

**MONUMENT TOWN COUNCIL
MEETING MINUTES**

Monday, December 15, 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 Sana Abbott Councilmember Marco Fiorito Councilmember Kenneth Kimple Councilmember Laura Kronick Councilmember Chad Smith	Madeline VanDenHoek, Town Manager Patrick Regan, Police Chief Tina Erickson, Town Clerk Ashley Hernandez-Schlagel, 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

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 potential conflicts of interest were disclosed.

3. Approval of the Consent Agenda:

- a. Agenda - December 15, 2025
- b. Meeting Minutes - December 1, 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. Recognition:

- a. Employee Anniversary Recognition

VanDenHoek recognized the following employees for their milestone

employment anniversaries:

- Thomas Tharnish, Public Works Director, 25 years
- Rob Enoch, Senior Mechanic, 25 years
- Rob Stewart, Corporal/Traffic Safety Officer, 25 years
- James Schubauer, Parks Superintendent, 15 years
- Bradley Kunkle, Police Officer, 5 years

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

a. Ordinance No. 28-2025 - An Ordinance Establishing a Use Tax Rebate on Construction Materials for Accessory Dwelling Units for Low- and Moderate-Income Households

Ungerleider presented ordinance no. 28-2025 as included in the council packet. Mayor Pro Tem King asked if short-term rental language should be removed. Ungerleider explained that the language clarifies that the use tax rebate is not applicable to short-term rentals. Mayor Mitch LaKind opened the public hearing and no comments were received. Mayor Mitch LaKind closed the public hearing. Councilmember Marco Fiorito made a motion to approve ordinance no. 28-2025 and the motion was seconded by Mayor Pro Tem Steve King. Roll call vote was taken and the motion passed 7 to 0.

b. Ordinance No. 27-2025 - An Ordinance Granting Approval of a Final Planned Unit Development for Conexus Filing No. 4 for Meritage Homes

Andrea Barlow, Principal with N.E.S., introduced Chelsea Green, Director of Entitlement for Meritage Homes, and reviewed the project as outlined in the council packet, including property history, prior Town approvals, Planning Commission recommendations, next steps, and the project timeline. Council discussed the planned renaming of Crossfield Drive, right-of-way width standards for a major collector, and ingress and egress concerns. Ungerleider clarified that the current request applies only to Lot 2, that previously approved infrastructure is outside the scope of this action, and that a Monument Fire District review has been completed and approved. It was noted that bike lanes are not included due to the presence of the Santa Fe Trail. Council asked questions regarding roadway widths, lot sizes, basements, parking impacts, and noise mitigation. Green described mitigation measures including privacy fencing, upgraded building materials, landscaping buffers, and guest parking provided via alleys and motor courts. Mayor Mitch LaKind opened the public hearing. Brandy Turner spoke in support of the project, citing collaboration with Meritage Homes and appreciation for the residential buffer between existing neighborhoods and planned commercial uses. King noted the project represents a shift from previously planned warehouse use to primarily residential development with reduced density. Mayor LaKind closed the public

hearing. Councilmember Chad Smith moved to approve Ordinance No. 27-2025, seconded by Councilmember Marco Fiorito. A roll call vote was taken, and the motion passed 7-0.

6. Resolutions:

a. Resolution No. 73-2025 - A Resolution Approving a Final Plat for Conexus Filing No. 4, a Replat of Conexus Filing No. 2 – Lot 2, for Meritage Homes

Ungerleider presented resolution no. 73-2025 as included in the council packet. Mayor Mitch LaKind opened the public hearing and no comments were received. Mayor Mitch LaKind closed the public hearing and acknowledged the willingness of Schuck Chapman Companies to work with the community regarding this development. Councilmember Marco Fiorito made a motion to approve resolution no. 73-2025 and the motion was seconded by Mayor Pro Tem Steve King. Roll call vote was taken and the motion passed 7 to 0.

b. Resolution No. 74-2025 - 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. 74-2025 as included in the council packet. Councilmember Chad Smith made a motion to approve resolution no. 74-2025 and the motion was seconded by Councilmember Laura Kronick. Roll call vote was taken and the motion passed 6 to 0. *(Councilmember Marco Fiorito stepped out of the meeting when this roll call vote took place.)*

7. Public Comments For Items Not on the Agenda:

- Daniel DeBoo praised Council and staff for responsible governance and fiscal stewardship, citing long-term employee recognition, and expressed disappointment with low public attendance.
- Bill Wysong, El Paso County Commissioner for District 3, stated his support for the Town Council and emphasized the importance of sharing positive news. He highlighted the County's free property fraud alert program and noted that enhanced County Planning Department mapping and information will be available in the first half of next year.

8. Future Agenda Item Authorization:

- Review of committee assignments.
- Councilmember Fiorito and Mayor Pro Tem King attending the February 18 Loop Study Session.

- Mayor Pro Tem King and Councilmember Kronick working with Human Resources on the process for hiring a staff attorney.

9. Reports:

a. Town Manager's Monthly Report

VanDenHoek highlighted recent Town accomplishments, including holiday park lighting, water operators license achievements, Police Department fundraising and community programs, \$1,000 raised for Parks through Zombie permits, Finance Department staff efforts on the budget, Robert Grimaldo's work on the Veregy project, the installation of the Monument Lake restrooms, and the opening of new businesses in Town.

10. Council Comments:

- Councilmember Kimple urged updating roadway design criteria and adding bike lanes on the west side of Town.
- Mayor LaKind recognized Commissioner Wysong at the Tree Lighting Ceremony, commended staff for the event, and extended holiday greetings.

11. Executive Sessions:

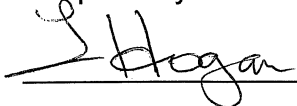
a. Executive Session Pursuant to 24-6-402(4)(b), C.R.S. for a Conference with the Town Attorney for the Purpose of Receiving Legal Advice on Specific Legal Questions Regarding Pending Legal Projects

Councilmember Marco Fiorito made a motion to enter into 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 pending legal projects and to immediately adjourn the regular meeting upon conclusion of executive session. The motion was seconded by Councilmember Laura Kronick. Roll call vote was taken and the motion passed 7 to 0. Council entered executive session at 8:30 PM.

12. Adjournment:

Council resumed and adjourned the regular meeting at 9:07 PM.

Respectfully Submitted,



Laura Hogan
Director of Administration/Deputy Clerk

