205.1782 Heartland Bank  
NMLS #206385 Mortgage

**GREAT INVESTOR PROPERTY**



Nicely updated Stetson Hills home with new paint and carpet with built-in kitchen buffet, nice flat fully fenced back yard and close to the bases. Call Janie for info and showing.

**G-FORCE**  
VACATION BIBLE SCHOOL  
The Adventure Begins  
at **Black Forest Community Church**  
June 8th-12th, 2015 9:00am - Noon  
Register at  
[www.blackforestcommunitychurch.org](http://www.blackforestcommunitychurch.org)  
719 495 2207

**TRI-LAKES REFORMED CHURCH**  
(RPCNA)  
Woodmoor Community Center  
1691 Woodmoor Drive  
Monument, CO 80132  
**Sunday Worship 9:45 A.M.**  
[www.trilakesreformed.org](http://www.trilakesreformed.org)

*Palmer Lake Art Group*  
presents...  
**50th Annual Fine Arts Show, June 2-27**  
Tuesdays through Saturdays 12-4 pm  
Tri-Lakes Center for the Arts  
304 Hwy 105, Palmer Lake, CO 80133  
[www.palmerlakeartgroup.com](http://www.palmerlakeartgroup.com)  
[plaginfor@palmerlakeartgroup.com](mailto:plaginfor@palmerlakeartgroup.com)

Simple. Interior design to match your style...  
*designwiseinteriors*  
We specialize in helping you translate your personal style into your design style.  
719.963.7438 [designwisecolorado.com](http://designwisecolorado.com)