MONUMENT TOWN COUNCIL
REGULAR MEETING AGENDA
MONDAY, NOVEMBER 4, 2024 – 6:30 PM

Monument Town Hall - Council Chambers
645 Beacon Lite Road - Monument, CO 80132
Participate Via Microsoft Teams: https://www.townofmonument.org/260/Town-Council

1. Call to Order, Pledge of Allegiance, Roll Call:

2. Disclosures of Conflicts of Interest:

a. Disclosures of Potential Conflicts of Interest - *(Town Attorney)*

b. Vote on Excluding Council Members With Potential Conflicts of Interest From Consideration, Discussion and Voting on Identified Matters - *(Town Attorney)*

3. Approval of the Consent Agenda:

a. Agenda - November 4, 2024

b. Meeting Minutes - October 21, 2024

c. Invoices Over $25K

4. Proclamations:

a. Law Enforcement Records Personnel Week - *(Chief Regan)*

5. Presentations:

a. 2025 Budget - *(Steve Murray)*

b. Amended 2024 Budget - *(Steve Murray)*

6. Ordinances: *Public Hearing(s) Required*

a. Ordinance No. 23-2024 - An Ordinance Rezoning the Property Known as 574 N Washington Street from Downtown Business (DB) to Single-Family Detached Medium Density (SFD-2) District - *(Dan Ungerleider)*

7. Public Comments For Items Not on the Agenda: *Individuals attending in person may raise their hand to indicate their desire to comment. Individuals attending via Teams may "raise their hand" digitally to comment via connected devices. Please lower your hand when finished with your comments. Comments are limited to 3 minutes.*

8. Future Agenda Item Authorizations:

9. Council Comments:

10. Executive Session:

a. Executive Session Pursuant to §24-6-402(4)(b), C.R.S. for a Conference with the Assistant Town Attorney to Receive Legal Advice on Specific Legal Questions Regarding Code Enforcement - *(Town Attorney)*

11. Adjournment:

MONUMENT TOWN COUNCIL
REGULAR MEETING MINUTES

Tuesday October 21, 2024 – 6:30 PM
Monument Town Hall – 645 Beacon Lite Rd., Monument CO 80132
Hybrid Meeting – Remote Participation Via Teams

1. **Call to Order, Pledge of Allegiance, Roll Call:** Mayor LaKind called to order the regular meeting of the Monument Town Council and led those assembled in the Pledge of Allegiance. Proper notice of the meeting was posted for more than 24 hours in the designated posting locations. The following Council members were present for the meeting:

TOWN COUNCIL	TOWN STAFF
PRESENT: Mayor Mitch LaKind Mayor Pro Tem Steve King Councilmember Sana Abbott Councilmember Laura Kronick Councilmember Jim Romanello Councilmember Marco Fiorito	Madeline VanDenHoek, Interim Town Manager Sylvia Simpson, Deputy Town Clerk Patrick Regan, Police Chief Allison Ulmer, Town Attorney Rebecca Zisch, Town Attorney Will Williams, Director of IT Dan Ungerleider, Director of Planning Thomas Tharnish, Director of Public Works Laura Hogan, Director of Administration Emily Trujillo, Human Resources Manager
ATTENDED REMOTELY: Councilmember Sana Abbott Councilmember Kenneth Kimple	
ABSENT WITH PRIOR NOTICE:	
ABSENT WITHOUT PRIOR NOTICE:	

2. **Disclosures of Conflicts of Interest:**
   a. Disclosures of Potential Conflicts of Interest
   b. Vote on Excluding Council Members with Potential Conflicts of Interest from Consideration, Discussions and Voting on Identified Matters.
      - None received

3. **Approval of the Consent Agenda:**
   a. Agenda – October 21, 2024.
   b. Meeting Minutes – October 7, 2024
   c. Resolution No. 53-2024 - A Resolution Approving Dissolution of Current Print Services Contract with All Copy Products and Administering New Contract with Enhanced Equipment & Services.
   King moved to amend the consent agenda, remove Resolution No. 53-2024. Kronick seconded the motion. Roll call vote was taken, and the motion passed 7 to 0.

4. **Presentation(s):**
   a. Haley Chapin and Bill Lyons with Tri-Lakes Cares Community Outreach presented their organization's mission to assist and empower families. Chapin and Lyons requested a donation and financial assistance to meet needs assessment for the future.
   b. Brandon Eldridge requested continued support for Pikes Peak Small Business Development Center.
   c. Trujillo presented the Employee Survey Results. The Councilmembers requested more in-depth or longer surveys with details of responses to be shared with the Council.

5. **Discussion Item(s):**
    a. Trujillo led the discussion on the Town Manager Evaluation as included in the council packet. The two firms that responded were Graves Consulting and Employers Council. A Town Manager Evaluation was added to the November 18, 2024, agenda.

6. **Public Comment for Items Not on the Agenda:**
    a. Haley Chapin expressed support of offering a stipend for Councilmembers.

7. **Future Agenda Item Authorization(s):**
    a. VanDenHoek requested a discussion of Monument Hill Kiwanis Park Design on November 18, 2024.

8. **Council Comment(s):**
    a. Romanello requested the Town provide a support letter for Fox Run.
    b. LaKind requested participation in the annual turkey giveaway.
    c. King congratulated VanDenHoek for the successful opening of Limbach Park.
    d. Kronick mentioned the October 30, 2024, fundraiser at Jarrito Loco.

9. **Executive Session:**
    a. Kronick moved to enter executive session pursuant to 24-6-402 (4)(b), C.R.S. for a conference with the town attorney for the purpose of receiving legal advice on specific legal questions regarding limiting long-term residential rentals. Fiorito seconded the motion. Roll call vote was taken, and the motion passed 7 to 0.

    b. Kronick moved to enter executive session pursuant to 24-6-402 (4)(e), C.R.S. to determine positions relative to matters that may be subject to negotiation, developing strategy for negotiations, and instructing negotiators, regarding future water system. Fiorito seconded the motion. Roll call vote was taken, and the motion passed 7 to 0.
        - The Council went into executive session at 7:55 pm.
        - The Council concluded executive session at 9:37 pm.
        - The Council directed staff to schedule a study session with the water attorney and to continue aggressively pursue future renewable water and updates.

10. **Adjournment:**
    a. LaKind moved to adjourn the meeting, the motion passed unanimously, and the meeting was adjourned at 9:39 pm.

Respectfully Submitted,

____

Sylvia Simpson, Deputy Town Clerk

COLLINS | COLE
FLYNN | WINN | ULMER

Statement of Account

Collins Cole Winn & Ulmer, PLLC
165 S. Union Blvd, Suite 785
Lakewood, CO 80228

Town of Monument
645 Beacon Lite Road
Monument, Colorado 80132

Date: 10/16/2024
Matter: Town of Monument-General-20028-0001

Responsible Attorney: Split Attorney

Date	Activity	Due Date	Invoice Amount	Payments	Credit	Balance
Invoice #6836	Balance: $26,197.00					
10/11/2024	Invoice #6836	11/11/2024	$26,197.00			$26,197.00
Totals:			**$26,197.00**	**$0.00**	**$0.00**	**$26,197.00**

Matter: Town of Monument-Water-20028-0002

Responsible Attorney: Robert Cole

Date	Activity	Due Date	Invoice Amount	Payments	Credit	Balance
Invoice #6836	Balance: $5,382.50					
10/11/2024	Invoice #6836	11/11/2024	$5,382.50			$5,382.50
Totals:			**$5,382.50**	**$0.00**	**$0.00**	**$5,382.50**

Totals for all Client Matters:	**$31,579.50**	**$0.00**	**$0.00**	**$31,579.50**

Proclamation to Recognize November 4th through November 8th as Law Enforcement Records Personnel Week

WHEREAS, dedicated Law Enforcement Records personnel serve the citizens of Colorado to provide them with vital services; and

WHEREAS, law enforcement records personnel are crucial to assisting law enforcement agencies in identifying, pursuing, capturing, and processing suspected suspects; and

WHEREAS, the professionals continually use their expertise and experience in maintaining criminal justice statistics and improving apprehension strategies; and

WHEREAS, the efficiency of the qualified and dedicated personnel who staff Law Enforcement Records is materially influenced by the people's attitude toward and understanding of the importance of the work they perform; and

WHEREAS, Law Enforcement Records personnel serving the State of Colorado have exhibited professionalism, efficiency, and compassion during the performance of their essential duties in the past year; and

WHEREAS, the State of Colorado previously designated the second week of November 2023 to recognize Law Enforcement Records Personnel;

NOW, THEREFORE, the Monument Town Council hereby proclaims November 4 through November 8, 2024, as Law Enforcement Records Personnel Week, and publicly salutes the service of records personnel in our community and across the nation.

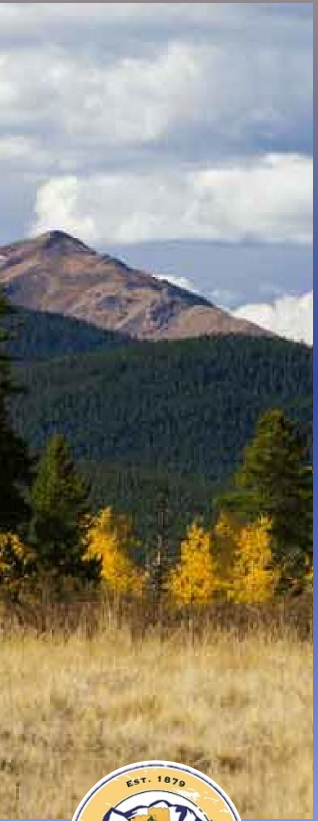
PROCLAIMED THIS 4th day of November 2024.

Attest:

____
Tina Erickson, Town Clerk

Town of Monument

____
Mitch LaKind, Mayor

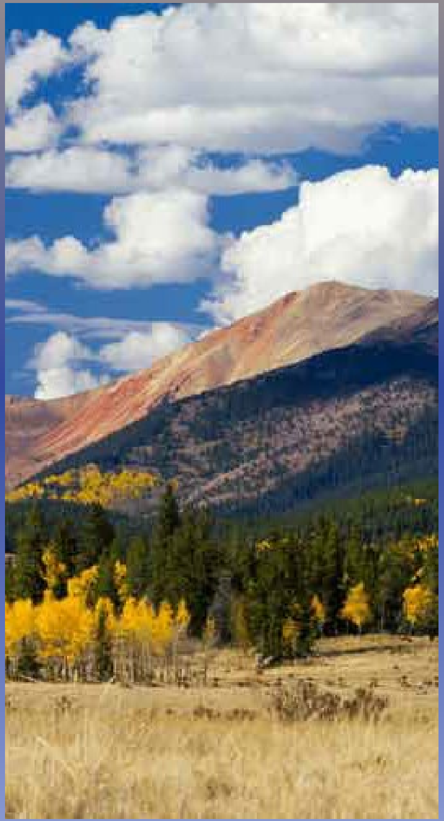


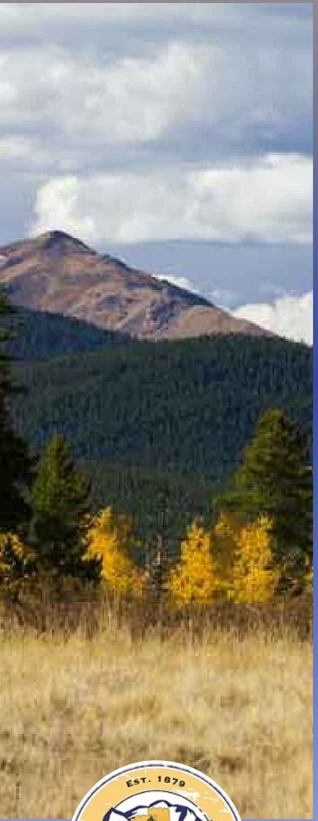
Proposed 2025 Budget

&

Amended 2024 Budget

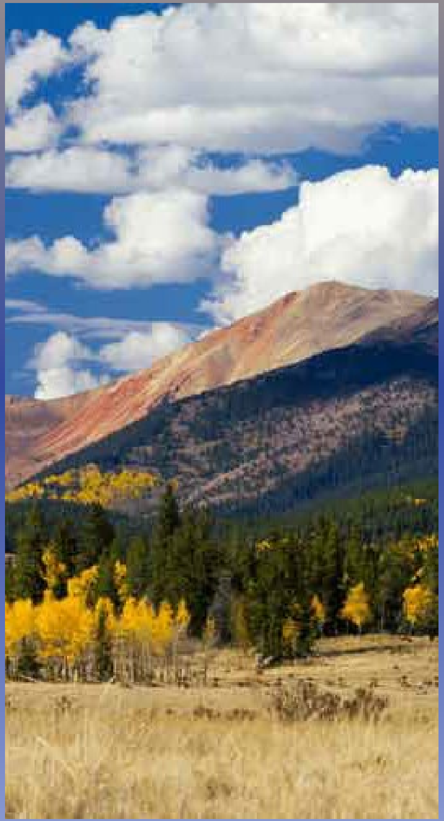
Proposed 2025 Budget
November 4, 2024



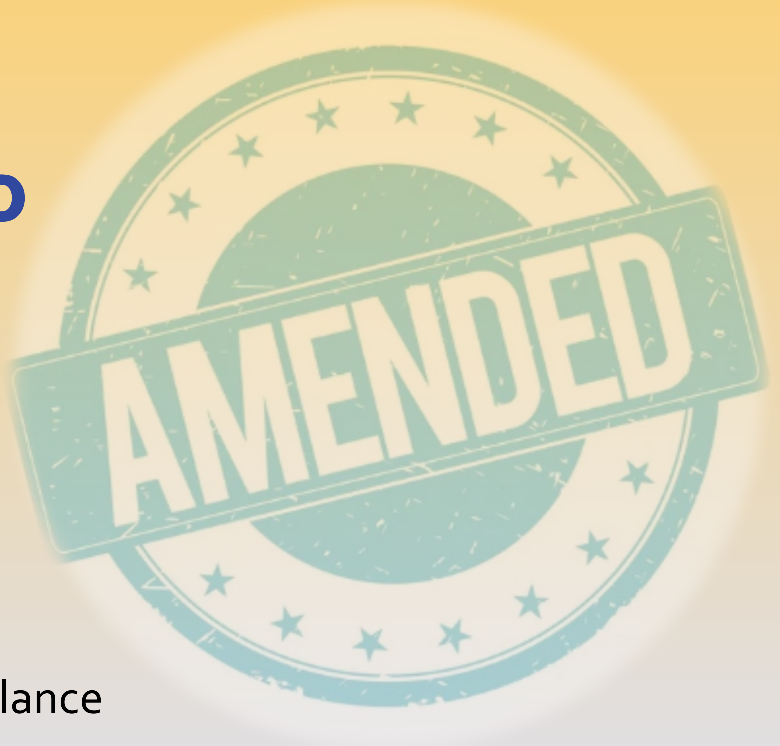


Amended 2024 Budget

Each Beginning Fund Balance in the Amended 2024 Budget ties to 2023 Audited Financials issued on 6.13.24



2024 Amended Budget – General Fund



- In 2024 the Approved Budget had a 16.46% Unreserved Fund Balance.
- The Amended Budget has a 30.76% Unreserved Fund Balance.
- Large contributing factors to the change in the Unreserved Balance:
  - Tied prior beginning balances to the audited 2023 financials ending balance
    - This was an increase to all fund balances
  - Investment Earnings - Added $300k revenue for investment earning offset planning fees reduction (WF sweep & Piper Sandler)
  - User Charges / Fees – Reduced Revenue by $175k because we will not be receiving any funding from Triview for the comprehensive plan

2024 Amended Budget – Police 2F

- In 2024 the approved budget for Police had an ending fund balance of $252K. After amendments we have an ending fund balance of $793K

- Large contributing factors to the change in the Ending Fund Balance:
  - Tied prior beginning balances to the audited 2023 financials ending balance
  - Had a $60K loan payoff

2024 Amended Budget – Water

- In 2024 the approved budget for Water had an ending fund balance of $3.2M. After amendments we have an ending fund balance of $18.2M

- Large contributing factors to the change in the Ending Fund Balance:

  - Tied prior beginning balances to the audited 2023 financials ending balance

  - The $1.1M in reserve can be reduced by $387K. As only $756K must be held in reserve to stay in compliance with Ordinance 19-2014

  - Reduced investment earnings by $250K, we have completely spent the COP bond so there will be no additional investment revenue

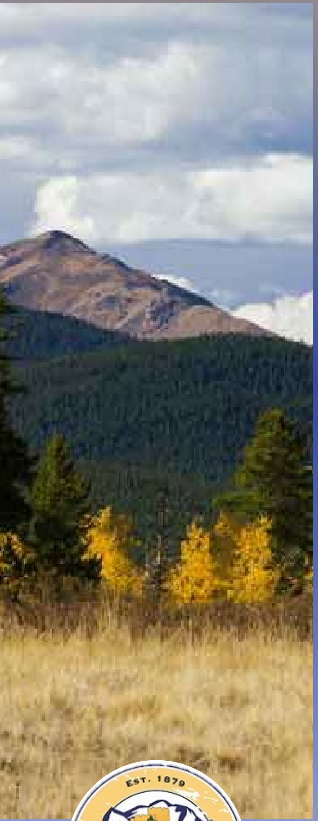
  - Increased expenses for Wells 11, 12, & 13 as approximated expense will be $1.78M

2024 Amended Budget – Water Continued

- Large contributing factors to the change in the Ending Fund Balance:
  - For Booster Station upgrades reduced expenses by $750K (Helps cover overspending for Wells 11 12 & 13)
  - Valve & Pipeline Replacement program has reduced expenses by $450K (Helps cover Wells overspending)
  - Reclassed Contingency expense of $180K to Wells repairs and maintenance
  - Reduced spending for Vehicles/Equipment by $250K (Helps cover 2.2m Pipeline for water tank)
  - New Water Tank 2.2m Pipeline increased expenses by $260K
  - Removed $2.75M from Capital Improvement for Monument Hill Water Tank

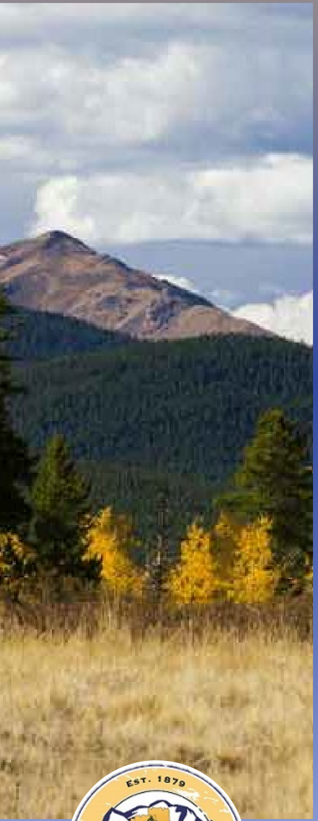
2024 Amended Budget – Storm Drainage Impact Fee Fund

APRA – Transferred $2M from Reserved General Fund to Storm Drainage Impact Fee Fund



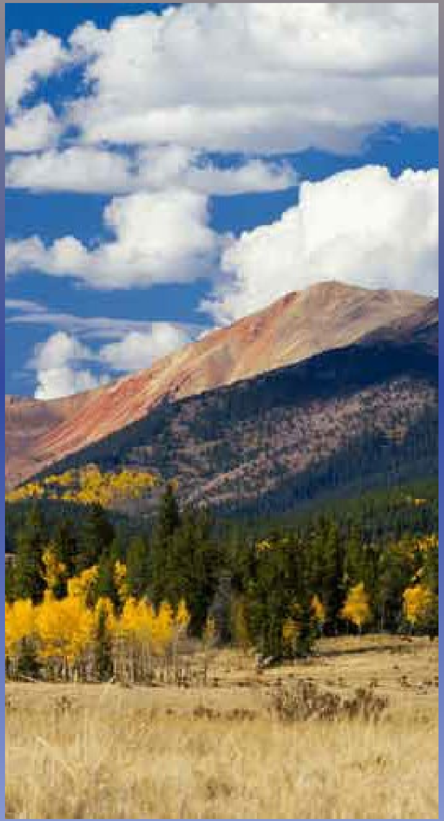
Questions?

Amended 2024 Budget
November 4, 2024



Proposed 2025 Budget

Mill Levy Calculation for is 5.00 Mills
Resolution 75-2023



Proposed 2025 Budget
November 4, 2024

2025 Proposed Budget – General Fund

The 2025 Budget has an Unreserved Fund Balance of 2.1M or 13.37%

Law Enforcement will be part of General Fund in 2025 in compliance with 27-2021

- Budget presumptions used: Revenue

  - Increase in all Tax by $567K
    We are expecting an increase of 2% in increased tax

  - Increase in Intergovernmental agreement by $524K
    Grant Revenue for Veragy project

  - Increase in Use Charges / Fees by $146K
    Revenue from Franchise Fees

  - Increase in Investment earnings by $400K
    Full year of investments (Piper Sandler & Wells Fargo)

  - Increase in Other Revenue by $350K
    SRO and Extra Duty work for Law Enforcement

2025 Proposed Budget – General Fund Continued

- Budget presumptions used: Expenditures

  - Salaries & Wages increased by $2.6M and Benefits increased by $1.1M

    3% Cola, 2% Merit, with a 3% catch up provision that is built in for the compensation study results

  - Includes all non-2F Law Enforcement expenses

  - Purchased Services has increased $832K

    Increase in Insurance by $115K, Technical services by $351K, and Professional services by $228K

  - Capital Outlay increased by $137K

2025 Proposed Budget – General Fund Continued

- Budget presumptions used: Expenditures
  - Town Hall Roof and Veregy Energy Project
  - Transfers out decreased by $664
  - Transfer out of $2M for ARPA funds
  - We see a decrease from prior years. $2.7M is not being transferred to the 2F Police fund

2025 Proposed Budget – Capital Projects Fund

Capital Project Fund has an Unreserved Fund Balance of $18K

- Budget presumptions used

- Revenue
  - Increase in Use Tax of $510K
    - This budget line item as been underbudget, this is to help catch up increasing by a 2% increase from 2023 actuals
  - Decrease in intergovernmental by $2M
    - ARPA funds have been allocated to the Storm Drainage Fund and moved out of Capital project revenue

- Expenditures
  - Increase in Capital Outlay by $126K
  - Jackson Creek Widening for $3M

2025 Proposed Budget – 2A Water Fund

Capital Project Fund has an Unreserved Fund Balance of $4.1M

- Budget presumptions used

- Revenue
  - 1% of sales tax allocation monthly

- Expenditures
  - Increase in Capital Outlay of $2.9M from prior year
    - This is due to $3M being moved from Water to 2A for New Water Tank and Transmission
    - Capital Outlay also increased due to part of the PW facility design.

2025 Proposed Budget – 2F Police Fund

2F Police Fund has an Unreserved Fund Balance of $36K

- Budget presumptions used

- Revenue
  - The 2F Police Fund is funded by 0.5% of the current 3.5% sales tax
  - Decrease in the Transfer in as we apply with 2F Ordinance 27-2021

- Expenditures
  - Reduce expenditures in all expense categories
    - In appliance with 2F Ordinance, the town must only spend money and track the 0.5% for specific purchases.
      - Cost of 8 Police Officers
      - Maintenance & Replacement of patrol cars
      - Cost of a Detective
      - Special enforcement officers to focus on break-ins, drug dealing, etc…
      - Replacement of public safety equipment

2025 Proposed Budget – Community Development Fund

The 2025 Unreserved Fund Balance for Community Development Fund is $22K

- Budget presumptions used

- Revenue
  - Plan to stay consistent in revenue for the Community Development Fund
  - Small reduction in Transfers In as we reallocated % of FTE

- Expenditures
  - Expenditures increase along with cost of living and employee development
  - Increase of $64K in Supplies and Non-Capital for I-25, Beacon lite, & Hwy 105 signs

2025 Proposed Budget – Traffic Impact Fee Fund

The 2025 Unreserved Fund Balance for Traffic Impact Fee Fund is $313K

- Budget presumptions used

- Revenue
  - No changes in revenue for 2025
  - Increase to the Ending Fund Balance due to matching Beginning Fund Balance to Audited Financials

- Expenditures
  - No changes in Expenses in 2025

2025 Proposed Budget – Storm Drainage Impact Fee Fund

The 2025 Unreserved Fund Balance for Storm Drainage Impact Fee Fund is 179K

- Budget presumptions used

- Revenue
  - ARPA funds have been transferred into the SDIF Fund
  - Other Revenues stay consistent to 2024

- Expenditures
  - Spending of the $2M ARPA to match the incoming transfer into revenue
  - Added $7.5K for Repairs and Maintenance in 2025

2025 Proposed Budget – Water Fund

The 2025 Unreserved Fund Balance for Water Fund is $4.8M

- Budget presumptions used

- Revenue
  - Reduced investment income as we have completed the COP bond by $300K
  - Moved rent revenue for 259 building under Water for 2025

- Expenditures
  - Increased by $600K for the Water fund's portion of the design for the new Public Works building
  - Professional Services see an increase of $290K for Impact Fee Study split with GF and for Water project consultant
  - Reallocated Contingency line item $180K to Wells repairs and maintenance
  - Increase Well's Repairs by $342K

2025 Proposed Budget – Water Fund Continued

Budget presumptions used

- Expenditures
  - Removed expense of $3M for New Water Tank to 2A Water
  - Removed expense of $800K for Booster Stations
  - Reduction in Town of Monument Administration Fee as we have reorganized FTEs to fit under appropriate departments and job descriptions.

2025 Proposed Budget – Parks Fee Fund

The 2025 Unreserved Fund Balance for Parks Fee Fund is $4K

- Budget presumptions used

- Revenue
  - This revenue will be impacted by ~$200K if the lodging tax passes
  - Increase of $20K for Use Charge / Fees

- Expenditures
  - Increase of $83K Monument Lake Restrooms
  - Increase of $70K for Heart of Monument Parking
  - Increase of $100K for Heart of Monument Park
  - Increase of $10K for a Community Grant match

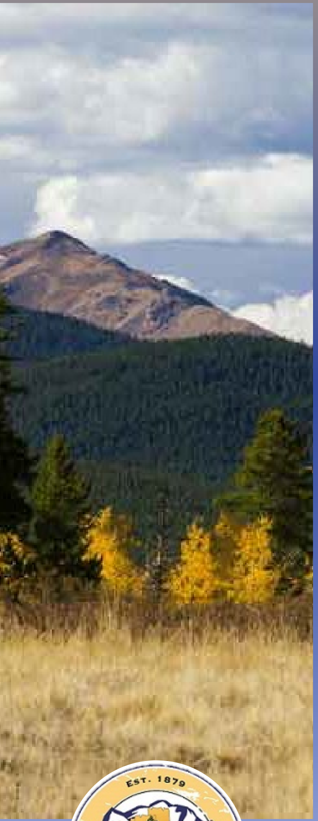
2025 Proposed Budget – Conservation Trust Fund

The 2025 Unreserved Fund Balance for Conservation Trust Fund is $150K

- Budget presumptions used

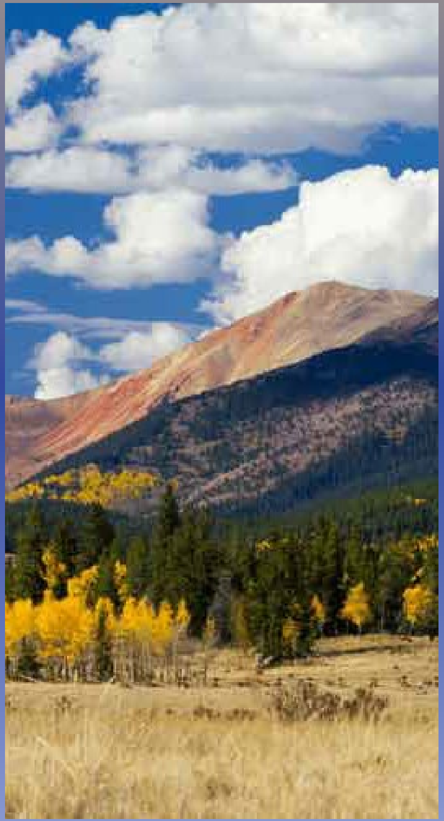
- Revenue
  - No changes from 2024 budget

- Expenditures
  - No changes from 2024 budget



Questions?

Proposed 2025 Budget
November 4, 2024



GENERAL FUND SUMMARY

	2022 Actual	2023 Actual	2024 Budget	2024 Amended Budget	2025 Budget
Revenue:					
Taxes**	7,117,132	7,816,770	7,583,684	7,583,684	$ 8,151,235
Intergovernmental	1,727,402	1,051,374	836,026	836,026	1,360,052
Licenses & Permits	134,257	125,981	103,150	103,150	125,981
User Charges/Fees	825,033	875,395	879,385	529,385	1,025,570
Fines & Forfeits	53,331	50,591	70,000	70,000	50,591
Investment Earnings	44,065	471,792	300,000	600,000	700,000
Debt & Financing	-	-	-	-	-
Other Revenue	49,667	9,786	5,750	5,750	349,054
Transfers In	20,000	20,000	20,000	20,000	20,000
Total Revenue	**$ 9,970,886**	**$ 10,421,689**	**$ 9,797,995**	**$ 9,747,995**	**$ 11,782,483**
Expenditures:					
Salaries/Wages	$ 2,313,598	$ 2,636,160	$ 3,564,633	$ 3,564,632	$ 6,122,956
Benefits	789,490	916,231	1,459,450	1,459,450	2,589,266
Purchased Services	641,604	1,217,623	1,572,153	1,372,153	2,403,807
Repairs & Maintenance	122,292	511,916	800,000	800,000	363,000
Supplies/Non-Capital Equipment	227,068	193,800	310,903	310,903	364,979
Utilities	266,252	188,723	241,778	241,778	228,703
Economic Development, Marketing & Events	47,000	65,900	62,000	62,000	62,000
Sales & Property Tax Allocation	683,194	355,804	347,598	347,598	390,561
Capital Outlay	-	354,474	734,945	734,945	872,000
Debt Service	34,812	34,812	-	-	-
Contingency	-	-	1,000	1,000	-
Transfers Out	2,696,022	2,751,022	2,742,600	2,742,600	2,077,779
Total Expenditures	**$ 7,821,332**	**$ 9,226,465**	**$ 11,837,059**	**$ 11,637,058**	**$ 15,475,051**
Annual Gain/(Loss)	**$ 2,149,554**	**$ 1,195,224**	**$ (2,039,065)**	**$ (1,889,064)**	**$ (3,692,568)**
Cumulative Balance					
Beginning Fund Balance	$ 4,497,268	$ 6,646,831	$ 6,367,657	$ 7,842,055	**$ 6,214,307**
Change In Fund Balance	2,149,554	1,195,224	(2,039,065)	(1,889,064)	(3,692,568)
Ending Fund Balance	$ 6,646,831	$ 7,842,055	$ 4,328,592	$ 5,952,991	$ 2,521,739
Less Reserves/Designations:					
Debt Service Reserve					
3% TABOR Reserve	214,144	266,120	344,684	338,684	452,535
Potential Supplemental Requests					
Other Reserves/Designations	1,017,589	2,035,179	2,035,179	2,035,179	
Unreserved Fund Balance	**$ 5,415,098**	**$ 5,540,757**	**$ 1,948,729**	**$ 3,579,128**	**$ 2,069,205**
Unreserved Fund Balance %			**16.46%**	**30.76%**	**13.37%**

GENERAL FUND REVENUE DETAIL

	2022 Actual	2023 Actual	2024 Budget	2024 Amended Budget	2025 Budget
Taxes					
Property Tax	1,218,973	1,302,167	1,270,166	1,270,166	1,506,340
Sales Tax**	5,357,842	5,894,096	5,773,200	5,773,200	6,011,978
Sales Tax - Auto	540,317	620,506	540,317	540,317	632,916
Use Tax	-	-	-	-	-
Total Taxes	**7,117,132**	**7,816,770**	**7,583,684**	**7,583,684**	**8,151,235**
Intergovernmental					
Specific Ownership Tax	127,410	127,372	116,570	116,570	127,372
Motor Vehicle Registration Tax	38,869	33,551	33,734	33,734	33,551
Tobacco Tax	19,538	32,027	22,227	22,227	32,027
Road/Bridge Tax	-	2,605	650	650	2,605
Lottery Proceeds	1,442	2,052	400	400	2,052
Intergovernmental Agreements	522,553	853,767	662,445	662,445	662,445
State/Federal Grants	1,017,589	-	-	-	500,000
Total Intergovernmental	**1,727,402**	**1,051,374**	**836,026**	**836,026**	**1,360,052**
Licenses & Permits					
Liquor Licenses	7,031	10,991	4,900	4,900	10,991
Land Use Permits	63,293	48,850	50,000	50,000	48,850
Other Permits	63,933	66,140	48,250	48,250	66,140
Total Licenses & Permits	**134,257**	**125,981**	**103,150**	**103,150**	**125,981**
User Charges/Fees					
Planning Fee	92,395	87,171	75,000	75,000	87,171
Engineering Review/Inspection	88,648	89,600	75,000	75,000	89,600
Fees for Service/Contract Labor	-	-	-	-	3,000
Printing/Document Fee	163	50	100	100	50
Rental/Lease Income	21,898	8,400	-	-	8,400
Fees in lieu Park Land	-	-	-	-	-
Traffic Impact Fee	-	-	-	-	-
Bag Fee Revenue		39,325			
Franchise Fee	604,904	642,200	536,785	536,785	642,200
Storm Drainage Impact Fee	-	-	-	-	-
Cemetery	4,050	(9,250)	5,500	5,500	2,250
Other Fees	12,976	17,900	187,000	(163,000)	192,900
Water Development Fees	-	-	-	-	-
Total User Charges/Fees	**825,033**	**875,395**	**879,385**	**529,385**	**1,025,570**
Fines & Forfeits					
Court Fines/Forfeits	53,331	50,591	70,000	70,000	50,591
Total Fines & Forfeits	**53,331**	**50,591**	**70,000**	**70,000**	**50,591**
Investment Earnings					
Investment Earnings	44,065	471,792	300,000	600,000	700,000
Total Investment Earnings	**44,065**	**471,792**	**300,000**	**600,000**	**700,000**

GENERAL FUND REVENUE DETAIL (CONTINUED)

	2022 Actual	2023 Actual	2024 Budget	2024 Amended Budget	2025 Budget
Other Revenue					
Sale of Equipment	48,530	481	5,750	5,750	5,750
Public Gifts/Contributions	-	-	-	-	-
Miscellaneous	1,137	9,306	-	-	343,304
Special Items	-	-	-	-	-
Total Other Revenue	**49,667**	**9,786**	**5,750**	**5,750**	**349,054**
Transfers In					
Transfers In	20,000	20,000	20,000	20,000	20,000
Total Transfers In	**20,000**	**20,000**	**20,000**	**20,000**	**20,000**
Total Revenues	**$ 9,970,886**	**$ 10,421,689**	**$ 9,797,995**	**$ 9,747,995**	**$ 11,782,483**

GENERAL FUND EXPENDITURE DETAIL

	2022 Actual	2023 Actual	2024 Budget	2024 Amended Budget	2025 Budget
Salaries/Wages					
Salaries of Regular Employees	2,245,516	2,577,450	3,450,593	3,450,593	5,892,704
Salaries of Seasonal Employees	36,336	35,399	55,440	55,440	77,760
Salaries for Overtime	25,146	18,136	42,612	42,612	131,471
Longevity Recognition	3,500	2,000	2,250	2,250	7,500
On-Call Pay	3,100	3,175	13,737	13,737	13,521
Total Salaries/Wages	**2,313,598**	**2,636,160**	**3,564,632**	**3,564,632**	**6,122,956**
Benefits					
Unemployment Insurance	6,859	2,913	10,801	10,801	18,294
Health & Dental Insurance	305,483	308,834	570,066	570,066	946,502
Life & Disability	23,792	29,057	44,659	44,659	132,629
Retirement Contributions	226,177	317,892	458,405	458,405	807,548
FICA	130,978	155,403	223,230	223,230	376,155
Medicare	32,283	37,073	52,206	52,206	88,113
Staff Tuition/Appreciation	1,000	-	-	-	-
Workers Compensation Insurance	62,919	65,059	100,083	100,083	220,025
	-	-	-	-	-
Total Benefits	**789,490**	**916,231**	**1,459,450**	**1,459,450**	**2,589,266**
Purchased Services					
Insurance	70,643	58,475	104,687	104,687	220,393
General Services	19,026	10,827	20,700	20,700	47,258
Tax Collection Expense					
Election	5,314	3,212	22,500	22,500	42,500
Communication Services	48,866	50,685	46,233	46,233	75,999
Travel/Registration/Training	67,767	53,907	162,750	162,750	172,505
Rentals/Leases (Non Capital)	34,382	38,558	67,588	67,588	58,463
Technical Services	288,929	905,743	663,195	463,195	1,014,095
Planning Code Revisions	-	-	-	-	-
Professional Services	106,676	96,216	484,500	484,500	772,594
Total Purchased Services	**641,604**	**1,217,623**	**1,572,153**	**1,372,153**	**2,403,807**
Repairs & Maintenance					
Vehicles/Equipment	68,369	58,253	80,000	80,000	173,000
Other	53,923	453,663	720,000	720,000	190,000
Total Repairs & Maintenance	**122,292**	**511,916**	**800,000**	**800,000**	**363,000**
Supplies/Non-Capital Equipment					
General Supplies	90,580	57,471	80,550	80,550	117,401
Computer Supplies	30,013	36,101	26,950	26,950	61,528
Dues & Subscriptions	38,377	37,182	77,603	77,603	71,050
Motor Vehicle Fuels	42,166	43,278	66,800	66,800	65,000
Non-Capital Equipment	25,931	19,768	59,000	59,000	50,000
Total Supplies/Non-Capital Equipment	**227,068**	**193,800**	**310,903**	**310,903**	**364,979**
Utilities					
Electric	96,308	69,446	61,000	61,000	47,382
Gas	10,071	17,644	14,994	14,994	16,478
Other	159,874	101,634	165,784	165,784	164,843
Total Utilities	**$ 266,252**	**$ 188,723**	**$ 241,778**	**$ 241,778**	**$ 228,703**

GENERAL FUND EXPENDITURE DETAIL (CONTINUED)

	2022 Actual	2023 Actual	2024 Budget	2024 Amended Budget	2025 Budget
Economic Development, Marketing & Events					
Economic Development	-			-	
Marketing & Events	-			-	
Business Grants & Community Sponsorships	47,000	65,900	62,000	62,000	62,000
Community Grants & Donations	-	-	-	-	-
Total	**47,000**	**65,900**	**62,000**	**62,000**	**62,000**
Sales & Property Tax Allocation					
Sales Tax - TMD	-	-	-	-	-
Property Tax - TMD	683,194	355,804	347,598	347,598	390,561
Total Tax Allocation	**683,194**	**355,804**	**347,598**	**347,598**	**390,561**
Capital Outlay					
Capital Improvement Projects	-	-	227,000	227,000	640,000
Capital Equipment	(0)	354,474	507,945	507,945	232,000
Traffic Impact Study					
Depreciation Expense					
Total Capital Outlay	**(0)**	**354,474**	**734,945**	**734,945**	**872,000**
Debt Service					
Principal	32,066	33,483	-	-	-
Interest	2,746	1,329	-	-	-
Bond Issuance Costs					
Trustee Fees	-	-	-	-	-
Total Debt Service	**34,812**	**34,812**	**-**	**-**	**-**
Contingency					
Contingency	-	-	1,000	1,000	-
Total Contingency	**-**	**-**	**1,000**	**1,000**	**-**
Transfers Out					
Transfers Out	2,696,022	2,751,022	2,742,600	2,742,600	2,077,779
Total Transfers Out	**2,696,022**	**2,751,022**	**2,742,600**	**2,742,600**	**2,077,779**
Total Expenditures	**$ 7,821,332**	**$ 9,226,465**	**$ 11,837,058**	**$ 11,637,058**	**$ 15,475,051**

CAPITAL PROJECTS FUND SUMMARY

		2022 Actual		2023 Actual		2024 Budget		2024 Amended Budget		2025 Budget
Revenue:										
Taxes	$	902,124	$	1,480,994	$	1,000,000	$	1,000,000	$	1,510,614
Intergovernmental		1,077,663		674,694		2,370,681		335,502		355,859
Investment Earnings		1,750		5,439		2,000		2,000		2,000
Transfers In from GF (ARPA funds)		-		-		-		-		-
Total Revenue	**$**	**1,981,537**	**$**	**2,161,126**	**$**	**3,372,681**	**$**	**1,337,503**	**$**	**1,868,472**
Expenditures:										
Capital Outlay		1,131,507		906,372		3,913,179		1,878,000		4,040,000
Total Expenditures	**$**	**1,131,507**	**$**	**906,372**	**$**	**3,913,179**	**$**	**1,878,001**	**$**	**4,040,000**
Annual Gain/(Loss)	**$**	**850,030**	**$**	**1,254,754**	**$**	**(540,498)**	**$**	**(540,498)**	**$**	**(2,171,528)**
Cumulative Balance										
Beginning Fund Balance	$	625,824	$	1,475,854	$	2,480,969	$	2,730,608	$	2,190,110
Change In Fund Balance		850,030		1,254,754		(540,498)		(540,498)		(2,171,528)
Ending Fund Balance	$	1,475,854	$	2,730,608	$	1,940,471	$	2,190,110	$	18,582
Less Reserves/Designations:										
3% TABOR Reserve										
TABOR Limit Reserve										
Other Reserves/Designations										
Unreserved Fund Balance	**$**	**1,475,854**	**$**	**2,730,608**	**$**	**1,940,471**	**$**	**2,190,110**	**$**	**18,582**

CAPITAL PROJECTS FUND REVENUE DETAIL

		2022 Actual		2023 Actual		2024 Budget		2024 Amended Budget		2025 Budget
Taxes										
Use Tax		902,124		1,480,994		1,000,000		1,000,000		1,510,614
Total Taxes		**902,124**		**1,480,994**		**1,000,000**		**1,000,000**		**1,510,614**
Intergovernmental										
Highway User Tax		309,542		318,994		301,616		301,616		318,994
Road/Bridge Tax		34,451		36,864		33,886		33,886		36,864
State/Federal Grants		733,670		318,835		2,035,179		-		318,835
Total Intergovernmental		**1,077,663**		**674,694**		**2,370,681**		**335,502**		**674,694**
Investment Earnings										
Investment Earnings		1,750		5,439		2,000		2,000		2,000
Total Investment Earnings		**1,750**		**5,439**		**2,000**		**2,000**		**2,000**
Transfers In										
Transfers In		-		-		-				-
Total Transfers In		**-**		**-**		**-**		**-**		**-**
Total Revenues	**$**	**1,981,537**	**$**	**2,161,126**	**$**	**3,372,681**	**$**	**1,337,502**	**$**	**2,187,307**

CAPITAL PROJECT FUND EXPENDITURE DETAIL

		2022 Actual		2023 Actual		2024 Budget		2024 Amended Budget		2025 Budget
Capital Outlay										
Capital Improvement Projects		1,131,507		906,372		3,913,179		1,878,000		4,040,000
Capital Equipment		-		-		-				-
Total Capital Outlay		**1,131,507**		**906,372**		**3,913,179**		**1,878,000**		**4,040,000**
Transfers Out										
Transfers Out		-		-		-				-
Total Transfers Out		**-**		**-**		**-**		**-**		**-**
Total Expenditures	**$**	**1,131,507**	**$**	**906,372**	**$**	**3,913,179**	**$**	**1,878,001**	**$**	**4,040,000**

2A WATER ASD FUND SUMMARY

	2022 Actual	2023 Actual	2024 Budget	2024 Amended Budget	2025 Budget
Revenue:					
Taxes	$ 2,111,649	$ 2,478,382	$ 2,560,486	$ 2,111,649	$ 2,560,486
Investment Earnings	71,443	209,035	35,000	200,000	35,000
Transfers In	-	-	-	-	-
Total Revenue	**$ 2,183,092**	**$ 2,687,417**	**$ 2,595,486**	**$ 2,311,649**	**$ 2,595,486**
Expenditures:					
Salaries/Wages	$ -	$ -	$ -	$ -	$ -
Benefits	-	-	-	-	-
Purchased Services	91,905	22,496	223,737	223,737	223,737
Repairs & Maintenance	-	-	-	-	-
Supplies/Non-Capital Equipment	7,214	-	8,750	8,750	8,750
Utilities	-	-	-	-	-
Economic Development, Marketing & Events	-	-	-	-	-
Sales & Property Tax Allocation	-	-	-	-	-
Capital Outlay	5,679	21,758	750,000	750,000	3,650,000
Debt Service	-	-	-	-	-
COP bond pymt (xfer to water fund)	1,271,200	1,271,400	1,270,800	1,271,400	1,270,800
Transfers Out	-	-	-	-	
Other	-	251,507	750,000	750,000	750,000
Total Expenditures	**$ 1,375,998**	**$ 1,567,161**	**$ 3,003,287**	**$ 3,003,887**	5,903,287
Annual Gain/(Loss)	**$ 807,094**	**$ 1,120,255**	**$ (407,801)**	**$ (692,238)**	**$ (3,307,801)**
Cumulative Balance					
Beginning Fund Balance	$ 6,213,709	$ 7,020,804	$ 7,469,804	$ 8,141,059	$ 7,448,821
Change In Fund Balance	807,094	1,120,255	(407,801)	(692,238)	(3,307,801)
Ending Fund Balance	$ 7,020,803	$ 8,141,059	$ 7,062,003	$ 7,448,821	$ 4,141,020
Less Reserves/Designations:					
3% TABOR Reserve					
Other Reserves/Designations	-	-	-	-	-
Unreserved Fund Balance	**$ 7,020,803**	**$ 8,141,059**	**$ 7,062,003**	**$ 7,448,821**	**$ 4,141,020**

2A WATER ASD FUND REVENUE DETAIL

	2022 Actual	2023 Actual	2024 Budget	2024 Amended Budget	2025 Budget
Taxes					
Sales Tax	2,111,649	2,478,382	2,560,486	2,111,649	2,560,486
Grant			-		-
Total Taxes	**2,111,649**	**2,478,382**	**2,560,486**	**2,111,649**	**2,560,486**
Investment Earnings					
Investment Earnings	71,443	209,035	35,000	200,000	35,000
Total Investment Earnings	**71,443**	**209,035**	**35,000**	**200,000**	**35,000**
Transfers In					
Transfers In	-	-	-	-	-
Total Transfers In	**-**	**-**	**-**	**-**	**-**
Total Revenues	**$ 2,183,092**	**$ 2,687,417**	**$ 2,595,486**	**$ 2,311,649**	**$ 2,595,486**

2A WATER ASD FUND EXPENDITURE DETAIL

	2022 Actual	2023 Actual	2024 Budget	2024 Amended Budget	2025 Budget
Purchased Services					
Travel/Registration/Training	470	1,883	2,500	2,500	2,500
Rentals/Leases	-	-	-	-	-
Technical Services	27,737	9,287	71,237	71,237	71,237
Professional Services	63,698	11,327	150,000	250,000	150,000
Total Purchased Services	**91,905**	**22,496**	**223,737**	**323,737**	**223,737**
Supplies/Non-Capital Equipment					
Dues & Subscriptions	7,214	-	8,750	8,750	8,750
Fuel	-	-	-	-	-
Non-Capital Equipment	-	-	-	-	-
Total Supplies/Other	**7,214**	**-**	**8,750**	**8,750**	**8,750**
Capital Outlay					
Capital Improvement Projects	5,678	21,758	750,000	750,000	3,650,000
Total Capital Outlay	**5,679**	**21,758**	**750,000**	**750,000**	**3,650,000**
Contingency					
Contingency	1,271,200	1,271,400	1,270,800	1,271,400	1,270,800
Total Contingency	**1,271,200**	**1,271,400**	**1,270,800**	**1,271,400**	**1,270,800**
Other		251,507	750,000	750,000	750,000
Transfers Out	-				
Loop Water Project	**-**	**251,507**	**750,000**	**750,000**	**750,000**
Total Expenditures	**$ 1,375,998**	**$ 1,567,161**	**$ 3,003,287**	**$ 3,103,887**	**$ 5,903,287**

POLICE FUND SUMMARY

	2022 Actual	2023 Actual	2024 Budget	2024 Amended Budget	2025 Budget
Revenue:					
Taxes**	$ 1,775,581	$ 1,963,053	$ 1,882,116	$ 1,882,116	$ 2,002,314
User Charges/Fees	48,161	12,224	3,000	3,000	-
Investment Earnings	-	-	-	-	-
Other Revenue	2,250	117,588	171,652	171,652	-
Transfers In	2,633,022	2,633,022	2,700,000	2,700,000	-
Total Revenue	**$ 4,459,014**	**$ 4,725,887**	**$ 4,756,768**	**$ 4,756,768**	**$ 2,002,314**
Expenditures:					
Salaries/Wages	$ 1,943,258	$ 2,412,455	$ 2,909,980	$ 2,909,980	$ 771,350
Benefits	745,310	912,340	1,243,656	1,243,656	561,232
Purchased Services	230,347	191,282	505,129	505,129	260,324
Repairs & Maintenance	61,179	75,857	36,800	36,800	51,000
Supplies/Non-Capital Equipment	612,176	300,434	231,673	231,673	313,703
Utilities	19,739	22,466	25,124	25,124	8,580
Capital Outlay	174,274	166,464	74,500	74,500	300,379
Debt Service	89,084	165,206	59,835	-	-
Contingency	-	-	-	-	-
Transfers Out	-	-	-	-	-
Total Expenditures	**$ 3,875,367.19**	**$ 4,246,503.82**	**$ 5,086,697.34**	**$ 5,026,862.34**	**$ 2,266,568.04**
Annual Gain/(Loss)	**$ 583,647**	**$ 479,383**	**$ (329,930)**	**$ (270,095)**	**$ (264,254)**
Cumulative Balance					
Beginning Fund Balance	$ -	$ 583,647	$ 581,529	$ 1,063,029	$ 300,000
Change In Fund Balance	583,647	479,383	(329,930)	(270,095)	(264,254)
Ending Fund Balance	$ 583,647	$ 1,063,029	$ 251,599	$ 792,934	$ 35,746
Less Reserves/Designations:					
3% TABOR Reserve					
Other Reserves/Designations					
Unreserved Fund Balance	**$ 583,647**	**$ 1,063,029**	**$ 251,599**	**$ 792,934**	**$ 35,746**

POLICE FUND REVENUE DETAIL

	2022 Actual	2023 Actual	2024 Budget	2024 Amended Budget	2025 Budget
Taxes					
Property Tax					
Sales Tax**	1,775,581	1,963,053	1,882,116	1,882,116	1,963,053
Sales Tax - Auto					
Use Tax					
Total Taxes	**1,775,581**	**1,963,053**	**1,882,116**	**1,882,116**	**1,963,053**
User Charges/Fees					
Fees for Service/Contract Labor	48,161	12,224	3,000	3,000	-
Total User Charges/Fees	**48,161**	**12,224**	**3,000**	**3,000**	**-**
Investment Earnings					
Investment Earnings	-	-	-	-	-
Total Investment Earnings	**-**	**-**	**-**	**-**	**-**
Debt & Financing					
Capital Lease Proceeds	-	-	-	-	-
Total	**-**	**-**	**-**	**-**	**-**
Other Revenue					
Public Gifts/Contributions	2,250	3,294	-	-	-
Fundraisers for Others		1,495			
Miscellaneous	-	112,799	171,652	171,652	-
Total Other Revenue	**2,250**	**117,588**	**171,652**	**171,652**	**-**
Transfers In					
Transfers In	2,633,022	2,633,022	2,700,000	2,700,000	-
Total Transfers In	**2,633,022**	**2,633,022**	**2,700,000**	**2,700,000**	**-**
Total Revenues	**$ 4,459,014**	**$ 4,725,887**	**$ 4,756,768**	**$ 4,756,768**	**$ 1,963,053**

POLICE FUND EXPENDITURE DETAIL

	2022 Actual	2023 Actual	2024 Budget	2024 Amended Budget	2025 Budget
Salaries/Wages					
Salaries of Regular Employees	1,829,016	2,253,567	2,796,135	2,796,135	729,827
Salaries of Seasonal Employees	-	-	-	-	-
Salaries for Overtime	110,742	157,888	111,845	111,845	41,023
Longevity Recognition	3,500	1,000	2,000	2,000	500
On-Call Pay	-	-	-	-	-
Total Salaries/Wages	**1,943,258**	**2,412,455**	**2,909,980**	**2,909,980**	**771,350**
Benefits					
Unemployment Insurance	6,000	2,642	8,730	8,730	2,314
Health & Dental Insurance	265,938	288,424	432,596	432,596	79,499
Life & Disability	59,114	74,860	90,292	90,292	279,387
Retirement Contributions	207,600	291,642	364,799	364,799	107,989
FICA	116,855	144,104	180,419	180,419	47,824
Medicare	27,329	33,702	42,195	42,195	11,185
Staff Tuition/Appreciation	-	-	-	-	-
Workers Compensation Insurance	62,474	76,966	124,625	124,625	33,034
Total Benefits	**745,310**	**912,340**	**1,243,656**	**1,243,656**	**561,232**
Purchased Services					
Insurance	99,100	29,004	228,504	228,504	81,917
General Services	19,415	33,884	16,157	16,157	16,499
Communication Services	33,047	37,744	74,951	74,951	73,109
Travel/Registration/Training	12,712	33,629	22,470	22,470	48,000
Rentals/Leases (Non Capital)	5,951	12,469	15,000	15,000	4,021
Technical Services	45,961	13,739	129,857	129,857	26,663
Professional Services	14,160	30,813	18,190	18,190	10,116
Total Purchased Services	**230,347**	**191,282**	**505,129**	**505,129**	**260,324**
Repairs & Maintenance					
Vehicles/Equipment	61,179	72,857	36,800	36,800	51,000
Total Repairs & Maintenance	**61,179**	**75,857**	**36,800**	**36,800**	**51,000**
Supplies/Non-Capital Equipment					
General Supplies	125,500	134,719	59,648	59,648	74,249
Computer Supplies	67,226	22,530	4,066	4,066	26,500
Dues & Subscriptions	24,524	48,119	59,409	59,409	68,454
Motor Vehicle Fuels	73,131	80,851	81,000	81,000	95,000
Fundrasier Expense		1,504			
Non-Capital Equipment	321,795	12,711	27,550	27,550	49,500
Total Supplies/Non-Capital Equipment	**612,176**	**300,434**	**231,673**	**231,673**	**313,703**
Utilities					
Electric	13,328	8,893	9,759	9,759	2,682
Gas	2,554	4,797	7,500	7,500	1,049
Other	3,858	8,777	7,865	7,865	4,850
Total Utilities	**$ 19,739**	**$ 22,466**	**$ 25,124**	**$ 25,124**	**$ 8,580**

POLICE FUND EXPENDITURE DETAIL (CONTINUED)

	2022 Actual	2023 Actual	2024 Budget	2024 Amended Budget	2025 Budget
Capital Outlay					
Capital Improvement Projects	4,775	83,375	-	-	-
Capital Equipment	169,499	83,089	74,500	74,500	300,379
Total Capital Outlay	**174,274**	**166,464**	**74,500**	**74,500**	**300,379**
Debt Service					
Principal	82,066	158,895	56,391	56,391	-
Interest	7,018	6,311	3,444	3,444	-
Total Debt Service	**89,084**	**165,206**	**59,835**	**59,835**	**-**
Contingency					
Contingency	-	-	-	-	-
Total Contingency	**-**	**-**	**-**	**-**	**-**
Transfers Out					
Transfers Out	-	-	-	-	-
Total Transfers Out	**-**	**-**	**-**	**-**	**-**
Total Expenditures	**$ 3,875,367**	**$ 4,246,504**	**$ 5,086,697**	**$ 5,086,697**	**$ 2,266,568**

COMMUNITY DEVELOPMENT FUND SUMMARY

	2022 Actual	2023 Actual	2024 Budget	2024 Amended Budget	2025 Budget
Revenue:					
Taxes	$ -		$ -		
Intergovernmental	-	-	-	-	-
Licenses & Permits	84,490	81,720	45,400	45,400	45,400
Investment Earnings	646	2,008	400	400	400
Other Revenue	65,222	20,500	10,000	10,000	10,000
Transfers In	63,000	63,000	42,600	42,600	38,520
Total Revenue	**$ 213,358**	**$ 167,228**	**$ 98,400**	**$ 98,400**	**$ 94,320**
Expenditures:					
Salaries/Wages	$ 42,626	$ 57,498	$ 12,726	$ 12,726	$ 13,744
Benefits	15,760	18,224	5,728	5,728	6,228
Purchased Services	7,666	20,355	11,643	11,643	12,375
Repairs & Maintenance	-	-	-	-	-
Supplies/Non-Capital Equipment	4,668	2,699	3,575	3,575	67,800
Utilities	-	-	-	-	-
Economic Development, Marketing & Events	131,253	37,657	78,300	78,300	79,600
Sales & Property Tax Allocation	-	-	-	-	-
Capital Outlay	-	-	-	-	-
Debt Service	-	-	-	-	-
Contingency	-	-	-	-	-
Transfers Out	-	-	-	-	-
Total Expenditures	**$ 201,973**	**$ 136,434**	**$ 111,972**	**$ 111,972**	**$ 179,747**
Annual Gain/(Loss)	**$ 11,385**	**$ 30,794**	**$ (13,572)**	**$ (13,572)**	**$ (85,427)**
Cumulative Balance					
Beginning Fund Balance	$ 79,506	$ 90,891	$ 113,383	$ 121,686	$ 108,114
Change In Fund Balance	11,385	30,794	(13,572)	(13,572)	(85,427)
Ending Fund Balance	$ 90,891	$ 121,685	$ 99,811	$ 108,114	$ 22,687
Less Reserves/Designations:					
3% TABOR Reserve					
TABOR Limit Reserve					
Other Reserves/Designations					
Unreserved Fund Balance	**$ 90,891**	**$ 121,685**	**$ 99,811**	**$ 108,114**	**$ 22,687**

COMMUNITY DEVELOPMENT FUND REVENUE DETAIL

	2022 Actual	2023 Actual	2024 Budget	2024 Amended Budget	2025 Budget
Intergovernmental					
State/Federal Grants	-	-	-	-	-
Total Intergovernmental	**-**	**-**	**-**	**-**	**-**
Licenses & Permits					
Business Licenses	84,490	81,720	45,400	45,400	45,400
Total Licenses & Permits	**84,490**	**81,720**	**45,400**	**45,400**	**45,400**
Investment Earnings					
Investment Earnings	646	2,008	400	400	400
Total Investment Earnings	**646**	**2,008**	**400**	**400**	**400**
Other Revenue					
Sponsorships	63,600	20,500	10,000	10,000	10,000
Miscellaneous	1,622	-			
Special Items	-	-	-	-	-
Total Other Revenue	**65,222**	**20,500**	**10,000**	**10,000**	**10,000**

Transfers In					
Transfers In	63,000	63,000	42,600	42,600	38,520
Total Transfers In	**63,000**	**63,000**	**42,600**	**42,600**	**38,520**
Total Revenues	**$ 213,358**	**$ 167,228**	**$ 98,400**	**$ 98,400**	**$ 94,320**

COMMUNITY DEVELOPMENT FUND EXPENDITURE DETAIL

	2022 Actual	2023 Actual	2024 Budget	2024 Amended Budget	2025 Budget
Salaries/Wages					
Salaries of Regular Employees	42,319	57,292	12,355	12,355	13,355
Salaries for Overtime	308	206	371	371	389
Total Salaries/Wages	**42,626**	**57,498**	**12,726**	**12,727**	**13,744**
Benefits					
Unemployment Insurance	133	65	38	38	41
Health & Dental Insurance	11,739	13,233	2,740	2,740	2,999
Life & Disability	406	742	159	159	172
Retirement Contributions	(81)	-	1,782	1,782	1,924
FICA	2,660	3,285	789	789	852
Medicare	543	768	185	185	199
Workers Compensation Insurance	359	131	35	35	41
Total Benefits	**15,760**	**18,224**	**5,728**	**5,728**	**6,228**
Purchased Services					
Insurance Premiums	2,976	5,957	6,552	6,552	1,638
General Services	10	1	-	-	-
Communication Services	136	499	591	591	537
Travel/Registration/Training	4,448	708	4,500	4,500	10,200
Rentals/Leases	-	939	-	-	-
Technical Services	96	12,253	-	-	-
Total Purchased Services	**7,666**	**20,355**	**11,643**	**11,643**	**12,375**

COMMUNITY DEVELOPMENT FUND EXPENDITURE DETAIL (CONTINUED)

	2022 Actual	2023 Actual	2024 Budget	2024 Amended Budget	2025 Budget
Repairs & Maintenance					
Vehicles/Equipment	-	-	-	-	-
Wells	-	-	-	-	-
Distribution	-	-	-	-	-
Storage	-	-	-	-	-
Streets	-	-	-	-	-
Facilities	-	-	-	-	-
Other	-	-	-	-	-
Total Repairs & Maintenance	**-**	**-**	**-**	**-**	**-**
Supplies/Non-Capital Equipment					
General Supplies	830	2,319	1,800	1,800	1,800
Computer Supplies	2,632	-	-	-	-
Dues & Subscriptions	1,206	380	1,775	1,775	1,000
Fuel	-	-	-	-	-
Non-Capital Equipment	-	-	-	-	65,000
Total Supplies/Other	**4,668**	**2,699**	**3,575**	**3,575**	**67,800**
Utilities					
Electric	-	-	-	-	-
Natural Gas	-	-	-	-	-
Other	-	-	-	-	-
Total Utilities	**-**	**-**	**-**	**-**	**-**

Economic Development, Marketing & Events					
Economic Development	-	-	-	-	-
Marketing & Events	127,253	36,657	64,300	64,300	65,600
Community Grants & Donations	4,000	1,000	14,000	14,000	14,000
Total	**131,253**	**37,657**	**78,300**	**78,300**	**79,600**
Transfers Out					
Transfers Out					
Total Transfers Out	**-**	**-**	**-**	**-**	**-**
Total Expenditures	**$ 201,973**	**$ 136,434**	**$ 111,972**	**$ 111,973**	**$ 179,747**

TRAFFIC IMPACT FEE FUND SUMMARY

	2022 Actual	2023 Actual	2024 Budget	2024 Amended Budget	2025 Budget
Revenue:					
User Charges/Fees	99,024	150,291	77,063	77,063	77,063
Investment Earnings	1,958	6,086	1,200	1,200	1,200
Total Revenue	**$ 100,982**	**$ 156,377**	**$ 78,263**	**$ 78,263**	**$ 78,263**
Expenditures:					
Capital Outlay	52,498	23,260	100,000	100,000	100,000
Transfers Out	-	-	-	-	-
Total Expenditures	**$ 52,498**	**$ 23,260**	**$ 100,000**	**$ 100,000**	**$ 100,000**
Annual Gain/(Loss)	**$ 48,484**	**$ 133,117**	**$ (21,737)**	**$ (21,737)**	**$ (21,737)**
Cumulative Balance					
Beginning Fund Balance	$ 175,103	$ 223,587	$ 148,292	$ 356,703	$ 334,966
Change In Fund Balance	48,484	133,117	(21,737)	(21,737)	(21,737)
Ending Fund Balance	$ 223,587	$ 356,704	$ 126,555	$ 334,966	$ 313,229
Less Reserves/Designations:					
Unreserved Fund Balance	**$ 223,587**	**$ 356,704**	**$ 126,555**	**$ 334,966**	**$ 313,229**

TRAFFIC IMPACT FEE FUND REVENUE DETAIL

	2022 Actual	2023 Actual	2024 Budget	2024 Amended Budget	2025 Budget
User Charges/Fees					
Traffic Impact Fee	99,024	150,291	77,063	77,063	77,063
Total User Charges/Fees	**99,024**	**150,291**	**77,063**	**77,063**	**77,063**
Investment Earnings					
Investment Earnings	1,958	6,086	1,200	1,200	1,200
Total Investment Earnings	**1,958**	**6,086**	**1,200**	**1,200**	**1,200**
Transfers In					
Transfers In	-	-	-	-	-
Total Transfers In	**-**	**-**	**-**	**-**	**-**
Total Revenues	**$ 100,982**	**$ 156,377**	**$ 78,263**	**$ 78,263**	**$ 78,263**

TRAFFIC IMPACT FEE FUND EXPENDITURE DETAIL

	2022 Actual	2023 Actual	2024 Budget	2024 Amended Budget	2025 Budget
Capital Outlay					
Capital Improvement Projects	52,498	23,260	100,000	100,000	100,000
Capital Equipment	-	-	-	-	
Traffic Impact Study	-	-	-	-	-
Total Capital Outlay	**52,498**	**23,260**	**100,000**	**100,000**	**100,000**
Transfers Out					
Transfers Out	-	-	-	-	-
Total Transfers Out	**-**	**-**	**-**	**-**	**-**
Total Expenditures	**$ 52,498**	**$ 23,260**	**$ 100,000**	**$ 100,000**	**$ 100,000**

STORM DRAINAGE IMPACT FEE FUND SUMMARY

	2022 Actual	2023 Actual	2024 Budget	2024 Amended Budget	2025 Budget
Revenue:					
User Charges/Fees	116,402	74,543	60,000	60,000	60,000
Investment Earnings	658	2,044	250	250	250
Debt & Financing	-	-	-	-	-
Other Revenue	-	-	-	-	-
Transfers In	-	110,000	-	2,035,179	2,035,179
Total Revenue	**$ 117,060**	**$ 186,587**	**$ 60,250**	**$ 2,095,429**	**$ 2,095,429**
Expenditures:					
Repairs & Maintenance	-	-	-	-	7,586
Capital Outlay	21,896	184,860	100,000	2,135,179	2,135,179
Transfers Out	-	-	-	-	-
Total Expenditures	**$ 21,896**	**$ 184,860**	**$ 100,000**	**$ 2,135,179**	**$ 2,142,765**
Annual Gain/(Loss)	**$ 95,164**	**$ 1,726**	**$ (39,750)**	**$ (39,750)**	**$ (47,336)**
Cumulative Balance					
Beginning Fund Balance	$ 169,367	$ 264,531	$ 224,781	$ 266,257	$ 226,507
Change In Fund Balance	95,164	1,726	(39,750)	(39,750)	(47,336)
Ending Fund Balance	$ 264,531	$ 266,257	$ 185,031	$ 226,507	$ 179,171
Less Reserves/Designations:					
Unreserved Fund Balance	**$ 264,531**	**$ 266,257**	**$ 185,031**	**$ 226,507**	**$ 179,171**

STORM DRAINAGE IMPACT FEE FUND REVENUE DETAIL

	2022 Actual	2023 Actual	2024 Budget	2024 Amended Budget	2025 Budget
User Charges/Fees					
Storm Drainage Impact Fee	116,402	74,543	60,000	60,000	60,000
Total User Charges/Fees	**116,402**	**74,543**	**60,000**	**60,000**	**60,000**
Investment Earnings					
Investment Earnings	658	2,044	250	250	250
Total Investment Earnings	**658**	**2,044**	**250**	**250**	**250**
Transfers In					
Transfers In from GF (ARPA funds)	-	110,000	-	-	2,035,179
Total Transfers In	**-**	**110,000**	**-**	**-**	**2,035,179**
Total Revenues	**$ 117,060**	**$ 186,587**	**$ 60,250**	**$ 60,250**	**$ 2,095,429**

STORM DRAINAGE IMPACT FEE FUND EXPENDITURE DETAIL (CONTINUED)

	2022 Actual	2023 Actual	2024 Budget	2024 Amended Budget	2025 Budget
Repairs & Maintenance					
Vehicles/Equipment	-	-	-	-	-
Wells	-	-	-	-	-
Distribution	-	-	-	-	-
Storage	-	-	-	-	7,586
Streets	-	-	-	-	-
Facilities	-	-	-	-	-
Other	-	-	-	-	-
Total Repairs & Maintenance	**-**	**-**	**-**	**-**	**7,586**
Capital Outlay					
Capital Improvement Projects	21,896	184,860	100,000	2,135,179	2,135,179
Capital Equipment					
Total Capital Outlay	**21,896**	**184,860**	**100,000**	**2,135,179**	**2,135,179**
Transfers Out					
Transfers Out	-	-	-	-	-
Total Transfers Out	**-**	**-**	**-**	**-**	**-**
Total Expenditures	**$ 21,896**	**$ 184,860**	**$ 100,000**	**$ 2,135,179**	**$ 2,142,765**

WATER FUND SUMMARY

	2022 Actual	2023 Actual	2024 Budget	2024 Amended Budget	2025 Budget
Revenue:					
Taxes	$ 567,278	$ 468,666	$ 326,114	$ 326,114	$ 326,114
Intergovernmental	-	-	-	-	-
User Charges/Fees	5,649,998	5,691,027	3,107,732	3,107,732	3,107,732
Investment Earnings	246,608	490,064	400,000	150,000	100,000
Other Revenue	961	23,545	-	-	14,000
Transfers In (from 2A for Bond pymt)	1,271,200	1,271,400	1,270,800	1,270,800	1,274,400
Total Revenue	**$ 7,736,044**	**$ 7,944,702**	**$ 5,104,646**	**$ 4,854,646**	**$ 4,822,246**
Expenditures:					
Salaries/Wages	$ 573,812	$ 689,911	$ 885,808	$ 885,808	$ 897,417
Benefits	214,481	257,844	434,533	434,533	447,835
Purchased Services	817,100	1,229,730	1,138,187	1,138,187	1,258,541
Repairs & Maintenance	393,732	476,398	723,000	903,000	1,080,000
Supplies/Non-Capital Equipment	91,448	129,348	131,000	131,000	165,300
Utilities	172,202	216,176	363,799	363,799	293,039
Capital Outlay	21,899	110,791	5,750,000	2,995,500	1,895,000
Debt Service	610,644	591,756	1,270,800	1,270,800	1,274,400
Contingency	35,389	153,644	180,000	-	-
Depreciation	727,282	823,615	-	-	-
Transfers Out	-	-	-	-	-
Total Expenditures	**$ 3,657,988**	**$ 4,679,213**	**$ 10,877,127**	**$ 8,122,627**	**$ 7,311,532**
Annual Gain/(Loss)	**$ 4,078,056**	**$ 3,265,490**	**$ (5,772,480)**	**$ (3,267,980)**	**$ (2,489,286)**
Cumulative Balance					
Beginning Fund Balance	$ 14,910,574	$ 18,988,630	$ 10,118,945	$ 22,254,119	$ 18,986,139
Change In Fund Balance	4,078,056	3,265,490	(5,772,480)	(3,267,980)	(2,489,286)
Ending Fund Balance	$ 18,988,630	$ 22,254,120	$ 4,346,465	$ 18,986,139	$ 16,496,853
Less Reserves/Designations:					
3% TABOR Reserve					
Operating Reserve					
Other Reserves/Designations	689,475	726,320	1,143,494	756,442	756,442
Unreserved Fund Balance	**$ 18,299,155**	**$ 21,527,799**	**$ 3,202,971**	**$ 18,229,696**	**$ 15,740,411**

WATER FUND REVENUE DETAIL

	2022 Actual	2023 Actual	2024 Budget	2024 Amended Budget	2025 Budget
Taxes					
Property Tax	-		-		
Sales Tax	567,278	468,666	326,114	326,114	326,114
Sales Tax - Auto	-	-	-	-	-
Use Tax	-	-	-	-	-
Total Taxes	**567,278**	**468,666**	**326,114**	**326,114**	**326,114**
Intergovernmental					
State/Federal Grants	-	-	-	-	-
Total Intergovernmental	**-**	**-**	**-**	**-**	**-**
User Charges/Fees					
Water Revenues	2,292,841	2,432,337	2,540,782	2,540,782	2,540,782
Impact Fees	3,265,350	3,192,730	515,720	515,720	515,720
Meter Fees	91,807	65,877	51,230	51,230	51,230
Water Development Fees	-	-	-	-	-
Total User Charges/Fees	**5,649,998**	**5,690,944**	**3,107,732**	**3,107,733**	**3,107,732**
Investment Earnings					
Investment Earnings	246,608	490,064	400,000	150,000	100,000
Total Investment Earnings	**246,608**	**490,064**	**400,000**	**150,000**	**100,000**
Debt & Financing					
Bond Issuance	-	-	-	-	-
Total	**-**	**-**	**-**		
Other Revenue					
Sale of Equipment	499	-	-	-	-
259 Building Rent		14,000			14,000
Miscellaneous	462	9,545	-	-	-
Total Other Revenue	**961**	**23,545**	**-**	**1**	**14,000**
Transfers In					
Transfers In	1,271,200	1,271,400	1,270,800	1,270,800	1,274,400
Total Transfers In	**1,271,200**	**1,271,400**	**1,270,800**	**1,270,800**	**1,274,400**
Total Revenues	**$ 7,736,044**	**$ 7,944,619**	**$ 5,104,646**	**$ 4,854,649**	**$ 4,822,246**

WATER FUND EXPENDITURE DETAIL

	2022 Actual	2023 Actual	2024 Budget	2024 Amended Budget	2025 Budget
Salaries/Wages					
Salaries of Regular Employees	540,629	653,219	840,209	840,209	849,527
Salaries for Overtime	23,433	25,917	34,499	34,499	34,565
Longevity Recognition	-	1,500	1,500	1,500	1,250
On-Call Pay	9,750	9,275	9,600	9,600	12,075
Total Salaries/Wages	**573,812**	**689,911**	**885,808**	**885,808**	**897,417**
Benefits					
Unemployment Insurance	1,730	704	2,657	2,657	2,692
Health & Dental Insurance	86,314	97,614	185,041	185,041	191,203
Life & Disability	5,599	6,885	10,839	10,839	10,758
Retirement Contributions	54,696	68,633	124,013	124,013	125,638
FICA	33,431	39,944	54,920	54,920	55,640
Medicare	7,818	9,342	12,844	12,844	13,013
Workers Compensation Insurance	24,892	34,723	44,219	44,219	48,891
Total Benefits	**214,481**	**257,844**	**434,533**	**434,533**	**447,835**

WATER FUND EXPENDITURE DETAIL (CONTINUED)

	2022 Actual	2023 Actual	2024 Budget	2024 Amended Budget	2025 Budget
Purchased Services					
Insurance Premiums	36,047	12,496	38,597	38,597	72,509
General Services	16,585	24,196	2,500	2,500	28,000
Communication Services	28,460	32,423	39,479	39,479	41,211
Travel/Registration/Training	16,130	14,536	25,000	25,000	23,000
Rentals/Leases	3,862	8,510	6,638	6,638	21,041
Technical Services	54,298	100,306	85,705	85,705	105,000
Franchise Fee - Water	112,005	113,286	119,286	119,286	-
Administration Fee - Water	490,186	820,990	635,945	635,945	635,945
Professional Services	59,528	102,988	185,037	185,037	331,834
Total Purchased Services	**817,100**	**1,229,730**	**1,138,187**	**1,138,187**	**1,258,541**
Repairs & Maintenance					
Vehicles/Equipment	6,578	7,169	10,000	10,000	10,000
Wells	146,024	283,582	428,000	608,000	770,000
Distribution	131,581	70,709	165,000	165,000	175,000
Storage	2,975	-	1,000	1,000	5,000
Other	106,573	114,937	119,000	119,000	120,000
Total Repairs & Maintenance	**393,732**	**476,398**	**723,000**	**903,000**	**1,080,000**
Supplies/Non-Capital Equipment					
General Supplies	49,983	64,312	70,000	70,000	89,000
Computer Supplies	14,055	16,815	20,000	20,000	30,000
Dues & Subscriptions	16,558	30,362	22,000	22,000	27,300
Fuel	10,616	10,556	15,000	15,000	15,000
Non-Capital Equipment	236	7,303	4,000	4,000	4,000
Total Supplies/Other	**91,448**	**129,348**	**131,000**	**131,000**	**165,300**
Utilities					
Electric	135,767	165,739	323,385	323,385	247,926
Natural Gas	6,305	9,192	7,150	7,150	14,721
Other	30,129	41,244	33,264	33,264	30,393
Total Utilities	**172,202**	**216,176**	**363,799**	**363,799**	**293,039**
Capital Outlay					
Capital Improvement Projects	7,634	10,552	5,380,000	2,875,500	1,450,000
Capital Equipment	14,265	100,239	370,000	120,000	445,000
Depreciation Expense	1,235,194	823,615	-	-	-
Total Capital Outlay	**1,257,093**	**934,406**	**5,750,000**	**2,995,500**	**1,895,000**
Debt Service					
Principal	495,000	-	535,000	535,000	560,000
Interest	610,644	591,756	735,800	735,800	714,400
Bond Issuance Costs	-	-	-	-	-
Trustee Fees	-	-	-	-	-
Total Debt Service	**1,105,644**	**591,756**	**1,270,800**	**1,270,800**	**1,274,400**
Contingency					
Contingency/Depreciation	35,389	153,644	180,000	-	-
Total Contingency	**35,389**	**153,644**	**180,000**	**-**	**-**
Total Expenditures	**$ 4,660,900**	**$ 4,679,213**	**$ 10,877,127**	**$ 8,122,627**	**$ 7,311,532**

PARKS FEE FUND SUMMARY

	2022 Actual	2023 Actual	2024 Budget	2024 Amended Budget	2025 Budget
Revenue:					
User Charges/Fees	110,350	101,522	25,000	25,000	25,000
Other Revenue	3,000	171,426	100	100	100
Total Revenue	**$ 113,350**	**$ 272,949**	**$ 25,100**	**$ 25,100**	**$ 25,100**
Expenditures:					
Capital Outlay	-	240,954	83,500	83,500	263,000
Purchased Services	1,031	12,368			
Total Expenditures	**$ 1,031**	**$ 253,322**	**$ 83,500**	**$ 83,500**	**$ 263,000**
Annual Gain/(Loss)	**$ 112,319**	**$ 19,627**	**$ (58,400)**	**$ (58,400)**	**$ (237,900)**
Cumulative Balance					
Beginning Fund Balance	$ 103,248	$ 215,567	$ 230,185	$ 235,194	$ 176,794
Change In Fund Balance	112,319	19,627	(58,400)	(58,400)	(237,900)
Ending Fund Balance	$ 215,567	$ 235,194	$ 171,785	$ 176,794	$ (61,106)
Less Reserves/Designations:					
Unreserved Fund Balance	**$ 215,567**	**$ 235,194**	**$ 171,785**	**$ 176,794**	**$ (61,106)**

PARKS FEE FUND REVENUE DETAIL

	2022 Actual	2023 Actual	2024 Budget	2024 Amended Budget	2025 Budget
User Charges/Fees					
Fees in lieu of Park Land	110,350	101,522	25,000	25,000	40,000
Total User Charges/Fees	**110,350**	**101,522**	**25,000**	**25,000**	**40,000**
Other Revenue					
Investment Earnings	-	-	100	100	100
Donations	3,000				
Grant Revenue		171,426		-	
Total Other Revenue	**3,000**	**171,426**	**100**	**100**	**100**
Transfers In					
Transfers In	-	-	-	-	-
Total Transfers In	**-**	**-**	**-**	**-**	**-**
Total Revenues	**$ 113,350**	**$ 272,949**	**$ 25,100**	**$ 25,100**	**$ 40,100**

PARKS FEE FUND EXPENDITURE DETAIL

	2022 Actual	2023 Actual	2024 Budget	2024 Amended Budget	2025 Budget
Capital Outlay					
Capital Improvement Projects	-	240,954	83,500	83,500	263,000
Capital Equipment					
Total Capital Outlay	**-**	**240,954**	**83,500**	**83,500**	**263,000**
General Services		7,380			
Technical Services		4,800			
Professional Services	1,031	188			
Total Purchased Services	**1,031**	**12,368**			
Total Expenditures	**$ 1,031**	**$ 253,322**	**$ 83,500**	**$ 83,500**	**$ 263,000**

CONSERVATION TRUST FUND

	2022 Actual	2023 Actual	2024 Budget	2024 Amended Budget	2025 Budget
Revenue:					
Intergovernmental	96,280	107,855	96,280	96,280	96,280
Licenses & Permits	-	-	-	-	-
User Charges/Fees	-	-	-	-	-
Fines & Forfeits	-	-	-	-	-
Investment Earnings	512	1,591	500	500	500
Debt & Financing	-	-	-	-	-
Other Revenue	270	799	-	-	-
Transfers In	-	-	-	-	-
Total Revenue	**$ 97,062**	**$ 110,244**	**$ 96,780**	**$ 96,780**	**$ 96,780**
Expenditures:					
Repairs & Maintenance	-	1,651	61,500	61,500	61,500
Capital Outlay	36,397	52,431	-	-	-
Transfers Out	20,000	20,000	20,000	20,000	20,000
Total Expenditures	**$ 56,397**	**$ 74,082**	**$ 81,500**	**$ 81,500**	**$ 81,500**
Annual Gain/(Loss)	**$ 40,665**	**$ 36,162**	**$ 15,280**	**$ 15,280**	**$ 15,280**
Cumulative Balance					
Beginning Fund Balance	$ 43,014	$ 83,679	$ 112,429	$ 119,841	$ 135,121
Change In Fund Balance	40,665	36,162	15,280	15,280	15,280
Ending Fund Balance	$ 83,679	$ 119,841	$ 127,709	$ 135,121	$ 150,401
Less Reserves/Designations:					
Unreserved Fund Balance	**$ 83,679**	**$ 119,841**	**$ 127,709**	**$ 135,121**	**$ 150,401**

CONSERVATION TRUST FUND REVENUE DETAIL

	2022 Actual	2023 Actual	2024 Budget	2024 Amended Budget	2025 Budget
Taxes					
Property Tax	-	-	-	-	-
Sales Tax	-	-	-	-	-
Sales Tax - Auto	-	-	-	-	-
Use Tax	-	-	-	-	-
Total Taxes	**-**	**-**	**-**	**-**	**-**
Intergovernmental					
Specific Ownership Tax	-	-	-	-	-
Motor Vehicle Registration Tax	-	-	-	-	-
Tobacco Tax	-	-	-	-	-
Severance/Mineral Tax	-	-	-	-	-
Highway User Tax	-	-	-	-	-
Road/Bridge Tax	-	-	-	-	-
Lottery Proceeds	96,280	107,855	96,280	96,280	96,280
Intergovernmental Agreements	-	-	-	-	-
State/Federal Grants	-	-	-	-	-
Total Intergovernmental	**96,280**	**107,855**	**96,280**	**96,280**	**96,280**

CONSERVATION TRUST FUND REVENUE DETAIL (CONTINUED)

	2022 Actual	2023 Actual	2024 Budget	2024 Amended Budget	2022 Budget
Fines & Forfeits					
Court Fines/Forfeits	-	-	-	-	-
Total Fines & Forfeits	**-**	**-**	**-**	**-**	**-**
Investment Earnings					
Investment Earnings	512	1,591	500	500	500
Total Investment Earnings	**512**	**1,591**	**500**	**500**	**500**
Debt & Financing					
Capital Lease Proceeds	-	-	-	-	-
Bond Issuance	-	-	-	-	-
Total	**-**	**-**	**-**	**-**	**-**
Other Revenue					
Sale of Equipment	-	-	-	-	-
Insurance Claim	-	-	-	-	-
Public Gifts/Contributions	-	-	-	-	-
Sponsorships	-	-	-	-	-
Donations	270	1,799	-	-	-
Total Other Revenue	**270**	**1,799**	**-**	**-**	**-**
Transfers In					
Transfers In	-		-	-	-
Total Transfers In	**-**	**-**	**-**	**-**	**-**
Total Revenues	**$ 97,062**	**$ 111,244**	**$ 96,780**	**$ 96,780**	**$ 96,780**

CONSERVATION TRUST FUND EXPENDITURE DETAIL

	2022 Actual	2023 Actual	2024 Budget	2024 Amended Budget	2025 Budget
Repairs & Maintenance					
Other	-	1,651	61,500	61,500	61,500
Total Repairs & Maintenance	**-**	**1,651**	**61,500**	**61,500**	**61,500**
Capital Outlay					
Capital Improvement Projects	36,397	3,840	-	-	-
Capital Equipment		48,591			
Total Capital Outlay	**36,397**	**52,431**	**-**	**-**	**-**
Transfers Out					
Transfers Out	20,000	20,000	20,000	20,000	20,000
Total Transfers Out	**20,000**	**20,000**	**20,000**	**20,000**	**20,000**
Total Expenditures	**$ 56,397**	**$ 74,082**	**$ 81,500**	**$ 81,500**	**$ 81,500**

TOWN OF MONUMENT
645 Beacon Lite Road
Monument, CO 80132

PLANNING DEPARTMENT
719-884-8015
www.townofmonument.org/planning

MEMORANDUM

TO: The Honorable Mayor and Town Council
FROM: Rey Medina, Planner
DATE: November 4, 2024
SUBJECT: **[Public Hearing] Ordinance No. 23-2024 – An Ordinance Approving a Rezone of 574 N. Washington Street from Downtown Business to Single-Family Detached Medium Density**

Background.
The Applicant, Mr. Robert Barrish, is seeking approval to rezone his property at 574 N. Washington from Downtown Business (DB) zoning district to Single Family Detached – Medium Density (SFD-2) zoning district, for the purpose of providing safe housing for his disabled son. The Pikes Peak Regional Building Department is prepared to receive a building permit application to bring the structure up to residential housing code standards once the property has been properly rezoned.

Discussion.
Staff has reviewed the subject application and analyzed the applicable criteria from Section 18.03.460 of the Town of Monument's Land Development Code and the Comprehensive Plan. During the October 9th Planning Commission public hearing, the Planning Commission unanimously recommended APPROVAL of the Applicant's request.

Requested Action.
A motion to APPROVE Ordinance No 23-2024 – An Ordinance Rezoning the property at 574 N Washington Street from Downtown Business (DB) District to Single-Family Detached Medium Density (SFD-2) District, as presented in Attachment 2 of Staff's memorandum.

Attachments.
1. Relative Excerpts from 10/9/2024 Planning Commission Minutes, including the Staff Report.
2. Ordinance No 23-2024 – An Ordinance Rezoning the property at 574 N Washington Street from Downtown Business (DB) District to Single-Family Detached Medium Density (SFD-2) District.

ATTACHMENT 1
(Relative Excerpts from10/9/2024 Planning Commission Minutes, including the PC Staff)

TOWN OF MONUMENT PLANNING COMMISSION
REGULAR MEETING
Wednesday October 9th, 2024
Hybrid Meeting-In person and remote participation Via Microsoft TEAMS

1. **Call to order, Pledge of Allegiance, Roll Call:**
   a. Chair Trujillo called the meeting/hearing of the Planning Commission of the Town of Monument, Colorado, to order at 6:00 pm at Monument Town Hall and led those assembled in the Pledge of Allegiance.

PLANNING COMMISSION	TOWN STAFF
PRESENT: Chair Martin Trujillo Vice Chair Daniel Ours Commissioner Ray Egley Commissioner Cathy Green Commissioner Chad Smith Alternate Commissioner Donna Hatch	Rey Medina, Planner I Dan Ungerleider, Planning Director
ATTENDED REMOTELY: Commissioner Corey Petersen	
ABSENT: Commissioner Greg Collins	

2. **Approval of Minutes/Agenda Modification**
   a. Move to approve the minutes from the August 14th, 2024, Planning Commission Meeting.
   Commissioner Smith motioned to approve the minutes; Chair Trujillo seconded; passed 6-0

3. **Hearing/Meeting Items**

   3a. PUBLIC HEARING: a *request for approval of the rezoning of the Property at 574 N. Washington St from DB: Downtown Business to SFD-2: Single-Family Detached Medium Density.*
   i. Public Hearing was open and closed with members of the public present.
   ii. Staff Presentation: Planner, Rey Medina presented the project to the Planning Commission.
   iii. Public Comments: n/a
   iv. Commissioner Comments:
      a) Green – Comment made that commissioner Green believes the existing Downtown Business Zoning at 574 N. Washington is an error in the Zoning Code Map. Furthermore, Green comments that the applicant wants to turn this home into two attached homes and that this would not be allowed under this zone district. Potential permit for a special care home. Staff responds to say that the applicant would have to submit an additional variance application to create an attached dwelling at this location.
      b) Ours – Reiterates concerns regarding the applicant wishing to create an attached dwelling. Staff responds to clarify that the applicant has not requested officially an attached dwelling,

   v. Commissioner Smith made a motion:
      a) Motion: "I make a motion to recommend APPROVAL of the applicant's request to rezone the property at 574 N. Washington St from DB: Downtown Business to SFD-2: Single-Family Detached Medium Density district, subject to the Findings of Fact provided in the Staff Report"
      b) Vice-Chair Ours seconded the motion; motion passed (6-0).

TOWN OF MONUMENT
645 Beacon Lite Road
Monument, CO 80132

PLANNING DEPARTMENT
719-884-8015
www.townofmonument.org/planning

STAFF REPORT

TO: **Planning Commission**

FROM: **Rey Medina, Planner**

DATE: **October 9, 2024**

SUBJECT: **Case No. 2024-RZ-001**
Approval of the Rezoning for 574 N. Washington from DB: Downtown Business to SFD-2: Single-Family Detached Medium Density. [Public Hearing]

Applicant's Information.	Robert Barrish 18629 Wethersfield Dr Monument, CO 80132 att: Robert Barrish
Owner's Information.	Robert Barrish 18629 Wethersfield Dr Monument, CO 80132 att: Robert Barrish
Property Location.	Along the East side of Washington Street Property Schedule No. 7115104013 (Exhibit 1)
Property Size.	0.285 acres
Comprehensive Plan Designation.	The subject property is designated Downtown Business (DB) by the Town's Comprehensive Plan, adopted 2017.
Zoning Designation.	Downtown Business (DB) Ordinance No.24-2021 An ordinance adopting a revised official zoning map of the Town of Monument.
Surrounding Property Information.	North: Intersection of Washington St and Hwy 105 South: Residential Neighborhood (SFD-2: SF Detached Medium Density) East: Public Works Building (P: Public) West: Vacant (P: Public)

Requested Action(s). Approval of the rezoning of the property at 574 N. Washington St from Downtown Business to Single Family Detached Medium Density

Introduction. The Applicant, Mr. Robert Barrish is seeking approval to rezone his property at 574 N. Washington from Downtown Business zoning to Single Family Detached – Medium Density, for the purpose of providing safe housing for his disabled son. The project documents are provided in Exhibits 1-4 and described as follows:

- Exhibit 1 – Location Map and Comprehensive Plan Future Land Use Map
- Exhibit 2 – Public Hearing Notice
- Exhibit 3 – Existing Site Plan for 574 N. Washington
- Exhibit 4 – Draft Findings of Fact

History/Background. The subject property is zoned DB: Downtown Business as part of the Town of Monument's Official Zoning Map. Downtown business and single family development standards are stated in the Chapter 18 - Land Development Code, Section 18.03.235 and 18.03.220 – Zone Districts.

Project Details. The applicant has indicated that he will be applying with the Pikes Peak Regional Building Department to convert the existing structure into two (2) attached single-family homes. The Regional Building Department will require the building comply with current residential building standards. No other improvements will be required at this time.

Comprehensive Plan. The subject property is identified as Single family Detached (SFD) by the Town's Comprehensive Plan, adopted 2017. This designation is identified as being located West of Beacon Lite Road and along East Highway 105. The existing site is consistent with attributes and characteristics stated in the Comprehensive Plan.

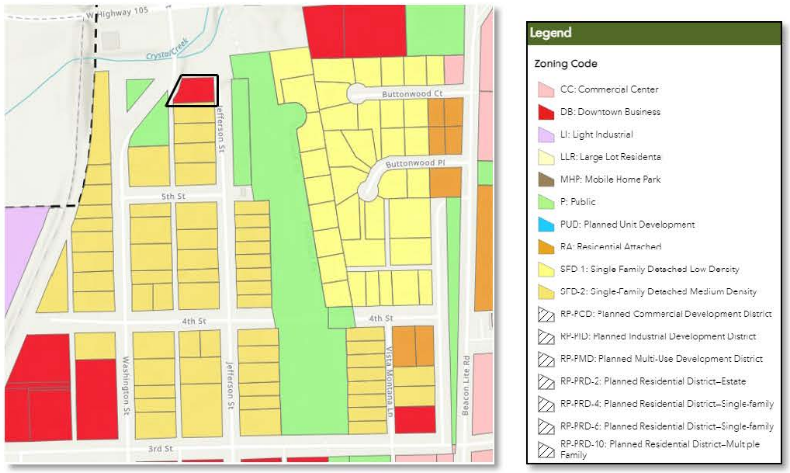
Development Code. Staff has reviewed the subject application and analyzed the applicable criteria from Section 18.03.460 of the Town of Monument's Land Development Code and the Comprehensive Plan. The applicant has stated active utilities include electric, gas, water and sewage. A bathroom, sink and central heating are available however, the applicant intends to add a stove and shower to make the property more suitable for residential use. The Regional Building Department will require the building comply with current residential building standards. No other improvements will be required at this time.

Public Notice. Pursuant to Chapter 18 - Land Development Code, Section 18.01.260.D and Table 1.2, Public Notice (publish, post, and mail) is required for rezoning. Ordinance No.21-2024 has changed the manner with which public noticing postings are required, stating that posting to the Town of Monument official website and bulletin board located in the lobby of Town Hall shall be adequate. In an effort to maintain transparency in public process, public notice was provided at least fifteen (15) days prior the hearing by having letters mailed to property owners with 500 feet and posting a public hearing sign at the property.

Findings of Fact. Upon review of Chapter 18 – Land Development Code, Section 18.03.140, staff has determined that the applicant provided sufficient information in their application required to receive approval for the subject rezoning (see exhibit 3).

Recommended Action. A motion to recommend **APPROVAL** of the applicant's request to rezone the property at 574 N. Washington from DB: Downtown Business to SFD-2: Single-Family Detached Medium Density, based upon the Findings of Fact attached hereto as Exhibit 4 in the Staff Report.

EXHIBIT 1 – LOCATION, ZONING AND FUTURE LAND USE MAP



Zoning Map with Subject Property Location

Future Land Use Map - Comprehensive Plan, adopted 2017

EXHIBIT 2 – PUBLIC NOTICE

NOTICE OF A PUBLIC HEARING

On a request for a **Rezoning** of
574 N. Washington

To Whom It May Concern:

The property owner of 574 N. Washington has applied to rezone the property from Downtown Business zoning to Single-Family Detached zoning. Please see the vicinity map below for the property's approximate location.

The Town of Monument **Planning Commission** will hear this proposal and make a recommendation at the following public hearing on this request:

Planning Commission Hearing:
Time: **6:00 PM**

Date: **October 9, 2024**
Location: **Town Hall Council Chambers**
645 Beacon Lite Road
Monument, CO 80132

The Town of Monument **Town Council** will hear this proposal and make a decision at the following public hearing on this request:

Town Council Hearing:
Time: **6:30 PM**
Date: **November 4, 2024**
Location: **Town Hall Council Chambers**
645 Beacon Lite Road
Monument, CO 80132

VICINITY MAP

**This map is provided for general reference only. If additional information is needed, please contact the Planning Department.

If you have any questions, please contact the Planning Department by phone: 719-884-8015 or email: planning@tomgov.org.
Copies of the hearing documents can be found on the Town of Monument Documents on Demand website here: https://monumenttownco.documents-on-demand.com/.

574 N Washington
Rezoning
File Numbers: 2024-RZ-001

AFFIDAVIT – MAILING
Rezoning

I, Robert Barrish, *(print name)* as the owner/authorized agent, *(check one)*
for the property located at (Parcel No. 7115104013), do hereby attest that I reviewed the records of the El Paso County Assessor on the 28 day of September, 2024, and have sent letters via first class U.S. mail to the owners of record for the properties within 500-feet of the perimeter property line of the **574 N. Washington,** giving notice of forthcoming public hearings for Planning Commission on October 9th, 2024 and Town Council on November 4th, 2024 in compliance with Town Code Section 18.01.260-Public notice requirements., F. Mailed notice. on 9/28, 2024, which is at least 15 days prior to the date of the hearings.

Signed: [signature]
Print Name: Robert Barrish
Owner/Authorized Agent *(circle one)*

State of Colorado,
County of El Paso:

Sworn and subscribed to before me, a Notary Public, by Robert Barrish, this 30th day of September 2024, who is either personally known to me or who has produced Colorado Drivers license as identification.

My Commission Expires: June 29th 2027 [signature]
Notary Public for the State of Colorado
Print Name: Kara Tiffany Krueger

KARA TIFFANY KRUEGER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20234024526
MY COMMISSION EXPIRES JUNE 29, 2027

EXHIBIT 3 – SITE PLAN

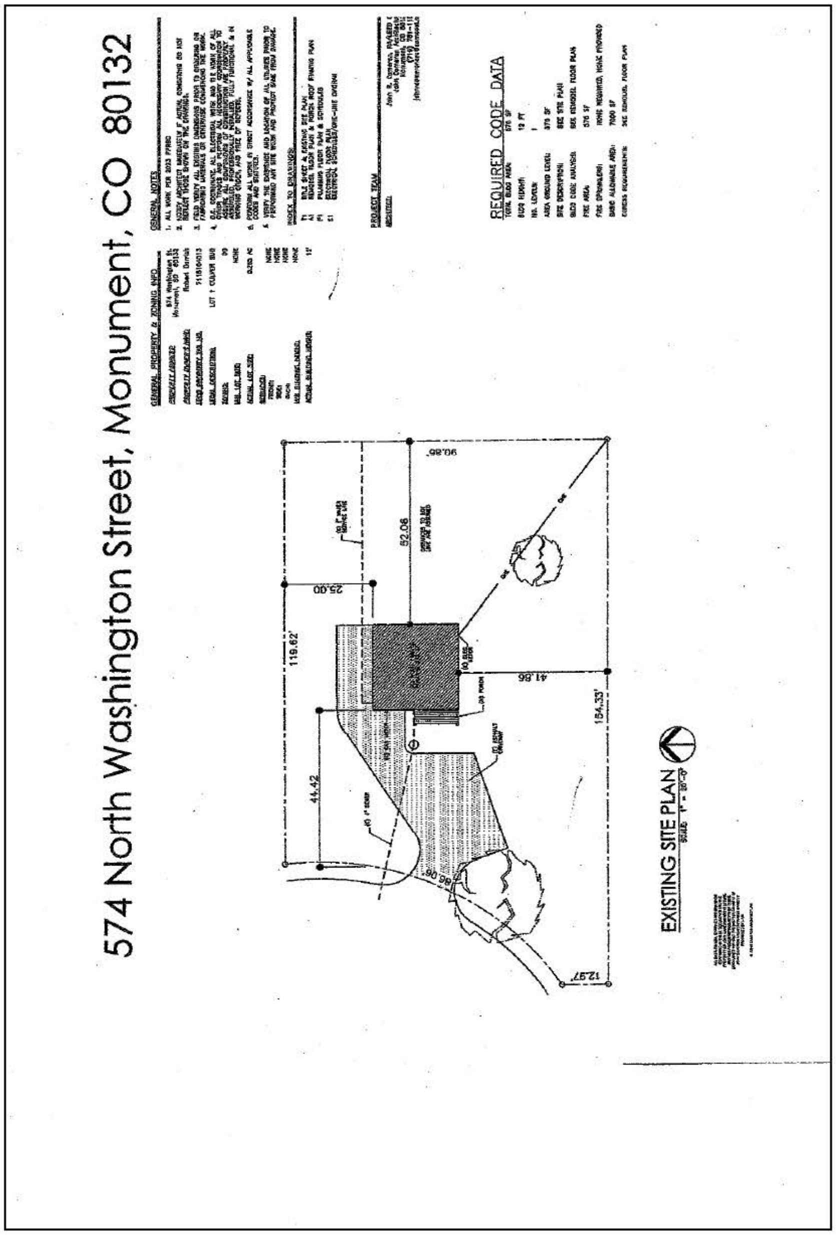


EXHIBIT 4 – DRAFT FINDINGS OF FACT

1. **Compatibility with Surrounding Zone Districts.** *The proposed use of 574 N. Washington assuming the approval of a rezoning adequately aligns with the location, attributes and characteristics for Single Family Detached Zoning identified by the Town's Comprehensive Plan.*
2. **Traffic Generation and Road Safety.** *The property at 574 N. Washington, as it exists, adequately provides street access to the site for utility services as sufficient on-site parking to serve a single-family home. Traffic is not anticipated to increase disproportionately with the addition of a single home.*
3. **Adjacent land.** *The proposed rezoning shall allow the property to become consistent with the surrounding neighborhood.*
4. **Comprehensive Plan.** *The downtown business zoning at 574 N. Washington is currently inconsistent with the Comprehensive Plans Future Land Use Map. Rezoning 574 N. Washington would make the zoning consistent with the Comprehensive Plan and surrounding neighborhood.*
5. **Zoning Classification.** *The existing zoning classification is not currently being identified as an error.*
6. **Infrastructure/Utilities.** *The existing property at this location currently has adequate access to Infrastructure and Utilities.*

ATTACHMENT 2
(Ordinance No. 23-2024)

TOWN OF MONUMENT

ORDINANCE NO. 23-2024

AN ORDINANCE REZONING THE PROPERTY AT 574 N WASHINGTON STREET FROM DOWNTOWN BUSINESS (DB) DISTRICT TO SINGLE-FAMILY DETACHED MEDIUM DENSITY (SFD-2) DISTRICT

WHEREAS, the Town of Monument ("Town") is a home rule municipality duly organized and existing under Article XX of the Colorado Constitution and the Town's Home Rule Charter approved by the electors on November 8, 2022 ("Charter"); and

WHEREAS, Robert Barrish has requested by application to rezone the real property at 574 N Washington St and legally described in Exhibit A, attached hereto ("Property"), from the Downtown Business (DB) zoning district to Single-Family Detached Medium Density (SFD-2) zoning district; and

WHEREAS, on October 9, 2024, the Planning Commission conducted a Public Hearing on this application and unanimously recommended to the Town Council that the request to rezone the Property be approved subject to the Findings of Fact outlined in Exhibit B, attached hereto; and

WHEREAS, On November 4, 2024, this Ordinance was introduced by title, considered at public hearing, and voted upon at the regular meeting of the Town Council on November 4, 2024, finding that:

1. The Downtown Business (DB) zoning district designation of the Property is inconsistent with the Comprehensive Plans Future Land Use Map.
2. The Single-Family Detached Medium Density (SFD-2) zoning district designation is consistent with the Comprehensive Plan and the zoning designation of the adjacent properties and surrounding neighborhood.
3. The Property has access to a public street and utility services and has adequate on-site parking. An increase in traffic is not anticipated as a result of the rezoning or the change of use from commercial to residential.

THE TOWN COUNCIL OF THE TOWN OF MONUMENT, COLORADO, ORDAINS:

Section 1. **Incorporation**. The recitals set forth above are incorporated and ordained as if set forth in this section in full.

Section 2. **Zoning Approval**. The Official Zoning Map of the Town of Monument is hereby amended by zoning the Property described in Exhibit A attached hereto and incorporated by reference herein to Single-Family Detached Medium Density (SFD-2) pursuant to the Land Development Code of the Town of Monument.

Section 3. **Publication**. Pursuant to Subsection 6.5, 3. of the Town of Monument Home Rule Charter and Subsection 2.04.030, G. of the Monument Municipal Code, upon approval this Ordinance shall be published on the Town's official website in full for not less than ten (10) days.

Section 5. **Authentication and Filing**. Upon passage this Ordinance shall be authenticated by the Mayor and Town Clerk and maintained by the Town Clerk in such form as is sufficient to assure reasonable access by the public. Failure to authenticate any ordinance shall not invalidate it or suspend its operation.

Section 6. **Effective Date**. This Ordinance shall become effective and be in full force and effect ten (10) days after final publication.

Section 7. **Severability**. If any portion of this Ordinance or the application thereof to any person or circumstances shall be found to be invalid by a court, such invalidity shall not affect the remaining portions or applications of the ordinance which can be given effect without the invalid portion or application, provided such remaining portions or applications are not determined by the court to be inoperable.

INTRODUCED, **PASSED**, **and ADOPTED/REJECTED**, by the Town Council of the Town of Monument, 4th day of November, 2024 by a vote of ___ for and ___ against.

TOWN OF MONUMENT, COLORADO

By ________________________________
Mitch LaKind, Mayor

Attest:

____
Tina Erickson, Town Clerk

EXHIBIT A
PROPERTY DESCRIPTION

Address:	574 N Washington Street, Monument Colorado 80132
Legal Description:	Lot 1, Culver's Subdivision, County of El Paso, State of Colorado
Parcel Number:	711510401