

TOWN OF MONUMENT
MINUTES OF THE BOARD OF TRUSTEES
REGULAR MEETING

Tuesday, February 17, 2009

6:30 P.M. Board of Trustees Regular Meeting

Call to Order, Roll Call, Pledge of Allegiance, Approval of Agenda

Mayor Glenn called this Regular Meeting of the Board of Trustees of the Town of Monument, Colorado to order at 6:30 P.M., at Monument Town Hall. Mayor Glenn had Cub Scout Den 4, Pack 67 come forward and lead those assembled in the Pledge of Allegiance. The following Board members and Staff were present for the meeting:

BOARD OF TRUSTEES:

Present:

Mayor Glenn
Trustee Miller
Trustee Plank
Trustee Dominguez
Trustee Easton

Absent:

Trustee Drumm
Trustee Samuels

TOWN STAFF:

Catherine Green, Town Manager
Gary Shupp, Town Attorney
Steve Burke, Police Sergeant
Richard Landreth, Public Works
Director
Pamela Smith, Town Treasurer
Tom Kassawara, Director of
Development Services
Scott Meszaros, Town Clerk

Also present were:

Jim Kendrick	Ted Bauman	Cub Scout Pack 67, Den 4 members
Michelle Chan	Jeff Hodsdon	Allison Kern

Trustee Miller made a motion to approve the agenda, seconded by Trustee Plank. The motion passed unanimously 5-0.

1. Approval of Minutes of February 2, 2009 Regular meeting

Trustee Plank stated that on Page 3, second paragraph, Ms. Catherine **Green** should have her last name added.

Trustee Miller made a motion to approve the minutes of February 2, 2009 for the Regular Meeting with noted correction. Trustee Easton seconded the motion. The motion passed 5-0.

Public Comments

None

Board of Trustee Comments

Trustee Miller wished to recognize President's Day and the birthday of President Lincoln. He read a quote and asked that it be included in the minutes:

"We have been the recipients of the choicest bounties of Heaven. We have been preserved, these many years, in peace and prosperity. We have grown in numbers, wealth and power, as no other nation has ever grown. But we have forgotten God. We have forgotten the gracious hand which preserved us in peace, and multiplied and enriched and strengthened us; and we have vainly imagined, in the deceitfulness of our hearts, that all these blessings were produced by some superior wisdom and virtue of our own. Intoxicated with unbroken success, we have become too self-sufficient to feel the necessity of redeeming and preserving grace, too proud to pray to the God that made us!"

Lincoln, Abraham
March 30, 1863

Sertoma's Freedom Week

3. Freedom Essay Winner

Ms. Michelle Chan, Creekside Middle School Student and winner of the Freedom Essay, eloquently read her essay to the Board and audience.

Mayor Glenn and each of the Trustees commented on how proud they are of her outstanding essay and delivery while reading it. They thanked her parents and grandparents (who were in attendance) for doing such a fine job of parenting Ms. Chan. All wished her well in the future.

2. Proclamation of Freedom Week

Mayor Glenn asked for a motion to approve the proclamation for Freedom Week. Trustee Easton made a motion to approve the proclamation designating Freedom Week, seconded by Trustee Miller. Motion passed 5-0.

Mayor Glenn read and presented Mr. Ted Bauman with a proclamation certificate declaring the week of February 16-20, 2009 as Sertoma's Freedom Week in the Town of Monument.

Mr. Ted Bauman, Monument Hill Sertoma, Thanked Mayor Glenn, the Board of Trustees, and the Town Staff for their recognition of Sertoma's Freedom Week. He presented a plaque to Mayor Glenn with the Pledge of Allegiance which he requested be displayed at the New Town Hall.

Public Hearing

Ordinances:

4. Ordinance #02-2009, an ordinance approving a Vacation of Ada Street and Easements for the Mountain View Subdivision

Mr. Tom Kassawara, Director of Development Services, provided an introduction of the project. He detailed the vacation of Ada Street south of Third Street and vacation of the alley behind 7-Eleven, as well as several easements. The plat item proposes to replat a 2.98 acre parcel for a future Walgreens Drugstore. He reviewed the Staff Report, specifically detailing the "Key Issue Summary" which included coordinating with adjacent

landowners (Rocky Mountain Oil Change, Michael Chaussee, owner of the 7-Eleven property, and Sally Beck) who support the proposed replat and vacation applications. Michael Chaussee's concerns regarding access to the 7-Eleven property have also been addressed with the proposed conditions of approval. He explained the easements and proposed alignments including Staff's coordination with the applicant's traffic engineer to ensure the new access easement on Third Street aligns with the access to the post office and commercial development north of Third Street. He explained how the replat application is in conformance with the General Provisions and Purpose of the Subdivision Regulations and all necessary easements are being dedicated. A condition of approval is recommended to require a temporary access easement for electric facilities for Mountain View Electric Association. He stated that at their meeting on February 11, 2009, the Planning Commission voted 4 to 0 to recommend approval of the vacation and easements and also to recommend approval of the replat.

Ms. Allison Kern, Net Lease Development (representing the applicant), introduced herself and explained that she had previously worked with Staff on the very similar Walgreen's Drugstore project in the Town on Baptist Road. She utilized the proposed Site Plan and detailed all of the easements and existing lots to be incorporated into the replat. She pointed out all of the various accommodations which were agreed upon with adjacent property owners (Rocky Mountain Oil Change, Michael Chaussee, owner of the 7-Eleven property, and Sally Beck). She explained that most of the difficult issues on this project pertained to the access and restriping/configurations of access to the site and surrounding businesses.

Mr. Jeff Hodsdon, LSC (traffic engineer for the applicant), provided a handout on the State Highway 105 and Second Street alignments and restriping. He stated that engineering and final work on the traffic plan would be completed as required. He provided an extensive explanation on all accesses and proposed alignments surrounding the project including proposed modifications and traffic estimates. An item of extensive discussions between the Board, Staff, and applicant was the right turn-in from westbound State Highway 105 at Second Street. He explained that the turn radius and widening will dramatically improve the current situation. He responded to a question Mayor Glenn asked about traffic estimates at this intersection. Mr. Hodsdon responded that his estimates are 12 additional left turns at peak hour traffic conditions.

Mayor Glenn opened the public hearing for public comments. Seeing none, the public hearing was closed and the item brought back before the Board for discussion and possible motions.

Trustee Easton made a motion to approve Ordinance #02-2009, an ordinance approving a Vacation of Ada Street and Easements for the Mountain View Subdivision, seconded by Trustee Miller. Motion passed 5-0.

4. Ordinance #03-2009, an ordinance approving a Preliminary/Final Plat for the Mountain View Subdivision for a future Walgreen's Drugstore
(See Discussion above)

Mayor Glenn opened the public hearing for public comments. Seeing none, the public hearing was closed and the item brought back before the Board for discussion and possible motions.

Trustee Easton made a motion to approve Ordinance #03-2009, an ordinance approving a Preliminary/Final Plat for the Mountain View Subdivision for a future Walgreen's Drugstore (as presented), seconded by Trustee Miller. Trustee Easton withdrew the motion.

Trustee Easton asked to exhaust examining possible improvements for the right turn-in on eastbound Second Street. All Board members commented on the safety and potential modifications to the alley access from Second Street.

Mr. Kassawara proposed that a condition could be added that he would not issue a site plan until the traffic issue is further examined after speaking to CDOT and Mr. Savage (owner of Rocky Mountain Oil Change Center).

Trustee Miller made a motion to approve Ordinance #03-2009, an ordinance approving a Preliminary/Final Plat for the Mountain View Subdivision for a future Walgreen's Drugstore, with added condition; the Director of Development Services will not administratively approve the Site Plan until thoroughly examining the right-of way and legal agreement between CDOT and Mr. John Savage and speaking with CDOT on the issue of altering the right-in turn on the existing alley on westbound Second Street, potentially adding a turn lane or widening the turn radius to improve traffic flow, seconded by Trustee Dominguez. Motion passed 5-0.

Resolutions:

5. Resolution #08-2009, a resolution designating Arbor Day in the Town of Monument

Mr. Rich Landreth, Director of Public Works stated that Arbor Day is a special day designated for the planting of trees, it is a holiday observed throughout the nation and the world. The Town has formally recognized Arbor Day since 1981. He commented that in Colorado Arbor Day this year is recognized a week earlier, however nationally it is designated as Friday, April 24th. Due to our climate, he has recommended that we designate Arbor Day a week later than the State because it is more conducive for the planting of trees here.

Trustee Miller made a motion to approve Resolution #08-2009, a resolution designating Arbor Day in the Town of Monument as Friday, April 24th, seconded by Trustee Plank. Motion passed 5-0.

6. Resolution #09-2009, a resolution supporting the grant application for a mini-grant from the Great Outdoors Colorado for the Skate Park Project

Mr. Rich Landreth, Director of Public Works stated that he would like to apply for a "GOCO" grant which requires an approved resolution and the deadline is March 2nd. He detailed the application which would include additional equipment at the Monument Skate Park; he explained that a match which may include "in-kind match" of volunteer or employee labor would make our financial obligation portion of the project between \$5000 to \$12,500. He estimates that the financial portion would be on the low end of his estimate. He explained the grant requirements which include public meetings, consequently which have been ongoing for the Skate Park with local residents and children.

Mayor Glenn and the Board inquired as to the current situation with the Skate Park (vandalism or problems) and asked for an opinion from Mr. Landreth. Mr. Landreth responded that there continue to be some issues, however he sees it that the park is one of our most used parks in the Town and the improvements (new equipment if grant is funded) would be sectional and could be removed if problems start up again. He supports moving forward and giving the Skate Group a chance with this project.

Trustee Miller made a motion to approve Resolution #09-2009, a resolution supporting the grant application for a mini-grant from the Great Outdoors Colorado for the Skate Park Project, seconded by Trustee Dominguez. Motion passed 5-0.

Financial Issues:

7. Disbursements over \$5,000

Ms. Pamela Smith, Town Treasurer, presented the disbursements in the packet. She stated that the 2009 Balance Remaining on the New Government Facility is actually \$1.5 Million, not \$1,440,315.70 as stated.

Trustee Plank made a motion to approve the disbursements over \$5,000, seconded by Trustee Easton. Motion passed 5-0.

Discussion Item: Third Street Project Update

Mr. Tom Kassawara, Director of Development Services stated that Nolte has completed their examination of various cost estimates and solutions for the Third Street project. They have determined an approach that he would like to recommend which is to do a "base bid" with alternatives listed separately. The alternatives or removed items, he referred to as "do with outs" include items such as landscaping, irrigation, street lamps and lighting fixtures. The preferred option is completion of the downstream outfall to eliminate dealing with property owners which has caused delay and issues on the project. The solution to this will entail running the Third Street flows down pipes under Front Street (rather than under the railroad onto downstream property owners land) to Limbach Park and then into a detention pond which would then outfall into the creek on the south end of the park. However, completing the project in this proposed way is still not within our allocated budget. A possible solution is to add the outfall portion along Front Street and down as an additional alternative to the bid as the landscaping, irrigation and lighting is proposed. This could be completed if we construct a restrictor plate at the Third Street/Front Street junction box for a temporary solution and then complete the remainder of the work afterwards. If the Board is alright with this proposed solution and methodology, he stated that he will move forward with the bid process.

The Board consensus was to move forward as proposed by Mr. Kassawara.

Reports and Updates:

Town Attorney

Mr. Gary Shupp, Town Attorney, had no updates.

8. Development Services Department

Mr. Tom Kassawara, Director of Development Services, stated that he would be happy to answer any questions on his monthly report. None were asked.

9. Public Works Department

Mr. Landreth, Director of Public Works, presented the annual well production reports. He stated that work on the "B" Plant Expansion has started again. After a few problems with some rust spots inside the tanks which have been repaired, the media has been loaded into the filters. Start-up, programming and training is underway. The new plant should be running any time now. The Forest Lakes water plant start-up has been completed and we are now feeding water into the Upper Monument Wastewater plant. The new water tank is also now complete and we are using it, the only remaining issue is obtaining documentation regarding the bulge at the bottom of the tank.

Town Manager's Report

Ms. Catherine Green, Town Manager, desired to invite Mr. Rick Squires to the next BOT meeting to discuss a grant project he is involved with which recycles glass products. She explained that there is a machine which crushes up glass items so that they may be used as playground material, road patch, and for many other uses. She stated that she would ask him to come and provide more details.

Triview Update

Ms. Catherine Green, Town Manager, stated that the joint Board dinner with the Triview Metropolitan District Board is tentatively scheduled for March 9th which is not a meeting night for us. Trustee Plank commented that she would not be available to attend on that evening. Ms. Green stated that she would send out an e-mail, but at this point the Triview Board has not gotten back to her about their availability either. She would let the Board know when the event will be scheduled.

Public Comments

None

Adjournment

Trustee Miller made a motion to adjourn at 8:30 pm, seconded by Trustee Easton. The motion passed 5-0.

Respectfully Submitted,

Scott W. Meszaros, CMC
Town Clerk