



**MONUMENT TOWN COUNCIL
REGULAR MEETING AGENDA
TUESDAY, JANUARY 20, 2026 – 6:30 PM**

Monument Town Hall - Council Chambers
645 Beacon Lite Road - Monument, CO 80132

[Participate Via Microsoft Teams](#)

Participate Via Telephone: 719-300-6099 ID: 471 265 400#

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

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

3. Approval of the Consent Agenda

- a. Agenda - January 20, 2026
- b. Meeting Minutes - January 5, 2026
- c. Invoices Over \$25K
- d. Resolution 04-2026 - A Resolution Entering Into an Animal Services Contract with the Humane Society of the Pikes Peak Region - (*Chief Regan*)

4. Recognition

- a. Employee of the Year - (*Madeline VanDenHoek*)

5. Resolutions

- a. Resolution No. 05-2026 - A Resolution for the Town Council to Approve the Purchase of Two (2) 2026 Ford Explorer Sport Utility Vehicles (SUV) and One (1) 2025 Ford Escape SUV for the Monument Police Department - (*Chief Regan*)
- b. Resolution No. 06-2026 - A Resolution Adopting the Town of Monument's 2026 Three-Mile Plan - (*Dan Ungerleider*)

6. Discussion Items

- a. Draft Legislation Modifying the Board of Directors of the Fountain Creek Watershed District - (*Mayor LaKind*)

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 Authorization

- a. Presentation From the Pikes Peak Regional Building Department

9. Reports

- a. Town Manager's Monthly Report - *(Madeline VanDenHoek)*

10. Council Comments

11. Adjournment

**MONUMENT TOWN COUNCIL
MEETING MINUTES**

Monday, January 5, 2026 - 5:30 PM

Monument Town Hall - 645 Beacon Lite Rd., Monument CO 80132

Hybrid Meeting - Remote Participation Via Teams

1. Study Session Starting at 5:30 PM:

- a. Review Draft of Title 8 Repeal and Readoption Ordinance

2. Call Regular Meeting to Order at 6:30 PM, 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	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 Connie Driedger, GIS
ATTENDED REMOTELY: Councilmember Laura Kronick Councilmember Chad Smith	
ABSENT WITH PRIOR NOTICE:	
ABSENT WITHOUT PRIOR NOTICE:	

3. 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 of conflicts of interest submitted.

4. Approval of the Consent Agenda:

- a. Agenda - January 5, 2026

b. Meeting Minutes - December 15, 2025

Councilmember Marco Fiorito made a motion to approve the consent agenda as presented, the motion was seconded by Mayor Pro Tem Steve King. Roll call vote was taken and the motion passed 7 to 0.

5. Recognition:

a. Employees of the Year

VanDenHoek recognized Connie Dredger for being one of two employees of the year for 2025.

6. Presentations:

a. Strategic Plan

John Trylch spoke about the strategic plan which is completed and ready for implementation.

7. Ordinances:

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 continued from December 1, 2025 as included in the council packet. Jason Alwine with NES gave an overview of the project and addressed items of concern regarding color palate, fencing and storage areas. Andrew Biggs provided clarification for the office spaces. Mayor Pro Tem King read into the record a statement he wrote, requested to add more stonework to the buildings. Councilmember Laura Kronick stated her concerns about how the current project will impact the future. The councilmembers had further questions regarding parking, fire lanes, trees, fencing/screening, trash receptacles, employee parking calculations along with other concerns. Mayor Mitch LaKind voiced his concerns with developers coming to the town and messing with the code to adjust it to their needs and does not feel the project is meeting the town code. Mayor Mitch LaKind opened the public hearing, no public comments were received. Mayor Mitch LaKind closed the public hearing. Alwine spoke to the comments made by Mayor Mitch LaKind with the accommodations they have and are willing to make to the project. Pro Tem Steve King made a motion to approve ordinance no. 22-2026 with the conditions: stone proposed in staff presentation to be consistent on all the buildings; storage areas comply with the town code 18.04.150, to remove 20-foot height requirement; and trash receptacles to be contained within each unit. The motion was seconded by Councilmember Chad Smith. Roll call vote was taken and the motion passed 7 to 0.

b. Ordinance No. 01-2026 - An Ordinance Amending Chapter 18.03.110 of the Municipal Code to Reference the Approved Official Zoning Map by a Date

Certain

Ungerleider introduced Connie Driedger to present the maps of the town as included in the council packet. Ungerleider presented ordinance no. 01-2026. Mayor Mitch LaKind opened the public hearing, no public comments were received. Mayor Mitch LaKind closed the public hearing. Councilmember Sana Abbott made a motion to approve ordinance no. 01-2026 and the motion was seconded by Councilmember Laura Kronick. Roll call vote was taken and the motion passed 7 to 0.

8. Resolutions:

a. Resolution No. 01-2026 - A Resolution Re-Appointing Members Peterson, Parr, and Baumer to the Town of Monument Planning Commission

Ungerleider presented resolution no. 01-2026 as included in the council packet. Councilmember Chad Smith made a motion to approve resolution no. 01-2026 and the motion was seconded by Councilmember Sana Abbott. Roll call vote was taken and the motion passed 6 to 0.

Councilmember Marco Fiorito absent for vote.

b. Resolution No. 02-2026 - A Resolution Authorizing Filing of a Petition for the Annexation of the Town of Monument Water Tank Site

Ungerleider presented resolution no. 02-2026 as included in the council packet. Mayor Mitch LaKind made a motion to approve resolution no. 02-2026 and the motion was seconded by Councilmember Sana Abbott. Roll call vote was taken and the motion passed 7 to 0.

c. Resolution No. 03-2026 - A Resolution Adopting a 2026 Legislative Platform

Phillips presented resolution no. 03-2026 as included in the council packet. Councilmember Marco Fiorito made a motion to approve resolution no. 03-2026 and the motion was seconded by Mayor Pro Tem Steve King. Roll call vote was taken and the motion passed 7 to 0

9. Public Comments For Items Not on the Agenda:

- No public comments were received.

10. Future Agenda Item Authorization:

- No future agenda items to include.

11. Council Comments:

- No council comments received.

12. Adjournment:

Mayor Mitch LaKind moved to adjourn the meeting, the motion was passed unanimously, the meeting was adjourned at 9:00 pm.

Respectfully Submitted,

Tina Erickson, Town Clerk

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: 01/12/2026

Matter: Town of Monument-General-20028-0001

Responsible Attorney Robert Cole

Date	Activity	Due Date	Invoice Amount	Payments	Credit	Balance
Invoice #8442	Balance: \$12,774.00					
01/12/2026	Invoice #8442	02/11/2026	\$12,774.00			\$12,774.00
Totals:			\$12,774.00	\$0.00	\$0.00	\$12,774.00

Fortis - COLTAF: \$300.00

Matter: Town of Monument-Water-20028-0002

Responsible Attorney Robert Cole

Date	Activity	Due Date	Invoice Amount	Payments	Credit	Balance
Invoice #8442	Balance: \$12,098.50					
01/12/2026	Invoice #8442	02/11/2026	\$12,098.50			\$12,098.50
Totals:			\$12,098.50	\$0.00	\$0.00	\$12,098.50

Matter: Town of Monument-PD-20028-0003

Responsible Attorney Robert Cole

Date	Activity	Due Date	Invoice Amount	Payments	Credit	Balance
Invoice #8442	Balance: \$1,569.00					
01/12/2026	Invoice #8442	02/11/2026	\$1,569.00			\$1,569.00
Totals:			\$1,569.00	\$0.00	\$0.00	\$1,569.00

Matter: Town of Monument-Plannning-20028-0008

Responsible Attorney Robert Cole

Date	Activity	Due Date	Invoice Amount	Payments	Credit	Balance
Invoice #8442	Balance: \$3,657.00					
01/12/2026	Invoice #8442	02/11/2026	\$3,657.00			\$3,657.00
Totals:			\$3,657.00	\$0.00	\$0.00	\$3,657.00
Totals for all Client Matters:			\$30,098.50	\$0.00	\$0.00	\$30,098.50

TOWN OF MONUMENT

RESOLUTION NO. 04 - 2026

A RESOLUTION ENTERING INTO AN ANIMAL SERVICES CONTRACT WITH THE HUMANE SOCIETY OF THE PIKES PEAK REGION

WHEREAS, the Town Council of the Town of Monument believes it to be in the best interest of the citizens of the Town of Monument to enter into an animal services contract with the Humane Society of the Pikes Peak Region for the year 2026; and

WHEREAS, the services provided will be at the cost of \$25,118.00, to be billed monthly; and

WHEREAS, the Town Council agrees to authorize the Mayor to execute the Animal Services Contract.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MONUMENT, COLORADO THAT:

Section 1. The Town Council hereby approves the Animal Services Contract with Humane Society of the Pikes Peak Region for services to be provided for the year 2026 and authorizes the Mayor to execute the contract.

PASSED AND RESOLVED by the Town Council of the Town of Monument, El Paso County, Colorado, this 20th day of January 2026 by a vote of ___ for and ___.

TOWN OF MONUMENT

Mitch LaKind, Mayor

ATTEST:

Tina Erickson, Town Clerk

**HUMANE SOCIETY OF PIKES PEAK REGION
ANIMAL SERVICES CONTRACT**

Contract No: _____

Contractor: Humane Society of the Pikes Peak Region
Attn: Kelley Likes, President/CEO (Contract Administrator)
610 Abbot Lane
Colorado Springs, CO 80905
(719) 472-1741

Entity Contract Administrator:
Town of Monument
Attn: Town Manager
645 Beacon Lite Road
Monument, CO 80132

Commencement Date: January 20, 2026 at 12:00 a.m.

Expiration Date: December 31, 2028 at 11:59 p.m.

This Animal Services Contract ("Contract") is made and entered into as of this 20thth day of January, 2026 ("Effective Date") by and between the Town of Monument, a home-rule municipality organized under the laws of the State of Colorado ("Entity") and the Humane Society of the Pikes Peak Region, a Colorado nonprofit corporation ("Contractor"). Contractor also conducts its operations by and through its operational division known as Animal Law Enforcement Services. The Entity and Contractor are sometimes referred to herein individually as a "Party" and collectively as the "Parties."

Background and Purpose

A. Entity desires to purchase and receive from Contractor the animal services described in the Scope of Services attached hereto as Exhibit A and incorporated by this reference.

B. Contractor is an entity qualified and able to provide the type of services required by Entity and is willing to provide such services in accordance with the terms and conditions set forth in this Contract.

NOW, THEREFORE, in consideration of the benefits and obligations under this Contract, Entity and Contractor agree as follows:

Agreement

1. Scope of Services. Entity agrees to retain Contractor to perform the services described in Exhibit A ("Services"). Any modification to the Services provided by Contractor must be approved by Entity and Contractor in writing and, upon mutual execution, shall become part of this Contract.

2. Standard of Performance. In performing the Services, Contractor shall use that degree of care and skill ordinarily performed by members of the same profession in the State of Colorado. Contractor represents to Entity that Contractor is and its employees performing such

Services are properly licensed and/or registered within the State of Colorado (if licensure and/or registration is required by applicable law) and that the Contractor and its employees possess the skills, knowledge and abilities to competently, timely and professionally perform the Services in accordance with this Contract. More specific standards of Contractor's performance are set forth in Exhibit A.

3. Compensation. Contractor shall perform the Services and Entity shall pay for the Services performed based on the rates and/or compensation schedule set forth in Exhibit B. Payment of the Compensation shall be made in monthly installments and shall be due on the first day of each calendar month commencing on the Commencement Date and continuing through December of the last year of the Term. Any cost, charge, fee or expense incurred by Contractor not specifically authorized under this Contract shall be deemed a non-reimbursable cost and Contractor shall be solely responsible for payment. Any modification of Compensation to be paid to Contractor must be approved by Entity and Contractor in writing and, upon mutual execution, shall become part of this Contract. If Entity fails to make timely payment under this Agreement, Contractor shall provide written notice of delinquency to Entity within 14 days of the missed payment. Entity shall have 10 days from the date of receipt of such notice to provide a written notice of dispute to Contractor for all disputed amounts and/or remit all outstanding undisputed amounts. Disputed amounts set forth in such notice shall not be assessed a late fee or penalty. The Parties agree to work through any compensation disputes in good faith prior to engaging in the default procedures set forth in Section 9.2 below.

4. Term. The term of this Contract shall commence on the Commencement Date stated above and shall terminate on the Expiration Date unless earlier terminated under this Contract or otherwise agreed by Entity and Contractor in writing ("Initial Term"). Following the Initial Term, this Agreement will automatically renew for successive one-year terms unless either Party provides 30 days prior written notice of non-renewal (each a "Renewal Term"). Prior to each Renewal Term, the Contractor shall discuss with the Entity any proposed new rates and/or compensation schedules for the Renewal Term and the Entity must agree in writing to such modifications before they can be implemented. If the Contractor does not discuss modification of rates or compensation schedules prior to the beginning of the Renewal Term, the original rates and compensation schedule shall remain in effect for the Renewal Term.

5. Independent Contractor. The services to be performed by Contractor are those of an independent contractor and not of an employee or partner of the Entity. Contractor shall be solely responsible for payment of salaries, wages, payroll taxes, unemployment benefits or any other form of compensation or benefit to Contractor or any of Contractor's employees, agents, or other personnel performing the Services. It is expressly understood and agreed that for such purposes neither Contractor nor Contractor's employees, agents, servants or other personnel shall be entitled to any Town payroll, insurance, unemployment, worker's compensation, retirement or any other benefits whatsoever.

6. Insurance. Contractor understands and agrees that Contractor shall have no right of coverage under any existing or future comprehensive, self or personal injury policies maintained by Entity. Contractor shall provide insurance coverage for and on behalf of Contractor that will sufficiently protect Contractor, Contractor's agents, employees, servants and other personnel, in connection with the Services provided by Contractor pursuant to this Contract. Contractor shall provide worker's compensation insurance coverage for all Contractor personnel. Contractor shall furnish insurance certificates to Entity upon request and shall also name Entity as an additional insured on Contractor's liability insurance policies that relate to the Services performed by Contractor under this Contract.

7. Indemnification and Hold Harmless. In accordance and compliance with applicable law, the Contractor expressly agrees to, and shall, indemnify and hold harmless the Entity and any of its officers, agents, or employees from any and all claims, damages, liability, or court awards, including costs and attorney's fees that are or may be awarded as a result of any loss, injury or damage sustained or claimed to have been sustained by anyone, including but not limited to, any person, firm, partnership, or corporation, in connection with or arising out of any omission or act of commission by the Contractor or any of its employees, agents, partners, subcontractors, consultants, or others working on behalf of the Contractor in performance of the Services under this Agreement. Nothing in this paragraph shall constitute an agreement by the Contractor to indemnify or hold the Entity harmless for any omission or act of commission by the Entity or any of its officers, agents, or employees. Additionally, nothing herein shall limit or otherwise waive the Entity's rights and defenses under the Colorado Governmental Immunity Act, C.R.S. § 24-10-101 *et seq.*

8. Audit and Inspection. Contractor shall at all times during the term of this Contract maintain such books and records as shall sufficiently and properly reflect all direct costs of any nature in the performance of this Contract and shall utilize such bookkeeping procedures and practices as will reflect these costs. Books and records shall be subject, at any reasonable time, to inspection, audit or copying by authorized Entity personnel, or such independent auditors or accountants as are designated by the Entity. Contractor shall permit the Entity representative or other authorized Entity personnel, at any reasonable time during regular business hours and upon advance notice, to inspect and/or copy any and all data, notes, records, documents and files of the Contractor related to the Services the Contractor is performing in connection with this Contract. Such disclosure of records at Entity's request shall not waive any rights of Contractor to claim the disclosed records are confidential or proprietary.

9. Termination.

9.1 Voluntary Termination. This Agreement may be terminated by either Entity or Contractor for any or no reason upon written notice delivered to the other party at least sixty (60) days prior to termination. In the event of the exercise of the right of voluntary termination as provided by this paragraph:

A. Contractor shall continue to provide complete and full Services in connection with this Agreement after receipt or issuance of a notice of termination during the 60-day notice period, and Entity shall continue to pay compensation to Contractor for the Services performed during that period; and

B. At termination, all finished or unfinished documents, data, studies and reports prepared by Contractor pursuant to this Contract, if any, shall be delivered by Contractor to Entity and shall become the property of Entity; and

C. Promptly after termination, Contractor shall prepare a final accounting and final invoice of charges for all outstanding and unpaid Services and reimbursable expenses, if authorized, performed or incurred prior to the date of termination. Such final accounting and final invoice shall be delivered to Entity within forty-five (45) days from the date of termination. Entity shall pay the final invoice within thirty (30) days of receipt or provide a written notice of dispute for all disputed amounts. Such disputed amounts shall not be assessed a late fee or penalty. No early termination fee may be assessed.

9.2 Termination for Non-Performance. Should a Party to this Contract fail to materially perform in accordance with the terms and conditions of this Contract, this Contract may be

terminated by the performing party if the performing party first provides written notice to the non-performing party ("Default Notice"). The Default Notice shall specify the default under the Contract, the remedy for curing the default, the date by which the default must be cured (which date shall be a reasonable time period, not less than ten (10) business days) and a notice that if such default is not cured, or no action has been taken to cure the default during the cure period, the Contract will be terminated. In the event of termination under this paragraph, Contractor shall prepare a final accounting and final invoice of charges for all performed but unpaid Services and authorized reimbursable expenses. The final accounting and final invoice shall be delivered to Entity within forty-five (45) days of the termination date, and Entity shall pay the final invoice, or provide a written notice of dispute for all disputed amounts, within thirty (30) days of receipt. Such disputed amounts shall not be assessed a late fee or penalty. No early termination fee may be assessed. Provided that notice of default is given in accordance with this paragraph, nothing in this paragraph shall prevent, preclude, or limit any claim or action for default or breach of contract resulting from non-performance by a Party.

10. Dispute Resolution. If a dispute arises between the parties relating to this Contract, other than the non-payment of compensation due for Services performed by Contractor, the following procedure applies:

10.1 The Party in dispute shall give written notice of the dispute to the other Party. The Parties shall hold a meeting attended by persons with decision-making authority regarding the dispute to attempt in good faith to negotiate a resolution. The meeting shall be held promptly, but in no event later than fifteen (15) calendar days after the initial written notice of the dispute. Such meeting shall not be deemed to reduce or eliminate the obligations and liabilities of the Parties or be deemed a waiver by a Party of any remedies to which such Party would otherwise be entitled, unless otherwise agreed to by the Parties in writing.

10.2 If, within fifteen (15) calendar days after such meeting, the Parties have not succeeded in negotiating a resolution of the dispute, they agree to submit the dispute to non-binding mediation and to bear equally the costs of the mediation.

10.3 The Parties will jointly appoint a mutually acceptable mediator. If they fail to do so within twenty (20) calendar days from the conclusion of the meeting referred to above, a mediator shall be appointed by the Judicial Arbiter Group or, if the Judicial Arbiter Group is no longer in operation, by a similar private mediation company in Colorado.

10.4 The Parties will schedule the mediation for a date within thirty (30) calendar days after selection of the mediator(s). The Parties agree to participate in good faith in the mediation and negotiations related thereto for a period of thirty (30) calendar days after the mediation. The substantive and procedural law of the State of Colorado shall apply to the proceedings. If the Parties are not successful in resolving the dispute through mediation, then the Parties shall be free to litigate the matter subject to the terms of this Contract.

11. General Conditions.

11.1 Notices. Unless otherwise specifically required by a provision of this Contract, any notice required or permitted by this Contract shall be in writing and shall be deemed to have been sufficiently given for all purposes if sent by certified mail, postage prepaid, addressed to the Party to whom such notice is to be given at the address set forth below or at such other address as has been previously furnished in writing to the other Party. Such notice shall be deemed to have been given when deposited into the United States mail properly addressed to the intended recipient.

If to the Entity:

If to the Contractor:

Town of Monument Attn: Town Manager 645 Beacon Lite Rd. Monument, CO 80132	Humane Society of the Pikes Peak Region Attn: Kelley Likes, President/CEO 610 Abbot Lane Colorado Springs, CO 80905
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11.2 No Waiver of Governmental Immunity. Nothing in this Contract shall be construed to waive, limit, or otherwise modify any governmental immunity that may be available by law to Entity, its officials, employees, contractors, or agents, or any other person acting on behalf of Entity (including Contractor) and, in particular, governmental immunity afforded or available pursuant to the Colorado Governmental Immunity Act, Title 24, Article 10, Part 1 of the Colorado Revised Statutes.

11.3 No Waiver of Rights. A waiver by any Party to this Contract of the breach of any term or provision of this Contract shall not operate or be construed as a waiver of any subsequent breach by either Party. Entity's approval or acceptance of, or payment for, Services shall not be construed to operate as a waiver of any rights or benefits to be provided under this Contract. No covenant or term of this Contract shall be deemed to be waived by either Party except in writing signed by both Parties. Any written waiver of a right shall not be construed to be a waiver of any other right or to be a continuing waiver unless specifically stated.

11.4 Assignment/Subcontracts. Contractor shall not assign its interest in this Contract or subcontract any of the Services to be performed under this Contract without the prior written consent of Entity.

11.5 Conflict of Interest. Contractor shall refrain from providing services to other persons, firms, or entities that would create a conflict of interest for Contractor with regard to providing the Services pursuant to this Contract. Contractor shall not offer or provide anything of benefit to any Entity official or employee that would place the official or employee in a position of violating the public trust as provided by C.R.S. § 24-18-109, as amended, or any Entity-adopted code of conduct or ethical principles.

11.6 Compliance with Laws. At all times during the performance of this Contract, Contractor shall strictly observe and conform to all applicable federal, State and local laws, rules, regulations and resolutions that have been or may hereafter be established. Contractor shall be responsible at its own expense for obtaining and maintaining all licenses and permits necessary to perform the Services under this Contract.

11.7 Compliance with Immigration and Control Act. Contractor certifies that it has complied with the United States Immigration and Control Act of 1986. All persons employed by Contractor for performance of this agreement have completed and signed Form I-9 verifying their identities and authorization for employment.

11.8 Non-discrimination. Contractor shall not hire, discharge, transfer, promote or demote, or in any manner discriminate against any person otherwise qualified and capable because of race, color, sex, marital status, age, religion, disability or national origin. Contractor agrees to comply with applicable federal and State statutes and regulations concerning non-discrimination.

11.9 Rights of Third Parties. This Contract does not and shall not be deemed to confer

on any third party the right to the performance or proceeds under this Contract, to claim any damages or to bring any legal action or other proceeding against the Entity or Contractor for any breach or other failure to perform this Contract.

11.10 Governing Law, Venue, and Not Construed against Drafter. This Contract shall be governed by and interpreted according to the laws of the state of Colorado. Venue for any action arising under this Contract shall be in the appropriate court for El Paso County, Colorado. To reduce the cost of dispute resolution and expedite resolution of disputes under this agreement, the Parties hereby waive any and all right either may have to request a jury trial in any civil action relating primarily to the enforcement of this Contract. The Parties agree that the rule that ambiguities in a contract are to be construed against the drafting party shall not apply to the interpretation of this Contract.

11.11 Assignment and Release. All or part of the rights, duties, obligations, responsibilities, or benefits set forth in this Contract shall not be assigned by Contractor without the prior written consent of Entity. Any written assignment shall expressly refer to this Contract, and shall specify the particular rights, duties, obligations, responsibilities, or benefits so assigned. No assignment shall release Contractor from performance of any duty, obligation, or responsibility unless such release is clearly expressed in such written document of assignment.

11.12 Incorporation of Exhibits and Recitals; Conflict in Terms. Unless otherwise stated in this Contract, all exhibits or documents referenced in this Contract and the recitals set forth above shall be incorporated into this Contract for all purposes. In the event of a conflict between any exhibit and this Contract, the provisions of this Contract shall control.

11.13 Severability. Invalidation of any of the provisions of this Contract or the application thereof in any given circumstances shall not affect the validity of any other provision of this Contract.

11.14 Binding Effect. This Contract shall be binding upon the successors, heirs, legal representatives, and authorized assigns of Entity and Contractor.

11.15 Article X Section 20/TABOR. The Parties understand and acknowledge that Entity is subject to Article X, § 20 of the Colorado Constitution (“TABOR”). The Parties do not intend to violate the terms and requirements of TABOR by the execution of this Contract. It is understood and agreed that this Contract does not create a multi-fiscal year direct or indirect debt or obligation within the meaning of TABOR and, therefore, notwithstanding anything in this Contract to the contrary, all payment obligations of Entity are expressly dependent and conditioned upon the continuing availability of funds beyond the term of Entity’s current fiscal period ending upon the next succeeding December 31. Financial obligations of Entity payable after the current fiscal year are contingent upon funds for that purpose being appropriated, budgeted, and otherwise made available in accordance with the rules, regulations, and resolutions of Entity, and other applicable law. Upon the failure to appropriate such funds, this Contract shall be terminated.

11.16 Enforcement. This Contract and the terms and provisions hereof may be enforced by either Party hereto and their successors and assigns. In the event legal or administrative proceedings are brought against any Party for the purpose of such enforcement, the prevailing Party shall recover from the non-prevailing Party all costs associated therewith including, but not limited to, reasonable attorneys’ fees.

11.17 Contractor's Records Not Subject to Colorado Open Records Act. Contractor will respond to public requests for records in accordance with Contractor's written policy concerning such disclosure. Any work product, materials, and documents produced or maintained

by Contractor pursuant to this Contract shall remain the property of Contractor and retained in accordance with Contractor's written records retention policy. Notwithstanding any other provision contained in the Contract, the Entity shall have no obligation to keep and maintain in confidence any document, including the Contract, that is subject to disclosure under the Colorado Open Records Act, Part 2, Article 72, Title 24, C.R.S., as determined by the Entity.

11.18 Entire Agreement. This Contract represents the entire and integrated agreement between Entity and Contractor and supersedes all prior negotiations, representations, or agreements, either written or oral. Any amendments to this Contract must be in writing and be signed by both Entity and Contractor. The individuals executing this Contract represent they are expressly authorized to enter into this Contract on behalf of the Entity and Contractor and to bind their respective entities.

11.19 Section Headings. The section headings in this Contract have been inserted for convenience of reference only and shall not affect the meaning or interpretation of any part of this Contract.

11.20 Counterparts, Electronic Signatures, and Electronic Records. This Contract may be executed in multiple counterparts, each of which shall be an original, but all of which, together, shall constitute one and the same instrument. The Parties consent to the use of electronic signatures and agree that the transaction may be conducted electronically pursuant to the Uniform Electronic Transactions Act, § 24-71.3-101 *et seq.*, C.R.S.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE EXECUTED THIS CONTRACT ON BEHALF OF ENTITY AND CONTRACTOR:

ENTITY:

TOWN OF MONUMENT, a home-rule
municipality organized under the laws of the State of
Colorado

By: _____
Name: Madeline VanDenHoek
Title: Town Manager
Date: _____

Approved as to form:

Entity Attorney (if applicable)

CONTRACTOR:

**HUMANE SOCIETY OF THE PIKES PEAK
REGION**, a Colorado nonprofit corporation

By: _____
Name: _____
Title: _____
Date: _____

EXHIBIT A

SCOPE OF SERVICES

The Contractor is the Humane Society of the Pikes Peak Region, a Colorado nonprofit corporation (“HSPPR”). The Town is the Town of Monument, a home-rule municipality organized under the laws of the State of Colorado. HSPPR also conducts its operations by and through its operational division known as Animal Law Enforcement Services (“Animal Law Enforcement”).

1. Animal Law Enforcement

Scope of Services — all services shall be included in the annual contract cost

1. Animal Law Enforcement shall enforce Town Code and State Statutes related to domestic animals within the entire area of the Town excluding Military Installations, Universities and Colleges, State and/or County Parks during established regular business hours. Animal Law Enforcement Officers employed by HSPPR may be designated and authorized as Humane Officers as defined in the Town Code through appointment by the Monument Police Department.

Regular Business Hours*

April through October: 8:00 am to 9:00 pm

November through March: 8:00 am to 7:00 pm

Sundays throughout the year:

8:00 am to 5:00 pm

*An officer will be provided on an on-call basis on any Town holidays. Additionally, HSPPR will be open for reclaims and intakes during regular business hours on holidays.

*Hours may be subject to change to accommodate operational needs. HSPPR will notify CSPD of any proposed significant changes that would affect after-hours dispatch. Any permanent changes to the business hours will meet the minimum hourly requirements of the contract of 4,180 hours open to the public per year.

2. Animal Law Enforcement Officers shall respond to Emergency (Priority 1) calls for service outside of regular business hours. Emergency (Priority 1) calls outside of regular business hours shall be received and dispatched to Animal Law Enforcement by the Monument Police Department Communication Center in accordance with established policies and procedures.

Emergency (Priority 1) Calls for Service

Call Type	Description
Dangerous Animal attack	Animal has attacked or threatened to attack coming in direct physical contact with a person or domestic animal and animal is believed to be running at large. Animal has attacked a person causing bodily or severe bodily injury and animal remains a threat to public safety.

Assists to Law Enforcement or Fire Department	Response requested by law enforcement (MPD, EPSO, etc.) to assist with domestic animal. Common situation may include arrest where an animal would be left unattended in a vehicle or home, search warrant, death of a person and animals are unattended, domestic violence, or anytime law enforcement requires assistance to remove an animal. Fire Department or other government agency as may be required to assist with control or removal of an animal such as a vehicle accident where operator and/or passengers were transported for healthcare and animal must be removed.
Critically Injured Domestic Animals	Situations involving life threatening injury to a domestic animal such as a dog or cat that was struck by an automobile, is bleeding profusely or other injury where loss of animal's life is likely to occur if immediate treatment is not provided.
Severe Animal Cruelty	Extremely emaciated, injured, or neglected animals that if left in their existing situation will likely result in severe suffering and/or loss of life. Common situations may include an animal hoarding case, co-occurrence of domestic violence or child abuse where animal cruelty also exists, or any other severe animal cruelty where the animal life is in immediate jeopardy.
Other Incidents	On occasions there may be other situations where a response from an Animal Law Enforcement Officer is required after hours. These cases will be rare and normally will be generated as a result of a request from law enforcement or other government agencies.

3. Animal Law Enforcement shall provide assistance to Law Enforcement as may be reasonably requested by the Monument Police Department 24 hours per day 7 days per week, at no additional cost to the Town, when domestic animals are present and responding Law Enforcement Agency is requesting removal of those animals. The Monument Police Department shall reciprocate requests by Animal Law Enforcement where Law Enforcement assistance is required to execute the duties contained herein. Animal Law Enforcement Officers will testify in court regarding summons issued at no additional cost to the Town.

4. Animal Law Enforcement shall provide all necessary equipment to execute this Contract including, but not limited to, vehicles, two way radios, personal protective equipment, capture and handling devices, and other necessary materials needed to protect officer safety and the welfare of animals.

5. Animal Law Enforcement shall operate a Communications Center during approved regular business hours. The Communications Center will answer telephone calls from the general public, Town Staff, or other agencies related to Animal Law Enforcement services and dispatch Officers to matters related to Town Code enforcement involving domesticated animals.

6. Animal Law Enforcement shall license animals in accordance with the Town Code.

Appropriate records shall be maintained on licensed animals. All funds collected for animal licensing shall be retained by Animal Law Enforcement.

7. Animal Law Enforcement will work collaboratively with the Town's representative to facilitate Animal Law Enforcement needs. Appropriate Town Staff and Animal Law Enforcement representatives will meet or coordinate not less than quarterly to review performance, reports, and discuss opportunities for improvement.

8. Animal Law Enforcement will conduct public meetings and outreach, provide education to Town Staff and elected officials, schools, civic groups, businesses and residents; develop presentations, educational materials, and flyers focused on the goal of encouraging responsible pet ownership within the Town.

9. Animal Law Enforcement will provide humane treatment of all animals while in the care of Animal Law Enforcement and provide first aid services as required including emergency veterinarian care at the expense of Animal Law Enforcement.

10. Animal Law Enforcement will provide humane euthanasia services for animals as required in executing duties in a manner that conforms to statutes and regulations of the State of Colorado and provide disposition of domestic animal carcasses as required.

11. Animal Law Enforcement will prepare and participate in presentations to Town Staff and/or Town Council as reasonably requested by the Town regarding the Animal Law Enforcement program.

12. Animal Law Enforcement will provide a quarterly operations and financial report in a manner acceptable to the Town's representative and as mutually agreed upon that outline all Animal Law Enforcement activities that occur during the preceding quarter. Records will be maintained, reflecting animal control activity occurring in Town limits that shall include, but is not limited to, date, time, address, nature of call, animal type, disposition, and time call completed. Data shall be provided to the Town upon request.

13. Animal Law Enforcement will not respond to nuisance wildlife calls, disposition of dead animals (wild or domestic), or pick up owned, nuisance, or at large domestic felines.

II. Animal Sheltering

Scope of Services - all services shall be included in the annual contract cost

1. The HRPPR facility shall be the designated Town Animal Shelter. The Shelter shall accept animals from Animal Law Enforcement-related activities 24 hours per day 7 days per week. The Shelter shall accept stray animals from the general public during its normal business hours.

2. This Contract shall not include services provided for owner relinquished animals, or animals covered under other agency contracts, or general humane operations (i.e. animals transferred to HSPPR at HSPPR's request). Stray animals with unknown origin shall be appropriately allocated among all of HSPPR's contracts.

3. Animals shall be provided humane treatment and veterinary care during their stay

at HSPPR.

4. Animals impounded by Animal Law Enforcement or accepted from a citizen as a stray animal shall be held as required by Town Ordinance or State Statute (e.g. bite cases, Dangerous Animal, or Animal Cruelty).

5. HSPPR will provide service to reunite lost pets with their families in accordance with the Town Code.

6. Animals that become the property of HSPPR will be assigned a disposition in accordance with the policies and procedures of HSPPR.

7. HSPPR will operate in compliance with all applicable local, State and federal laws pertaining to operating an animal shelter.

8. HSPPR will provide statistical and financial reporting on a quarterly basis in a manner acceptable to the Town's representative and as mutually agreed upon that outline all applicable Shelter activities.

9. Any fees, licensing revenue or restitution collected by HSPPR in accordance with the Town Code shall be retained by HSPPR. Any restitution (including boarding fees) collected by the Town Municipal Court on behalf of HSPPR shall be remitted to HSPPR. Court fines collected by the Court shall be retained by the Town.

10. Equipment purchased and used as it relates to this Contract is the property of HSPPR.

11. HSPPR shall provide all animal tags and license forms.

III. Miscellaneous Services and Additional Terms & Conditions

1. HSPPR AUDIT: No later than 90 days after the close of HSPPR's fiscal year, HSPPR will, at its expense, cause an independent audit to be made of its books and records of account by an accounting agency selected by HSPPR. A copy of the auditor's report will be provided to the Town Contract Administrator upon completion.

2. CITIZEN COMPLAINT RESOLUTION: The level of customer service provided to the citizens is of utmost importance to the Town. It is expected that HSPPR will handle all citizen interaction in a courteous and professional manner. Any complaints received by the Town regarding animal control will be entered into the Town's Clarify system and forwarded via email to HSPPR with a copy sent to the Town Contract Administrator. HSPPR shall address the complaint and provide a written response to the Town Contract Administrator within seventy-two (72) hours. This process will be used to monitor customer service levels.

IV. Minimum Insurance Requirements

The following listed minimum insurance requirements shall be carried by all contractors and consultants unless otherwise specified.

1. Workers' Compensation and Employers Liability as required by statute. Employers Liability coverage is to be carried for a minimum limit of \$100,000.

2. Automobile Liability for limits not less than \$1,000,000 combined single limit for bodily injury and property damage for each occurrence. Coverage shall include owned, non-owned and hired automobiles.

3. Commercial General Liability for limits not less than \$1,000,000 combined single limit for bodily injury and property damage for each occurrence and not less than \$2,000,000 aggregate. Coverage shall include premises and operations liability, blanket contractual, broad form property damage, products and completed operations and personal injury endorsements.

Except for workers compensation and employer's liability insurance, the Town must be named as an additional insured. Certificates of Insurance must be submitted before commencing the work and provide 30 days notice prior to any cancellation.

All coverage furnished by Contractor is primary, and any insurance held by the Town is excess and non-contributory.

EXHIBIT B
COMPENSATION SCHEDULE

The Entity agrees to pay Contractor for the complete and satisfactory performance of Services under this Agreement in the following amount and per the following payment schedule:

Monument Animal Sheltering Contract Costs / Animal Law Enforcement

<u>Performance Period</u>	<u>Dates</u>	<u>Price</u>
Base Year	1 Jan 2026 – 31 Dec 2026	\$ 25,118
Option Year One	1 Jan 2027 – 31 Dec 2027	TBD
Option Year Two	1 Jan 2028 – 31 Dec 2028	TBD

Payment of this amount will be made in equal monthly installments of \$2,093.17 as set forth in the Contract. Pricing for option years shall be determined at least ninety (90) days prior to the end of the calendar year.



MEMORANDUM

TO: The Honorable Mayor and Town Council
FROM: Patrick Regan, Chief of Police
DATE: January 20, 2026
RE: Purchase Request – Two (2) 2026 Ford Explorers and One (1) 2025 Ford Escape with upfitting

BACKGROUND: The Monument Police Department (MPD) maintains a fleet of vehicles for patrol and administrative uses. Due to the nature of policework as well as the weight of the equipment within, these vehicles experience wear and tear at a quicker pace than typical vehicles. With the passage of the 2F ballot measure in 2021, funds have been specifically earmarked for the “Maintenance and Replacement of Vehicle Fleet”. Utilizing funds allocated through 2F will allow the MPD to create a predictable vehicle replacement schedule to ensure safe and cost-effective vehicles are consistently available for police department use.

FISCAL IMPACT: Estimated costs to purchase and fully equip the three (3) vehicles:

- Two (2) 2026 Ford Explorers (patrol vehicles) = \$53,515.00/each; \$107,030.00 total
 - Upfitting costs for graphics, lights, and installed technology = \$30,422/each; \$60,844 total
 - Purchase and installation of the police radio, Mobile Data Computer (MDC), cradle point, plus additional required police equipment for two (2) Explorers = Not to exceed \$18,000
- One (1) 2025 Ford Escape (administrative vehicle) = \$27,174.15
 - Upfitting costs for graphics, lights, and installed technology = \$4,595.00
 - Purchase and installation of required equipment = Not to exceed \$2,300

Grand Total Estimate: \$219,943.15

Funds have been specifically allocated in the 2026 2F budget (\$220,000) to purchase new police department vehicles to replace aging vehicles in the fleet. All three vehicles will be purchased under state contract pricing.

STAFF RECOMMENDATION: Recommend the purchase and upfitting of two (2) Ford Explorers and one (1) Ford Escape.

TOWN OF MONUMENT

RESOLUTION NO. 05-2026

A RESOLUTION FOR THE TOWN COUNCIL TO APPROVE THE PURCHASE OF TWO (2) 2026 FORD EXPLORER SPORT UTILITY VEHICLES (SUV) AND ONE (1) 2025 FORD ESCAPE SUV FOR THE MONUMENT POLICE DEPARTMENT

WHEREAS, the Monument Police Department is charged with the safety and protection of the Town of Monument.

WHEREAS, the Town of Monument Police Department continues to grow to meet the needs of an expanding community, creating the need for additional police vehicles to account for a larger workforce.

WHEREAS, the Police Department's staff has reviewed the needs of the agency, determining the purchase of two (2) fully equipped, patrol-ready, marked SUVs and one (1) upfitted SUV for administrative use is required to effectively provide policing services and to supplement an aging patrol vehicle fleet.

WHEREAS the citizens of Monument voted for the 2F ballot measure in 2021 to provide the police department with additional funds to purchase equipment, with specific language detailing the purchase of additional patrol vehicles.

WHEREAS, the Police Department's staff specifically allocated funds in the 2026 2F budget to accommodate these purchases.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MONUMENT, COLORADO THAT:

The Town Council hereby approves the purchase of two (2) 2026 Ford Explorers and one (1) 2025 Ford Escape with the proper upfitting and installation of required equipment totaling approximately **\$220,000**.

PASSED AND RESOLVED by the Town Council of the Town of Monument, El Paso County, Colorado, this 20th day of January 2026 by a vote of ____ for and ____ against.

TOWN OF MONUMENT

Mitch LaKind, Mayor

ATTEST:

Tina Erickson, Town Clerk

Prepared for: Mr. Timothy Johnson

Administrative Commander, Monument Police Department

Prepared by: Peter Hyde

12/05/2025

Phil Long Ford of Chapel Hills | 1565 Auto Mall Loop Colorado Springs Colorado |

809203954

**2026 Police Interceptor Utility AWD Base (K8A)**

Price Level: 615

As Configured Vehicle

Code	Description	MSRP
Base Vehicle		
K8A	Base Vehicle Price (K8A)	\$48,550.00
Packages		
500A	Order Code 500A <i>Includes:</i> - Tires: 255/60R18 AS BSW - Wheels: 18" x 8" 5-Spoke Painted Black Steel Includes polished stainless steel hub cover and center caps. - Unique HD Cloth Front Bucket Seats w/Vinyl Rear Includes reduced bolsters, driver 6-way power track (fore/aft, up/down, tilt with manual recline, 2-way power lumbar), passenger 8-way power track with 2-way power recline and 2-way power lumbar and built-in steel intrusion plates in both driver/passenger seatbacks. - Radio: AM/FM/MP3 Capable Includes 100 watt siren/speaker prep kit, clock, 4 speakers, 1 USB port, 8" color LCD screen center-stack smart display, supports Android Auto and Apple CarPlay and fleet telematics modem. Allows data to be provided to support Ford Pro telematics and data services via optional subscription, including but not limited to vehicle location, speed, idle time, fuel, vehicle diagnostics and maintenance alerts. Device enables optional telematics services through Ford or authorized providers via paid subscription. Subscribe at https://fordpro.com/en-us/telematics/ or call 1-833-811-FORD (3673). - SYNC Phoenix Communication & Entertainment System Includes hands-free voice command support compatible with most Bluetooth connected mobile devices, 911 Assist, VHR, SYNC Services, AppLink, Bluetooth, steering wheel controls, USB port and auxiliary input jack.	N/C
Powertrain		
99C	Engine: 3.0L V6 EcoBoost <i>148-MPH top speed. Deletes regenerative braking and lithium-ion battery pack; adds 250-amp alternator and replaces 19-gallon tank with 21.4-gallon tank.</i> <i>Includes:</i> - 3.31 Axle Ratio	\$2,850.00
44U	Transmission: 10-Speed Automatic (44U)	N/C
NONAX	3.31 Axle Ratio	Included
Wheels & Tires		
STDTR	Tires: 255/60R18 AS BSW	Included
STDWL	Wheels: 18" x 8" 5-Spoke Painted Black Steel <i>Includes polished stainless steel hub cover and center caps.</i>	Included

Seats & Seat Trim

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for: Mr. Timothy Johnson

Administrative Commander, Monument Police Department

Prepared by: Peter Hyde

12/05/2025

Phil Long Ford of Chapel Hills | 1565 Auto Mall Loop Colorado Springs Colorado |

809203954

**2026 Police Interceptor Utility AWD Base (K8A)**

Price Level: 615

As Configured Vehicle (cont'd)

Code	Description	MSRP
9	Unique HD Cloth Front Bucket Seats w/Vinyl Rear <i>Includes reduced bolsters, driver 6-way power track (fore/aft, up/down, tilt with manual recline, 2-way power lumbar), passenger 8-way power track with 2-way power recline and 2-way power lumbar and built-in steel intrusion plates in both driver/passenger seatbacks.</i>	Included

Other Options

PAINT	Monotone Paint Application	STD
119WB	119" Wheelbase	STD
STDRD	Radio: AM/FM/MP3 Capable <i>Includes 100 watt siren/speaker prep kit, clock, 4 speakers, 1 USB port, 8" color LCD screen center-stack smart display, supports Android Auto and Apple CarPlay and fleet telematics modem. Allows data to be provided to support Ford Pro telematics and data services via optional subscription, including but not limited to vehicle location, speed, idle time, fuel, vehicle diagnostics and maintenance alerts. Device enables optional telematics services through Ford or authorized providers via paid subscription. Subscribe at https://fordpro.com/en-us/telematics/ or call 1-833-811-FORD (3673).</i>	Included
	<i>Includes:</i> - SYNC Phoenix Communication & Entertainment System <i>Includes hands-free voice command support compatible with most Bluetooth connected mobile devices, 911 Assist, VHR, SYNC Services, AppLink, Bluetooth, steering wheel controls, USB port and auxiliary input jack.</i>	
153	Front License Plate Bracket	N/C
51T	Driver Only LED Bulb Spot Lamp (Whelen)	\$420.00

Emissions

425	50-State Emissions System	STD
-----	---------------------------	-----

Exterior Color

UM_01	Agate Black	N/C
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Interior Color

9W_01	Charcoal Black w/Unique HD Cloth Front Bucket Seats w/Vinyl Rear	N/C
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SUBTOTAL	\$51,820.00
Destination Charge	\$1,695.00
TOTAL	\$53,515.00

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

2026 Police Interceptor Utility AWD Base (K8A)

Price Level: 615

Warranty

Standard Warranty

<i>Basic Warranty</i>	
Basic warranty	36 months/36,000 miles
<i>Powertrain Warranty</i>	
Powertrain warranty	60 months/100,000 miles
<i>Corrosion Perforation</i>	
Corrosion perforation warranty	60 months/unlimited
<i>Roadside Assistance Warranty</i>	
Roadside warranty	60 months/60,000 miles
<i>Hybrid/Electric Components Warranty</i>	
Hybrid/electric components warranty	96 months/100,000 miles

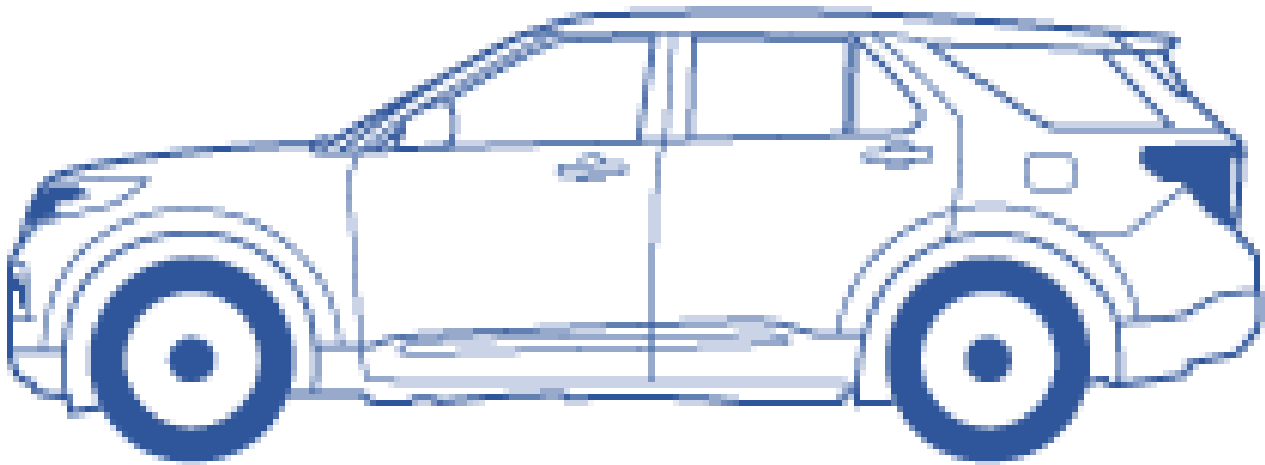
Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

2026 Police Interceptor Utility AWD Base (K8A)

Price Level: 615

Vehicle Dimension and Performance Summary

Performance predictions in this report represent an estimate of vehicle performance based on standard operating conditions. Variations in customer equipment, load configuration, ambient conditions, and/or operator driving techniques can cause significant variations in vehicle performance. These values are not representative of results that may be shown in actual dynamometer tests. This report should therefore be used as a guide for comparative vehicle performance.



Light Duty

GVWR6,500 lbs

GVWTotals

1 Payload - (Added Equipment) 0 lbs
Occupants Weight 750 lbs
Curb Weight (as configured)4,755 lbs
TOTAL5,505 lbs

Payload1,500 lbs
Useable Payload 750 lbs

Maximum payload capabilities are for properly equipped vehicles with required equipment and vary based on vehicle configuration, accessories, and option content.

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

2026 Police Interceptor Utility AWD Base (K8A)

Price Level: 615

Pricing Summary - Single Vehicle

	MSRP
<i>Vehicle Pricing</i>	
Base Vehicle Price	\$48,550.00
Options	\$3,270.00
Colors	\$0.00
Upfitting	\$0.00
Fleet Discount	\$0.00
Fuel Charge	\$0.00
Destination Charge	\$1,695.00
Total	\$53,515.00

Customer Signature

Acceptance Date



PHIL LONG
ELITE COMMERCIAL CENTER

4045 Sinton Rd
Colorado Springs, CO 80907
Phone: (719) 867-1700



INVOICE TEMPLATES BY VERTEX42.COM
<https://www.vertex42.com/ExcelTemplates/invoice-tem>

INVOICE # DATE
12/18/25

BILL TO
TOWN OF MONUMENT POLICE DEPARTMENT
2026 FORD EXPLORER FPIU
COMMANDER T. JOHNSON

CUSTOMER ID TERMS
Due Upon Receipt

← You can change TERMS to DUE DATE and enter a date

HOW TO SEND AN INVOICE TO A CLIENT

- 1) Save or Print the worksheet as a PDF
- 2) Save a copy of the invoice for your records
- 3) Email the PDF to the client

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
WESTIN FRONT PIT BUMPER			
WESTIN CENTER UPWRIGHT 36-2125	1		440.00
WESTIN PIT BUMPER BARS 36-2125PB	1		400.00
WESTIN PIT BUMPER WINGS 36-2125W	1		280.00
WESTIN PIT BUMPER WIRE COVER 36-2125WC	1		50.00
WESTIN PIT BUMPER LIGHT BAR MOUNT 36-6005SMP2	1		50.00
INSTALL OF WESTIN PIT BUMPER	6	90.00	540.00
GAMBER JOHNSON INTERIOR COMPONENTS			
GAMBER DOUBLE GUN MOUNT WITH LOCK 7160-1097-02	1		535.00
GAMBER SHORT UTILITY CENTER CONSOLE WITH ARM REST/PRINTER 7170-0735-11	1		1,060.00
GAMBER LITE DOCKING STATION WITH POWER ADAPTER 7300-0595-04	1		1,095.00
GAMBER DOOR PANEL COVER PLATES 7160-2129	1		30.00
GAMBER REAR WINDOW PRISONER BAR 7160-1411	1		285.00
GAMBER SINGLE CELL PARTITION FOR REPLACEMENT SEAT 7170-1120KIT	1		900.00
GAMBER JOHNSON HEX MESH PARTITION W/ REPLACEMENT SEAT 7170-1084-04			1,435.00
INSTALL OF GAMBER JOHNSON INTERIOR COMPONENTS	4	90.00	360.00
TRUCKVAULT 1 DRAWER STANDARD HEIGHT WITH SPARE ACCESS/RADIO	1		3,750.00
THIS UNITS SINGLE DRAWER IS 6" TALL			
UPFIT LIGHTING AND SIREN PACKAGE			
MATRIX Z3 DUAL TONE W/ PB CONTROLLER Z3SXP-1	1		1,240.00
SPEAKER BRACKET DRIVER SIDE SPKR-BKT-DS-PIU20	1		40.00
SPEAKER BRACKET PASSENGER SIDE SPKR-BKT-PS-PIU20	1		40.00
SLIM SPEAKER WITH 2 SPEAKER C3900X	2	205.00	410.00
LOW FREQUENCY DUAL SPEAKER KIT PIU 2020+ LF-002	1		800.00
PROGRAMMABLE VOICE AMPLIFIER PRMAMP	1		200.00
MATRIX PURSUIT 53" LIGHT BAR 25-3112-CM	1		3,375.00
MATRIX THINSUPERVISOR PIU'25 RBW 39-30021-CM	1		1,025.00
MATRIX CITADEL PIU RBA 42-P94RBA-CM	1		1,620.00
MATRIX THIN WINGMAN PIU20+ RBA 40-30010-CM	1		1,020.00
CD3802RBW-C3C STROBE LIGHT	22	115.00	2,530.00
M180SMC-RB-C3C STROBE LIGHT	2	120.00	240.00
MR6MC-RB-C3C STROBE LIGHT	2	90.00	180.00
OL60R-RBW-CM OUTLINER RIGHT SIDE	1		480.00
OL60L-RBW-CM OUTLINER LEFT SIDE	1		480.00
MICRO PACK FLUSH MOUNT LIGHT MICROPACK-DC-RB-C3C	4	68.00	272.00
WINDOW SHROUD DOUBLE LIGHT WS2L	2	25.00	50.00
SWITCHNODE-C3C	2	265.00	530.00
CODE 3 CONNECT CABLE 3 METER 3PMF3B	8	10.00	80.00
CODE 3 CONNECT CABLE 5 METER 3PMF5B	8	15.00	120.00
CODE 3 CONNECT OUTPUT SPLITTER 3P3WB	5	8.00	40.00
CODE 3 CONECT QUICKLINK COVERS 2PCB	32	1.00	32.00
CODE 3 MATRIX SYNC MODULE V2V	1		225.00
CODE 3 OBD MODULE Z35-OBD-001	1		360.00
INSTALL OF LIGHT AND SIREN PACKAGE	25	90.00	2,250.00

← The QTY is assumed to be 1 if it is left blank

← Enter the appropriate tax rate

← Change the currency by editing the cell format

← Enter a note such as "Paid in full. Thank you!" if this i

← Remember to update this information, or delete the

INVERTER PACKAGE FOR DRONE BASE CHARGIN			
SAMLEX 3000W PURE SINE WAVE INVERTER SAMNTX-3000S-12	1		858.00
GROUP 27 AUX BATTERY FOR INVERTER	1		185.00
GROUP 27 BATTERY BOX	1		15.00
NIGHT BATTERY ISOLATER	1		30.00
BATTERY CABLE AND CONNECTORS	1		125.00
INSTALL OF INVERTER PACKAGE	4	90.00	360.00

[illegible]

SUBTOTAL	30,422.00
TAX RATE	
TAX	-
TOTAL	\$ 30,422.00

If you have any questions about this invoice, please contact
[Daniel Bledron, 719-867-1711, dbledron@phillong.com]

**PHIL LONG**
CHAPEL HILLS**Date/Time:** 12/23/2025 4:17:34 PM**Buyer:** Town Monument
Home Phone: (719) 505-5648
Cell Phone: (719) 660-1256
Address: 645 Beacon Lite Rd
Monument, CO
801329143**Salesperson:** Peter Hyde

2025 Ford Escape Active 65433



VIN: 1FMCU9GN1SUB46521

Color: Oxford White

Body Type: Sport Utility

MSRP/Retail	\$31,395.00
Total Savings + Rebate	\$5,000.00
Government Fee	\$47.20
Proc/Doc Fee	\$698.95
Accessories	\$33.00
Service Contract	0.00
Total Taxes	0.00
Cash Down	0.00
Amount Financed	\$27,174.15

Itemized Accessories IN STATE TITLE FEE: \$33

With Approved Credit

X

Customer Signature

Date

X

Manager Signature

Date



Phone: (719) 867-1700

DATE _____

BILL TO

TIMOTHY JOHNSON

TERMS

Due Upon Receipt

[illegible]

<i>Thank you for your business!</i>	SUBTOTAL		4,595.00
	TAX RATE		
	TAX		-
	TOTAL	\$	4,595.00

If you have any questions about this invoice, please contact
CHRISTOPHER ELMORE CELMORE@PHILLONG.COM 719-867-1715



MEMORANDUM

TO: The Honorable Mayor and Town Council
Madeline VanDenHoek, Town Manager

FROM: Dan Ungerleider, AICP, Director of Planning

DATE: January 20, 2026

SUBJECT: Resolution No. 06-2026 – A Resolution Adopting the Town of Monument’s 2026 Three-Mile Plan

Overview.

In 1987, the state legislature made changes to annexation law, Colorado Revised Statute 31-12-105 et. seq., limiting municipal annexations to no more than three miles beyond the current municipal boundary in any given year. Furthermore, municipalities in Colorado are required to prepare, adopt, and annually maintain a three-mile plan describing land uses and infrastructure requirements within three miles of the current municipal boundary. The Plan illustrates that the Town has planned and prepared for potential future annexations within the prescribed three-mile limit set by the State.

The Town’s current Three-Mile Plan was last adopted by Resolution No. 42-2023, in June 2023, replacing its Three-Mile Plan (Attachment 1) adopted in 2022.

In keeping with the requirements of the State, and consistent with best practices, Staff is requesting Council adopt Resolution No. 6-2026 (Attachment 2), a resolution approving the Town’s 2026 Three-Mile Plan, a revision of the 2023 Plan. Notable revisions since 2023 include:

- Recognition of the annexation of Old Denver Road in 2025 (Ordinance No. 11-2025).
- Recognition of the proposed annexation of properties at the southeast corner of County Line Road and Beacon Lite Road into the Town of Palmer Lake.
- Recognition of the three-mile limits for the Town’s neighboring municipalities, City of Colorado Springs and the Town of Palmer Lake.

Once approved, the 2026 Three-Mile Plan will be shared with El Paso County and will be posted on the Town’s Planning Department MAPS webpage.

Staff will bring forward another revised Three-Mile Map later this year as a component of the Monument 2040 Comprehensive Plan under development. In January 2027, Staff will seek Council’s approval of both the Official Zoning Map and the Three-Mile Plan, and in doing so, restart the practice of annually approving both plans per Town Code and State Law.

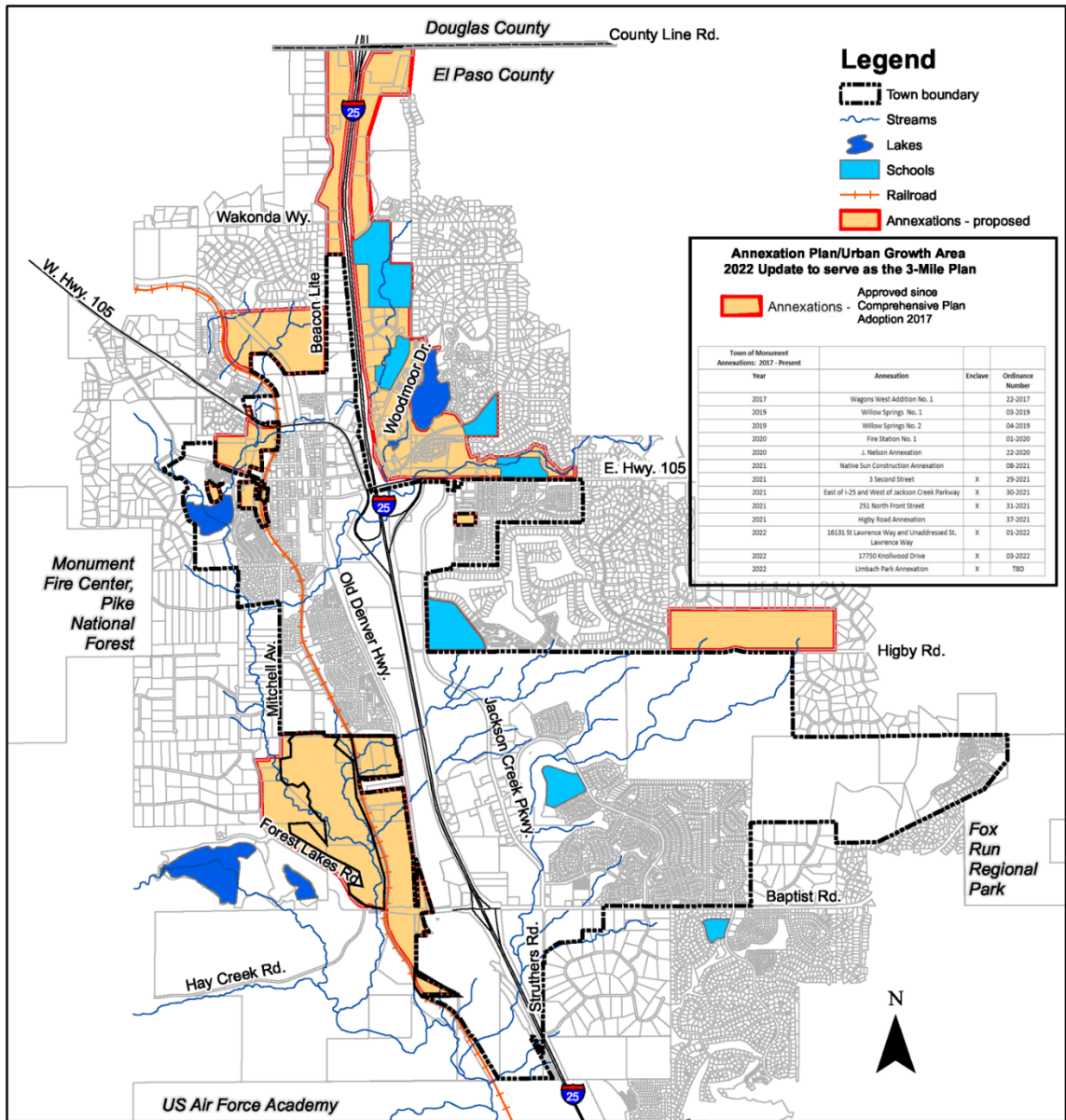
Requested Action.

A motion to **APPROVE** Resolution No. 06-2026 – A Resolution Adopting the Town of Monument’s 2026 Three-Mile Plan.

Attachments.

1. Town of Monument's 2023 Three-Mile Plan adopted 6/5/2023.
2. Staff Presentation
3. Resolution No. 06-2026 – A Resolution Adopting the Town of Monument's 2026 Three-Mile Plan

ATTACHMENT 1



ANNEXATION PLAN

/ GROWTH AREA

February 2017 (Amended 6/5/2023)



0 0.5 1 2 Miles

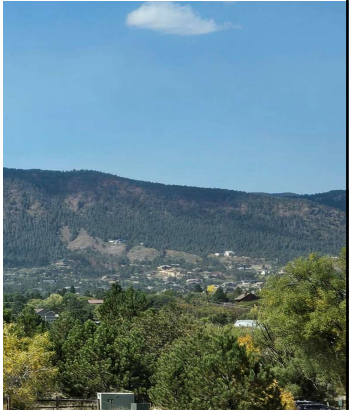
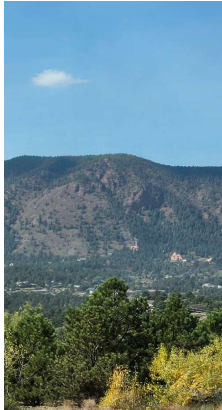
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Resolution Adopting 2026 Three Mile Plan

Staff Presentation

Town Council - 01/20/2026





INTRODUCTION

- In 1987, the state legislature made changes to annexation law, Colorado Revised Statute 31-12-105 et. seq., limiting municipal annexations to no more than three miles beyond the current municipal boundary in any given year.
- Municipalities in Colorado are required to prepare, adopt, and annually maintain a three-mile plan describing land uses and infrastructure requirements within three miles of the current municipal boundary.
- The Plan illustrates that the Town has planned and prepared for potential future annexations within the prescribed three-mile limit set by the State.

2 1/20/2026 Annual Adoption of the Town's Three-Mile Plan

INTRODUCTION (continued)

The Town’s current Three-Mile Plan was last adopted by Resolution No. 42-2023, in June 2023, replacing its Three-Mile Plan adopted in 2022.

This Plan is an adopted component of the 2017 Comprehensive Plan.

ANNEXATION PLAN / GROWTH AREA
February 2017 (Amended 6/5/2023)

Legend

- Town boundary
- Existing
- Lakes
- Railroad
- Annexations: proposed

Year	Annexations	Area (Acres)	Population
2017	1	1,000	1,000
2023	1	1,000	1,000

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2026 Three-Mile Plan

In keeping with State requirements, Staff is requesting Council replace the 2023 Plan with the 2026 Plan, reflecting the following:

1. Recognition of the annexation of Old Denver Road in 2025 (Ordinance No. 11-2025).
2. Recognition of the proposed annexation of properties at the southeast corner of County Line Road and Beacon Lite Road into the Town of Palmer Lake.
3. Recognition of the three-mile limits for the Town’s neighboring municipalities, City of Colorado Springs and the Town of Palmer Lake.

TOWN OF MONUMENT'S Three-Mile Plan
(Per Colorado Revised Statute 31-12-105 et. seq.)

Legend

- Town boundary
- Existing
- Lakes
- Railroad
- Annexations: proposed

Year	Annexations	Area (Acres)	Population
2017	1	1,000	1,000
2023	1	1,000	1,000

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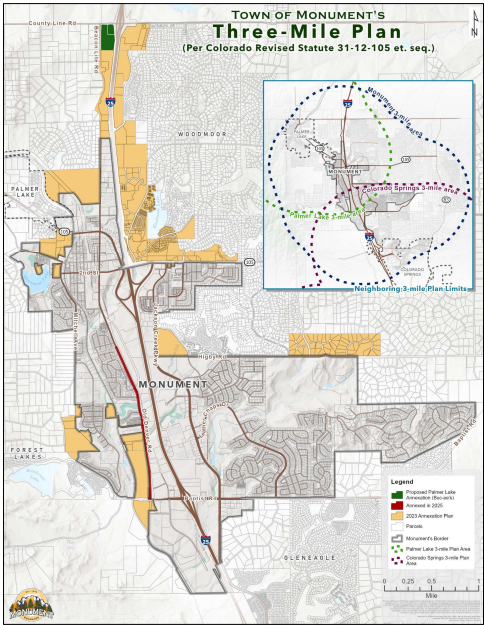
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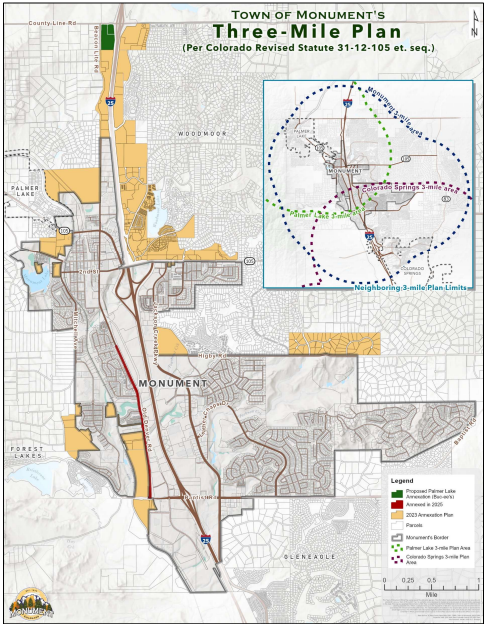
NEXT STEPS

- Once approved, the 2026 Three-Mile Plan will be shared with El Paso County and will be posted on the Town’s Planning Department MAPS webpage.
- Further study and possible changes will be proposed later this year as part of the Monument 2040 Comprehensive Plan.
- Council will be asked to approved both the Official Zoning Map and the Three-Mile Map annually, in January.



REQUESTED ACTION

A motion to **APPROVE** Resolution No. o6-2026 – A Resolution Adopting the Town of Monument’s 2026 Three-Mile Plan.



TOWN OF MONUMENT

RESOLUTION NO. 06-2026

**A RESOLUTION ADOPTING THE TOWN OF MONUMENT'S 2026 THREE-MILE
PLAN**

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 and approved by the electors on November 8, 2022; and

WHEREAS, the Town Council adopted the strategic objective to enable responsible community development by establishing clear and accountable plans, processes and procedures that create positive conditions for responsible and enduring community development and growth.; and

WHEREAS, the Town has previously adopted a comprehensive plan for the development of the Town pursuant to C.R.S. 31-23-201, et. seq.; and

WHEREAS, the Town has previously adopted, as a component of the comprehensive plan and annexation plan, a plan for potential annexation of real property within three miles of the present municipal boundaries pursuant to C.R.S. 31-12-105, et. seq.; and

WHEREAS, the Town has not annexed any properties since the adoption of the 2023 Three-Mile Plan as approved by Resolution No. 42-2023; and

WHEREAS, since the adoption of the 2023 Three-Mile Plan, the Town has annexed a portion of Old Denver Road public right-of-way as approved by Ordinance No. 11-2025; and

WHEREAS, on January 20, 2026, the Monument Town Council conducted a public hearing and hereby determined that the 2026 Three-Mile Plan is in conformance with the Comprehensive Plan and C.R.S. 31-12-105; and

WHEREAS, the Town Council believes it is in the best interest of the Town that the Three-Mile Plan be adopted as revised and attached hereto.

**NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE
TOWN OF MONUMENT, COLORADO AS FOLLOWS:**

- Section 1. The 2026 Three-Mile Plan, herein attached as Exhibit A, is hereby incorporated into the Town of Monument Comprehensive Plan by way of an update to the 2017 Annexation/Plan/Urban Growth Area, Map 6.
- Section 2. The 2026 Three-Mile Plan is hereby certified to the El Paso County Board of Commissioners pursuant to C.R.S 31-23-208 and shall be filed with the El Paso County Clerk and Recorder.

Section 3. A copy of this Resolution shall be attached to each copy of the Comprehensive Plan and shall serve as an attestation that each such copy is a true and correct copy of the Plan as adopted.

PASSED AND RESOLVED by the Town Council of the Town of Monument, El Paso County, Colorado, this 20th day of January 2026, by a vote of ____ for and ____ against.

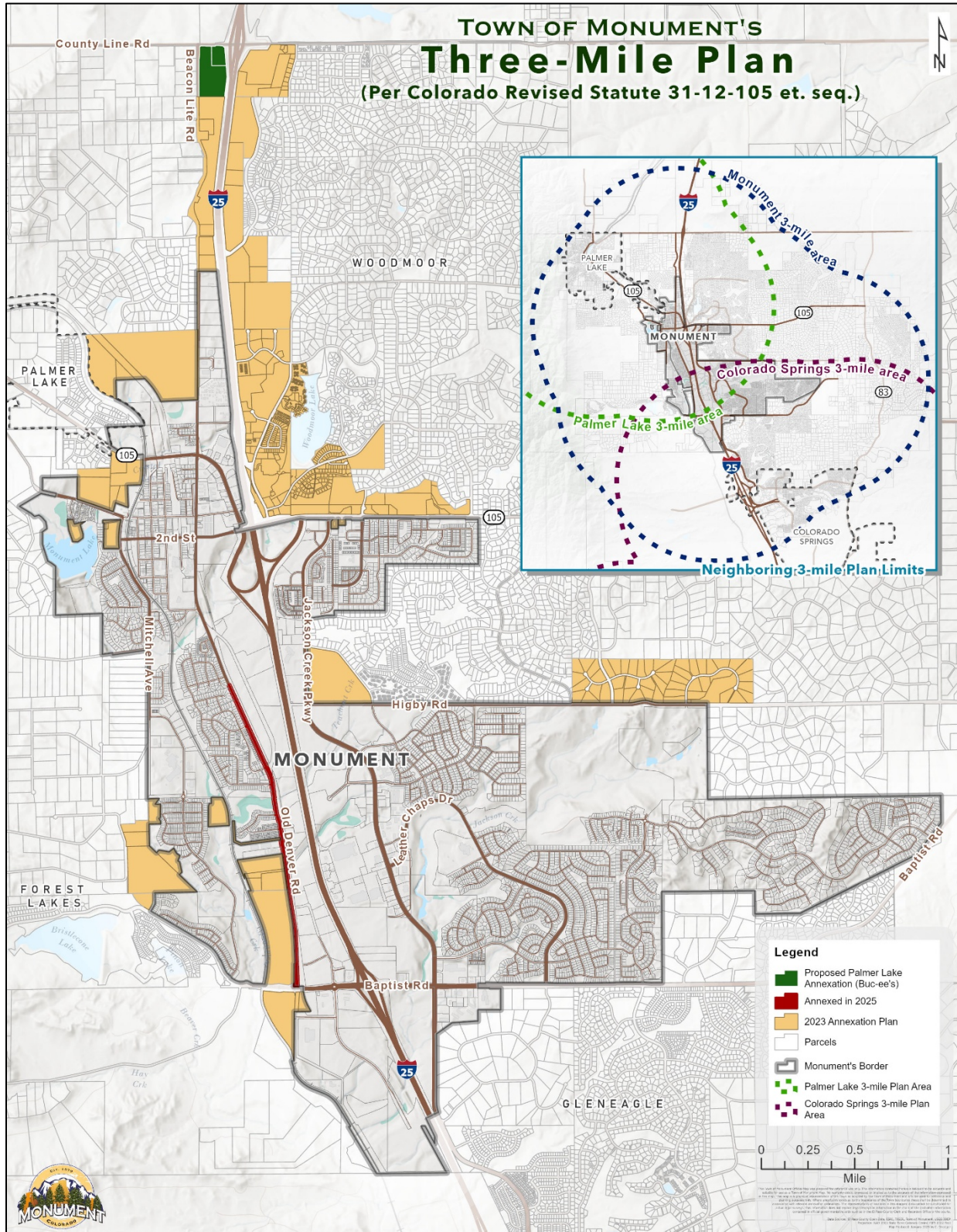
TOWN OF MONUMENT

Mitch LaKind, Mayor

ATTEST:

Tina Erickson, Town Clerk

RESOLUTION NO. 06-2026
EXHIBIT A



32-11.5-203. Board of directors – general powers and delegation thereof – manner of appointment – compensation.

(2)(a) The board shall consist of ELEVEN directors appointed as follows:

(I) One Pueblo county commissioner appointed by the Pueblo county board of county commissioners as a representative of Pueblo county;

(II) One El Paso county commissioner appointed by the El Paso county board of county commissioners as a representative of El Paso county;

(III) One city of Pueblo city council member or the mayor of the city of Pueblo appointed by the Pueblo city council as a representative of the city of Pueblo;

(IV) One city of Colorado Springs city council member or the mayor of the city of Colorado Springs appointed by the Colorado Springs city council as a representative of the city of Colorado Springs;

(V) One city of Fountain city council member or the mayor of the city of Fountain appointed by the Fountain city council as a representative of the city of Fountain;

(VI) One director appointed by the Pueblo county board of county commissioners who is either a representative of the lower Arkansas valley conservancy district or a citizen of Pueblo county and who represents the interests of persons from the portion of the district that lies east of the confluence of Fountain creek and the Arkansas river;

(VII) One director appointed jointly by the Colorado Springs city council and the El Paso county board of county commissioners who is either a representative of the small municipalities selected from candidates nominated by the small municipalities, or, if the small municipalities do not submit at least one candidate, then a citizen of El Paso county;

(VIII) One director appointed jointly by the Pueblo city council and the Pueblo county board of county commissioners who is a citizen at large and resides in Pueblo county;

(IX) One director appointed jointly by the El Paso county and Pueblo county boards of county commissioners who is a member of the citizens advisory group. The citizens advisory group shall provide two or more nominees for the director position to the boards, but the boards shall not be limited to the nominees in appointing the director;

(X) ONE TOWN OF MONUMENT TOWN COUNCIL MEMBER OR THE MAYOR OF THE TOWN OF MONUMENT APPOINTED BY THE MONUMENT TOWN COUNCIL AS A REPRESENTATIVE OF THE TOWN OF MONUMENT; AND,

(XI) ONE DIRECTOR APPOINTED BY THE PUEBLO COUNTY BOARD OF COUNTY COMMISSIONERS WHO IS A CITIZEN AT LARGE OF PUEBLO COUNTY.

32-11.5-103. Definitions.

(31) "Small municipalities" means, collectively, the town of Green Mountain Falls, the city of Manitou Springs, ~~the town of Monument~~, and the town of Palmer Lake, Colorado.

MONTHLY REPORT TO TOWN COUNCIL

DECEMBER 2025

Prepared by
Madeline VanDenHoek,
Town Manager



TOWN MANAGER'S MESSAGE

While 2025 was a challenging year for the Town, it was also marked by meaningful progress and accomplishments worth celebrating. A major milestone was the completion of the Town's first Strategic Plan, which will guide our work from 2026 through 2028. We also advanced several key operational initiatives, including implementation progress of the Cartograph asset management system and the Laserfiche records management system.

Facilities continued its partnership with Veregy to implement energy-saving improvements in Town buildings, including the installation of solar panels at Town Hall and the Public Works Office. Throughout the year, we hosted multiple engagement opportunities with Town Council and the public to support development of the Comprehensive Plan. Both the Comprehensive Plan and Energy Saving Projects were made possible through grants from the Department of Local Affairs.

In addition, we successfully completed the property acquisition for the Beacon Lite Water Tank after a year and a half of coordination among the Town Attorney's Office, Water Department, El Paso County, and private property owners.

The 2026 Budget was approved by Council, and I sincerely appreciate the collaboration across all departments, particularly the Finance team, for their tireless efforts in developing and supporting this work. Throughout the year, we advanced numerous process improvements aimed at increasing efficiency and effectiveness across the organization.

We also saw forward momentum in economic development, with the Economic Development Committee holding its first meeting and beginning work on upcoming initiatives. Progress continued on preparing Jackson Creek Parkway design for bidding, in coordination with our grant partners at CDOT and PPACG. On a professional development note, I completed the Colorado Collective Women in Leadership program.

The year concluded with several meaningful community and employee events. Despite challenging weather, our annual Tree Lighting was well attended, and we appreciated Council's participation. Mayor LaKind and Councilmember Kimple represented the Town at the Wreaths Across America ceremony at Monument Cemetery, and our Parks Department provided set up and tear down support. Mayor LaKind, Mayor Pro Tem King, and I attended the Chamber of Commerce Business After Hours event. We also enjoyed celebrating together at the annual staff holiday luncheon, with Council members in attendance.

Finally, we were proud to recognize the many outstanding employees nominated this year and to honor our two Employees of the Year: Corporal Rachael Hoeh and GIS Specialist Connie Driedger.

Thank you all for your dedication, resilience, and commitment to serving the Town.



ADMINISTRATION

- Created a 2026 FCPA filing calendar and a candidate version of the 2026 election calendar.
- Reviewed and reprioritized the attorneys' project list in advance of executive session
- Discussed the DOLA Veregy grant with Cassie.
- Worked with John on the final strategic plan document and scheduled the Council presentation.
- Met with Veregy staff to address contractor-related communication issues.
- Drafted the memo, ordinance, and exhibit for a use tax rebate on construction materials for ADUs serving low- to moderate-income households.
- Met with leadership on December 10 to discuss paid parking options.
- Met with the Veregy team on December 11 for a project status update.
- Researched standardizing vote summary language for meeting minutes and provided findings to Tina.
- Completed end-of-year reviews and goal-setting for the Administrative Department.
- Requested and compiled communication plans from peer municipalities.
- Kat Identified a bug with the Laserfiche direct scanning installation and collaborated with IT and Peak Digital to install and test a workaround.
- Workflows to set up automation ensuring Public Portal documents are displayed in the portal have been put in place and tested.
- Since implementation of Laserfiche, we have imported 11,650 documents into our repository.
- Learning and testing is in progress with adding records retention properties to documents in Laserfiche.
- Tina participated in the CMCA Scholarship and Awards committees 2025.
- Since implementing the online business licensing portal, the Town has significantly reduced paper usage, postage, and check processing, with 97.5% of payments processed through Xpress Bill Pay.

LICENSES/PERMITS RENEWED/ISSUED IN 2025:

LIQUOR LICENSES: 35
SPECIAL EVENT LIQUOR PERMITS: 1
FESTIVAL PERMITS: 1
FARMERS MARKET PERMITS: 1
SOLICITORS LICENSES: 9
BUSINESS LICENSES: 1,416

THE FOLLOWING ARE NEW BRICK-AND MORTAR-BUSINESSES ISSUED LICENSES IN 2025:

STUDIO 105 15657 - JACKSON CREEK PARKWAY STE. 110
THE VALLEY WHOLESALE CO - 730 SYNTHES AVE.
MILANO NAILS - 1036 W BAPTIST RD.
BELLA ART & FRAME - 251 FRONT ST. STE 11 **
THE POKEMON COMPANY INTERNATIONAL INC. - 624 W. HIGHWAY 105
MISTER CAR WASH - 980 W. BAPTIST RD
SEW WITH JOE - 550 W. HIGHWAY 105
EAGLE ROCK DIST. COMPANY OF COLORADO - 15080 TERAZZO DR.
MONUMENT AUTO CLINIC - 856 N WAHINGTON ST.
ZIGGI'S COFFEE - 16529 CINEMATIC VIEW
HIDDEN GEMS - 1445 CIPRIANI LOOP
THE SALON AT BETHESDA - 55 BEACON LITE RD.
TRI LAKES FAMILY YMCA - 17250 JACKSON CREEK PARKWAY
HAUS OF HAIR - 15706 JACKSON CREEK PARKWAY
ARC THRIFT STORE - 570 W. HIGHWAY 105
MATTRESS FIRM INC - 15910 JACKSON CREEK PARKWAY STE. 100
SITEONE LANDSCAPE SUPPLY LLC - 15490 WOODCARVER RD. **
ADVANCED DENTAL IMPLANT CENTER - 16055 OLD FOREST PT. #200
WHITE DIAMOND DENTAL - 15854 JACKSON CREEK PARKWAY STE 140A
BEODY - 15854 JACKSON CREEK PARKWAY STE 140B
QDOBA MEXICAN EATS - 16010 OLD FOREST PT. **
BRAIN BUILDERS TUTORING - 236 WASHINGTON ST. *
COACH2 CONSULTING - 325 2ND STREET STE 0
COOKIE JAR - 251 FRONT ST. STE 8
PLANET FITNESS MONUMENT - 16096 JACKSON CREEK PARKWAY
GLO TANNING - 810 SKY VISTA PT. #130
NEW FRONTIER SELF STORAGE - 16210 OLD DENVER ROAD **
VIKING ROOFING - 15954 JACKSON CREEK PARKWAY STE B345
THE FLETCHER TEAM ASSOCIATES - 155 2ND STREET
HALL INSURANCE AGENCY INC - 491 HIGHWAY 105 STE 120 *
THE COTTAGE - 284 WASHINGTON ST.
BRIANS BARBERSHOP - 243 N FRONT ST. STE 120
BENNIES - 17230 JACKSON CREEK PARKWAY
CHICKEN SALAD CHICK MONUMENT - 810 SKY VISTA PT. STE 100
U-HAUL - 481 W. HIGHWAY 105 STE J
AREA 51 SMOKE & VAPE SHOP - 574 CO 105
TRI LAKES CENTER FOR FAMILY DEVELOPMENT - 325 SECOND ST., STE P

*[CHANGE OF LOCATION]

**[CHANGE OF OWNERSHIP]

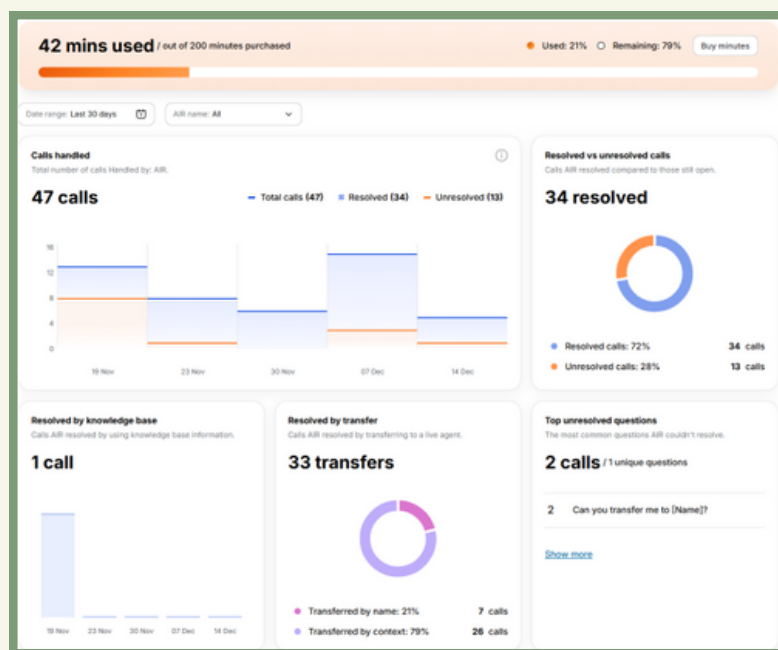
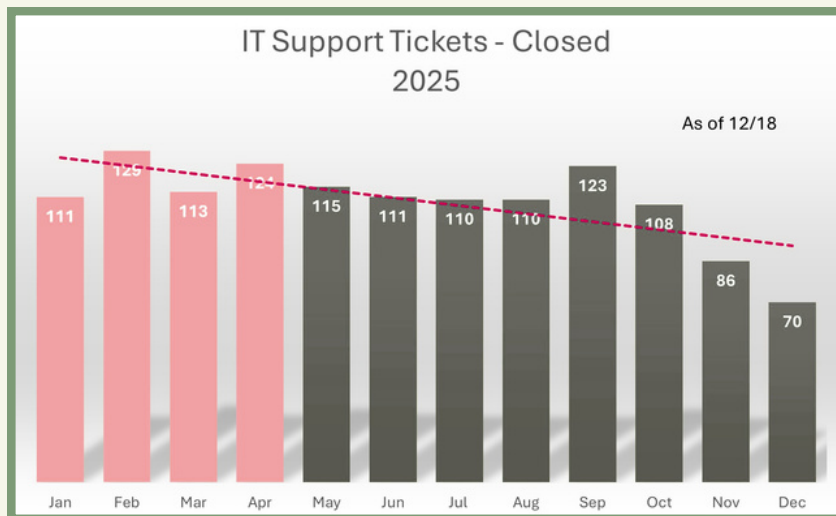
PORTIA SUCCESSFULLY HOSTED MONUMENT'S ANNUAL TREE LIGHTING ON DECEMBER 6 AT LIMBACH PARK. DESPITE EARLY WEATHER DELAYS, CLEARING SKIES BROUGHT A STRONG COMMUNITY TURNOUT. FAMILIES ENJOYED FESTIVE, HOLIDAY-THEMED ACTIVITY BOOTHS THROUGHOUT THE PARK. SANTA AND MRS. CLAUS MADE A SPECIAL ARRIVAL BY FIRE TRUCK, DELIGHTING ATTENDEES. SANTA OFFICIALLY LIT THE LIMBACH PARK TREE AND SPENT TIME VISITING WITH CHILDREN AND FAMILIES, CREATING A JOYFUL START TO THE HOLIDAY SEASON.



FINANCE & HUMAN RESOURCES

- Suzanne Green completed a Procurement Leadership Course, for which she received a full scholarship to attend.
- The 2026 Budget was approved by the Town Council.
- Staff implemented all the necessary tasks to remove the vendor fee related to sales tax collection.
- Finance and HR staff worked diligently to accomplish all year-end payroll, benefits and accounting responsibilities.
- Jennifer was elected to serve as Treasurer for the Colorado Government Finance Officers Association.

- Completed 86 support tickets in November; the IT Director completed 49% (down 13% from October).
- Completed 70 support tickets in December to date; the IT Director completed 54% (up 16% from November).
- Completed the second Employee TekTalk, including scheduling discussions on the use of Microsoft Teams and presenting in Teams.
- Tested and troubleshooted the Council Chambers video presentation delay identified during the last Council meeting and identified issues requiring follow-up with Smart Systems.
- Upgraded two mobile devices.
- Upgraded two officer MDC rugged laptops that were over four years old and past end of service.
- Supported the Records Manager and Water Billing with Laserfiche installation and testing of scanning automation.
- Supported the Planning Department with testing of a wide-format scanner acquired at no cost from Monument Fire Department.
- Assisted GIS Technician Connie Driedger with configuration of the wide-format scanner for an upcoming large scanning project.
- Supported scan-to-server folder setup for the Planning Department's wide-format scanner.
- Negotiated and renewed the Comcast contract; the Town Manager signed the contracts, resulting in potential savings of nearly \$5,000 in the first year.
- Provided three hours of one-on-one technical support to Silver Key on 12/18 (one one-hour session and one two-hour session).
- Created an IT responsibility comparison document outlining duties performed by the IT Director versus the Managed Service Provider (MSP).
- Began preparation for an internal cost study to assist with the MSP contract renewal scheduled for May 2026.
- Initiated a 30-day AI receptionist trial with RingCentral starting 11/18/25 to assist with call routing after staff reductions; extended the trial to 60 days and scheduled follow-up meetings with RingCentral after the first of the year.



PLANNING

PERMITS ISSUED PER MONTH AND BY CATEGORY

Category	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Total-2025
Commercial Alteration	0	0	0	1	0	0	1	0	0	1	0	0	3
Commercial New	1	0	1	0	1	0	3	1	0	1	0	0	8
Commercial One Stop	3	6	0	1	2	4	3	4	4	6	1	2	36
Land Use	0	1	3	2	0	3	0	3	3	2	1	2	20
Miscellaneous	0	0	0	1	0	0	0	0	1	0	0	0	2
One Stop	2	1	2	2	1	4	4	5	6	2	1	2	32
Public Works	2	0	2	1	2	3	5	6	14	4	9	5	53
Residential Alteration	1	5	2	3	3	6	7	4	7	4	2	3	47
Residential New	7	8	19	14	10	11	22	5	14	14	8	11	143
subtotal	16	21	29	25	19	31	45	28	49	34	22	25	344

- Brooke processed 22 permits in November and 25 permits to date in December, with an additional 10 permits currently under review.
- Significant time was devoted to securing fee reimbursements for project reviews completed by the Town's engineering teams. The invoicing process is being expanded to include additional project review fees owed to the Town, and applicant project information is being updated in the Town's accounting software to support more efficient coordination between the Planning and Finance Departments.
- December was a high-volume inspection month, requiring close coordination with the engineering team to manage inspection scheduling and review needs.
- The Town of Monument continues public outreach for the 2040 Comprehensive Plan through an online survey at www.monument2040.com. The plan will guide future community development and address a wide range of key topics, and residents are encouraged to participate and share the survey with others.
- The Town's consultant team is drafting the Stormwater Management Plan, with a draft report anticipated in early Spring 2026.
- The Town-owned commercial property at the southeast corner of Highway 105 and Gold Canyon, purchased in early 2024, was evaluated for potential sale following Council direction earlier this year. After careful consideration, staff has recommended postponing the sale of the property until 2027.
- The Planning Department continues to coordinate with the Monument Fire District in preparation for adoption of the State Wildfire Resiliency Code. While MFD will lead implementation, the Town will be required to adopt the State Code by reference and support implementation by April 1, 2026. MFD is scheduled to present the code for discussion on February 17, 2026, and for approval by ordinance on March 16, 2026.
- At the December 10, 2025 Planning Commission meeting, commissioners were presented with and unanimously recommended approval of the draft 2026 Official Zoning Map. The recommendation and map will be presented to Town Council on January 5, 2026, for adoption by ordinance.
- During the December 10, 2025 Planning Commission meeting, Commissioners Cathy Green and Danny Ours announced their intention to resign at the end of 2025, creating two regular member vacancies. One alternate member position also remains vacant. At the January 5, 2026 Town Council meeting, staff will recommend reappointing Corey Peterson and John Parr to second terms and appointing current alternate Valerie Baumer as a regular member for the remainder of her first term. Following these actions, one regular member vacancy and two alternate member vacancies will remain. Interested residents may apply at www.townofmonument.org/263/Planning-Commission.
- Several State-mandated code amendments were considered and approved by Council in December to maintain compliance with State and Federal requirements and preserve eligibility for State grant funding. Adopted ordinances addressed accessory dwelling unit regulations and use tax rebates, non-functional turf and invasive plant prohibitions, electric vehicle charging station regulations, and backflow prevention device inspection requirements. Additional information is available at www.townofmonument.org/planning.

- Town web maps were viewed 404 times over the past 30 days, down from 557 views in November.
- Poster-sized snowplow route maps were developed for Public Works, along with poster-sized Metro District maps for internal staff use. The Annexation Map was updated with 2025 annexations, and the Official Zoning Map was revised.
- Professional development activities included attending COTAK GIS Training on December 10 and completing trainings on Microsoft OneNote, ESRI Experience Builder, State of Colorado ADA requirements for maps, and StreetLight software.
- Updated Town boundary information and housing data were submitted to the Colorado Department of Local Affairs.
- Congratulations to GIS Specialist Connie Driedger and Officer Rachael Hoeh for being recognized as Employees of the Year, a well-earned and well-deserved honor.

POLICE

- Oral boards were conducted for the Police Officer position, and two applicants are currently in the background investigation process.
- Openings were announced for the Lieutenant and Strategic Programs Coordinator positions.
- One applicant is currently in the background process for the Public Safety Assistant position.
- Corporal Rachael Hoeh was recognized as one of two Employees of the Year.
- Community Resource Officer Reifel completed planning for the Santa on Patrol event.
- Code enforcement-related calls are currently being addressed by officers as their availability allows.
- Meetings were held with two contractors to obtain fence project bids.
- Staff met with Phil Long Ford and test drove a demo Explorer Police Interceptor and learned that upfitting services are now available in Colorado Springs.
- We are awaiting delivery of two fully upfitted Tahoes.
- Work is underway to register donated drones and make the drone program operational.

PUBLIC WORKS

Facilities:

- Continued coordination with Veregy on solar panel installation at Town Hall.
- Completed meter consolidation at the Public Works Building.
- Performed routine building upkeep and maintenance.
- Assisted with snowplowing and winter operations.

Fleet:

- Replaced an automatic air tank drain valve following equipment failure.
- Addressed an EGR differential sensor malfunction.
- Repaired an electrical issue on one of the snowplows.
- Replaced cutting edges on the Freightliner plow.





Parks:

- Assisted with setup for the Annual Tree Lighting Event.
- Repaired and installed Christmas lights throughout Town.
- Repaired street lights as needed.
- Performed snow removal operations.
- Moved and placed headstones.
- Trained staff on proper use of snow removal equipment.
- Completed post-snow event cleanup in residential neighborhoods.
- Set up and tore down in support of the Wreaths Across America event.



Streets:

- Replaced railroad crossing signs on 2nd Street after a vehicle crash damaged the fence and sign.
- Installed ice thickness warning signs at the lake.
- Completed multiple cold patch repairs throughout Town, including Beacon Lite, Synthes Avenue, and Pastimes.
- Replaced the stop sign in front of Town Hall following a vehicle crash.
- Completed manhole repairs in Willow Springs and Pastimes using thermos risers to prevent plow blade damage.
- Rebuilt and repaired signs damaged during recent wind storms.



Water:

- Installed a new transformer at Well 8.
- Added a flush port to Well 12.
- Installed pressure transducers at Well 13 to ensure safe operation during filter runs.
- Repaired chemical lines using in-house HDPE fusion equipment.
- Successfully brought Well 11 back online.
- Coordinated with multiple vendors on design and operational plans for the Beacon Lite tank while it remains offline.
- Removed, inspected, replaced, and reinstalled the pressure transducer at Well 13.
- Facilitated geotechnical drilling at the Beacon Lite property in support of future tank development.
- Installed a new chemical transfer pump at the Well 3 and Well 9 location.
- Repaired a leak at the PRV vault near Big O Tires.
- Completed repairs on the McShane line break.
- Managed and repaired a line break at Pioneer Lookout.
- Replaced a damaged fire hydrant.
- Replaced internal components of the bulk fill meter.
- Collected core samples at the Beacon Lite tank for analysis.

