

**MONUMENT TOWN COUNCIL
MEETING MINUTES**

Monday, December 1, 2025 - 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 Mitch LaKind called 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 Councilmembers and staff were present for the meeting:

TOWN COUNCIL		TOWN STAFF	
PRESENT: Mayor Mitch LaKind Mayor Pro Tem Steve King Councilmember Marco Fiorito Councilmember Kenneth Kimple Councilmember Laura Kronick		Madeline VanDenHoek, Town Manager Patrick Regan, Police Chief Tina Erickson, Town Clerk Bob Cole, Town Attorney Will Williams, Director of IT Thomas Tharnish, Director of Public Works Jennifer Phillips, Director of Finance Laura Hogan, Director of Administration Dan Ungerleider, Director of Planning	
ATTENDED REMOTELY: Councilmember Sana Abbott, Councilmember Chad Smith			
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, Discussion and Voting on Identified Matters

No disclosures with potential conflicts of interest were submitted.

3. Approval of the Consent Agenda:

a. Agenda - December 1, 2025

b. Meeting Minutes - November 17, 2025

Councilmember Marco Fiorito made a motion to approve the consent agenda as presented, the motion was seconded by Councilmember Laura Kronick. Roll call vote was taken and the motion passed 7 to 0.

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

a. Ordinance No. 22-2025 - An Ordinance Granting Approval of the Final Planned Unit Development for Santa Fe Business Park, Lot 2 Terrazzo-Baja Commercial Development, Located at the Northwest Corner of Terrazzo Drive and La Campana Drive

Ungerleider presented ordinance no. 22-2025 as included in the council packet. The council proposed questions and concerns regarding building size, bay doors, bone white color palette, dark sky lighting and fencing height/fencing material. The council is in favor of the concept of the project. Jason Alwine and Andrew Biggs provided information and clarification on the project. Mayor Mitch LaKind opened the public hearing, no public comments were received. Mayor Mitch LaKind closed the public hearing. Councilmember Chad Smith made a motion to continue ordinance no. 22-2025 and the public hearing to January 5, 2026, and the motion was seconded by Councilmember Sana Abbott. Roll call vote was taken and the motion passed 7 to 0.

b. Ordinance No. 23-2025 - An Ordinance Amending Title 18 Land Development Code Amending Section 18.03.340 Relating To Accessory Uses And Structures

Ungerleider presented ordinance no. 23-2025 as included in the council packet. Mayor Mitch LaKind opened the public hearing, Terri Hayes requested long term vs. short-term rentals language to be included in the ADU process. Mayor Mitch LaKind closed the public hearing. Ungerleider will provide a definition with the guidance of the council for low and moderate incomes. Mayor Pro Tem Steve King made a motion to amend ordinance no. 23-2025 to include ADU's will not be determined as short-term rentals, they will be long-term rentals over 30 days and the owner will reside on at least one of the properties on the parcel. The motion was seconded by Councilmember Laura Kronick. Roll call vote was taken and the motion passed 7 to 0.

c. Ordinance No. 24-2025 - An Ordinance Amending Title 18 Land Development Code Creating Section 18.04.600 Establishing Permitting Procedures For Electric Vehicle Charging Systems

Ungerleider presented ordinance no. 24-2025 as included in the council packet. Mayor Mitch LaKind opened the public hearing, no public comments were received. Mayor Mitch LaKind closed the public hearing. Councilmember Marco Fiorito made a motion to approve ordinance no. 24-2025 and the motion was seconded by Councilmember Laura Kronick. Roll call vote was taken and the motion passed 7 to 0.

d. Ordinance No. 25-2025 - An Ordinance Amending Title 18 Land Development Code To Prohibit Nonfunctional Turf, Nonfunctional Artificial Turf, And Invasive Plant Species To Applicable Development Projects

Ungerleider presented ordinance no. 25-2025 as included in the council packet. Mayor Mitch LaKind opened the public hearing, no public comments were received. Mayor Mitch LaKind closed the public hearing. Councilmember Marco Fiorito made a motion to approve ordinance no. 25-2025 and the motion was seconded by Mayor Pro Tem Steve King. Roll call vote was taken and the motion passed 7 to 0.

e. Ordinance No. 26-2025 - An Ordinance Amending Section 13.16.040 F Regarding Licensure And Certification Requirements for Testing And Repair of Backflow Prevention Devices

Ungerleider presented ordinance no. 27-2025 as included in the council packet. Mayor Mitch LaKind opened the public hearing, no public comments were received. Mayor Mitch LaKind closed the public hearing. Councilmember Marco Fiorito made a motion to approve ordinance no. 26-2025 and the motion was seconded by Mayor Mitch LaKind. Roll call vote was taken and the motion passed 7 to 0

5. Resolutions:

a. PUBLIC HEARING on Resolution No. 68-2025 - A Resolution Adopting a 2nd Restated Budget for the Purpose Set Forth Below For the Town of Monument, Colorado, Beginning on the First Day of January 2025 and Ending on the Last Day of December 2025

Phillips presented resolution no. 68-2025 as included in the council packet. Mayor Mitch LaKind opened the public hearing, no public comments were received. Mayor Mitch LaKind closed the public hearing.

b. Resolution No. 69-2025 - A Resolution Appropriating Sums of Money to the Various Funds in the Amounts Set Forth Below for the Town of Monument, Colorado, Beginning on the First Day of January 2025 and Ending on the Last Day of December 2025

Phillips presented resolution no. 69-2025 as included in the council packet. Councilmember Laura Kronick made a motion to approve resolution no. 68-2025 and resolution no. 69-2025 the motion was seconded by Councilmember Chad Smith. Roll call vote was taken and the motion passed 7 to 0

c. PUBLIC HEARING on Resolution No. 70-2025 - A Resolution Adopting a Budget for the Purposes Set Forth Below For the Town of Monument, Colorado, Beginning on the First Day of January 2026 and Ending on the Last Day of December 2026

Phillips presented resolution no. 70-2025 as included in the council packet. The Council had a discussion regarding the Fountain Creek Water Shed line item. Mayor Mitch LaKind opened the public hearing, no public comments were received. Mayor Mitch LaKind closed the public hearing.

d. Resolution No. 71-2025 - A Resolution Appropriating Sums of Money to the Various Funds in the Amounts Set Forth Below for the Town of Monument, Colorado, Beginning on the First Day of January 2026 and Ending on the Last Day of December 2026

Phillips presented resolution no. 71-2025 as included in the council packet. Councilmember Marco Fiorito made a motion to approve resolution no. 70-2025 and resolution 71-2025 and the motion was seconded by Councilmember Kenneth Kimple. Roll call vote was taken and the motion passed 7 to 0.

e. Resolution No. 67-2025 - A Resolution to Authorize the Certification of the

Property Tax Mill Levy to the El Paso County Assessor for the Fiscal Year 2026 Beginning on the First Day of January 2026, and Ending on the Last Day of December 2026

Phillips presented resolution no. 67-2025 as included in the council packet. Councilmember Marco Fiorito made a motion to approve resolution no. 67-2025 and the motion was seconded by Mayor Mitch LaKind. Roll call vote was taken and the motion passed 7 to 0.

f. Resolution No. 72-2025 - A Resolution Confirming a Five Percent (5%) Franchise Fee for the Town of Monument Water Enterprise Fund

Phillips presented ordinance no. 72-2025 as included in the council packet. Councilmember Laura Kronick made a motion to approve resolution no. 72-2025 and the motion was seconded by Councilmember Sana Abbott. Roll call vote was taken and the motion passed 7 to 0.

6. Public Comments For Items Not on the Agenda:

- Haley Chapin with Tri-Lakes Cares gave thanks for the turkey donation and support in the community.

7. Future Agenda Item Authorization:

- No future authorization agenda items.

8. Council Comments:

- Councilmember Marco Fiorito gave appreciation to the staff for the high level of professionalism and work the staff puts into running the town.
- Councilmember Kenneth Kimple made a comment about color schemes.

9. Executive Sessions:

a. Executive Session Pursuant to §24-6-402(4)(b), C.R.S. for a Conference with the Town Attorney to Receive Legal Advice on Specific Legal Questions Regarding the Intergovernmental Agreement Establishing the Loop Water Authority

Councilmember Marco Fiorito moved to enter into executive session pursuant to 24-6-402(4)(b), C.R.S. for a conference with the Town attorney to receive legal advice on specific legal questions regarding the intergovernmental agreement establishing the Loop Water Authority. Councilmember Laura Kronick seconded the motion and the motion passed 7 to 0.

- Councilmember Sana Abbot left the meeting before executive session started.
- The Council entered executive session at 9:07 pm.
- The Council concluded executive session at 9:34 pm.
- The Council resumed the regular meeting at 9:36 pm.

10. Invoices Over \$25K:

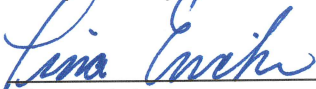
a. Approval of Loop Water Authority Invoice

The council gave direction for Mayor Mitch LaKind to sign the Loop Water Authority Invoice. Councilmember Marco Fiorito made a motion to approve the Loop Water Authority invoice and the motion was seconded by Councilmember Laura Kronick. Roll call vote was taken and the motion passed 6 to 0.

11. Adjournment:

Mayor Mitch LaKind moved to adjourn the meeting, the motion was passed unanimously, the meeting was adjourned at 9:40 pm.

Respectfully Submitted,



Tina Erickson
Town Clerk