



**MONUMENT TOWN COUNCIL
REGULAR MEETING AGENDA
MONDAY, FEBRUARY 2, 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: 411 222 48#

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 - February 2, 2026
- b. Meeting Minutes - January 20, 2026
- c. Resolution No. 07-2026 - A Resolution to Approve a Memorandum of Understanding with Pikes Peak Regional Office of Emergency Management for the Provision of Emergency Management Services - (*Chief Regan*)

4. Presentations

- a. Pikes Peak Regional Building Department - (*Greg Dingrando*)

5. Resolutions

- a. Resolution No. 08-2026 - A Resolution Initiating Annexation Proceedings for Certain Property to Be Known as Town of Monument Beacon Lite Road Water Tank Site Annexation and Finding the Petition for Annexation to Be in Substantial Compliance with Section 31-12-107, C.R.S. - (*Dan Ungerleider*)

6. Discussion Items

- a. Proposed Ordinance for Preventing Municipal Water to Flow North Into Division One

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

9. Reports

- a. Quarterly Budget Report - (*Steve Murray*)

- b. Quarterly Investment Report - (*Steve Murray*)
- c. Quarterly Sales Tax Report - (*Laurie Young*)

10. Council Comments

11. Executive Sessions

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

12. Adjournment

**MONUMENT TOWN COUNCIL
MEETING MINUTES**

Tuesday, January 20, 2026 - 6:30 PM

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

Hybrid Meeting - Remote Participation Via Teams

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

Mayor Mitch LaKind called the regular meeting of the Monument Town Council and led those assembled in the Pledge of Allegiance. Proper notice of the meeting was posted for more than 24 hours in the designated posting locations. The following Councilmembers and staff were present for the meeting:

TOWN COUNCIL		TOWN STAFF	
PRESENT:		Madeline VanDenHoek, Town Manager	
Mayor Mitch LaKind		Patrick Regan, Police Chief	
Mayor Pro Tem Steve King		Tina Erickson, Town Clerk	
Councilmember Sana Abbott		Bob Cole, Town Attorney	
Councilmember Marco Fiorito		Will Williams, Director of IT	
Councilmember Kenneth Kimple		Thomas Tharnish, Director of Public	
Councilmember Laura Kronick		Works	
Councilmember Chad Smith		Dan Ungerleider, Director of Planning	
ATTENDED REMOTELY:			
ABSENT WITH PRIOR NOTICE:			
ABSENT WITHOUT PRIOR NOTICE:			

2. Disclosures of Conflicts of Interest

a. Disclosures of Potential Conflicts of Interest

b. Vote on Excluding Council Members With Potential Conflicts of Interest From Consideration, Discussion and Voting on Identified Matters

No disclosures with potential conflicts of interest were submitted.

3. Approval of the Consent Agenda

a. Agenda - 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

Councilmember Marco Fiorito made a motion to approve the consent agenda as

presented, the motion was seconded by Councilmember Laura Kronick. Roll call vote was taken and the motion passed 7 to 0.

4. Recognition

a. Employee of the Year

VanDenHoek recognized Rachael Hoeh for being one of the two employees of the year for 2025.

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

Regan presented resolution no. 05-2026 as included in the council packet. Councilmember Laura Kronick made a motion to approve resolution no. 05-2026 and the motion was seconded by Councilmember Sana Abbott. Roll call vote was taken and the motion passed 7 to 0.

b. Resolution No. 06-2026 - A Resolution Adopting the Town of Monument's 2026 Three-Mile Plan

Ungerleider presented resolution no. 06-2026 as included in the council packet. Councilmember Sana Abbott made a motion to approve resolution no. 06-2026 and the motion was seconded by Councilmember Laura Kronick. Roll call vote was taken and the motion passed 7 to 0.

6. Discussion Items

a. Draft Legislation Modifying the Board of Directors of the Fountain Creek Watershed District

Mayor Mitch LaKind presented the draft legislation modifying the Board of Directors of the Fountain Creek Watershed district. The council was in favor of the draft legislation and gave Mayor Mitch LaKind approval to move forward with submitting the legislation with modifications. The council agreed that the Town of Monument has exceeded the population to be considered a small town and needs to have better representation.

7. Public Comments For Items Not on the Agenda

No public comments were received.

8. Future Agenda Item Authorization

a. Presentation From the Pikes Peak Regional Building Department

- Pikes Peak Regional Building Department presentation on February 2, 2026.
- Chamber of Commerce presentation on March 2, 2026.

9. Reports

a. Town Manager's Monthly Report

VanDenHoek presented the Town Managers monthly report and highlighted accomplishments in the report.

10. Council Comments

- Councilmember Marco Fiorito resigned from Loop Water Authority Committee - Councilmember Laura Kronick and Mayor Pro Tem King volunteered.
- Councilmember Sana Abbott questioned the blue flashing lights on Old Denver Road.
- Councilmember Chad Smith gave appreciation for the Town Managers report and to Cathy Greene and Danny Ours for their service on the Planning Commission.
- Mayor Mitch LaKind also gave appreciation to Cathy Greene and Danny Ours; acknowledged Gavin Heptag from Thunder Ridge High School working on his senior design project.

11. Adjournment

Mayor Mitch LaKind moved to adjourn the meeting, the motion was passed unanimously, the meeting was adjourned at 7:06 pm.

Respectfully Submitted,

Tina Erickson, Town Clerk



MEMORANDUM OF UNDERSTANDING BETWEEN THE PIKES PEAK REGIONAL OFFICE OF EMERGENCY MANAGEMENT (PPROEM) AND THE TOWN OF MONUMENT FOR THE PROVISION OF EMERGENCY MANAGEMENT SERVICES

This Memorandum of Understanding (“MOU”) is made and entered into by and between the Pikes Peak Regional Office of Emergency Management (“PPROEM”) a collaborative entity of El Paso County and the City of Colorado Springs, State of Colorado, and the Town of Monument a municipal corporation and home rule city (hereinafter individually referred to as a “Party” and collectively as the “Parties”).

RECITALS

WHEREAS, Article XIV, Section 18, of the Colorado Constitution, and C.R.S. §§ 29-1-201, *et seq.*, provide for, and encourage, political subdivisions of the State of Colorado to make the most efficient and effective use of their powers and responsibility by cooperating and contracting with each other; and

WHEREAS, PPROEM is a regional entity created by the City of Colorado Springs and El Paso County, Colorado, to provide for high quality and cooperative regional emergency management services; and

WHEREAS, the Town of Monument a municipal corporation and home rule city, desires to engage PPROEM in assisting Town of Monument with the development, implementation, and maintenance of an Emergency Operations Plan (“EOP”), Continuity of Operations Plan (“COOP”), and other emergency plans as identified; and

WHEREAS, PPROEM has demonstrated the ability to provide emergency management services of the highest professional standards to the residents within El Paso County and Town of Monument desires to obtain services and support from PPROEM as provided for in this MOU.

NOW THEREFORE, for good and valuable consideration, the sufficiency of which is acknowledged by the Parties and in consideration of the recitals and terms and conditions set forth herein the Parties agree as follows:

AGREEMENT

I. PURPOSE

The purpose of this MOU is to establish a collaborative framework under which PPROEM will support the Town of Monument in developing and maintaining an all-hazards emergency management program, including planning, training, coordination, and response support. Town

of Monument agrees to provide monetary compensation to PPROEM for the services rendered herein.

II. TERM, TERMINATION, AMENDMENTS

This MOU shall be deemed effective by the Parties from the date of execution by both Parties and shall automatically expire on December 31, 2026. This MOU may be terminated, with or without cause, by either Party upon thirty (30) days' written notice to the other Party. In the event of an early termination by either Party, PPROEM agrees to provide support and any final work product to Town of Monument up to the date of termination, and Town of Monument agrees to reimburse PPROEM for expenses up to and including through the date of termination. Notwithstanding the above, the Parties may renew, or otherwise modify, this MOU through a written and duly executed amendment.

III. DUTIES OF PIKES PEAK REGIONAL OFFICE OF EMERGENCY MANAGEMENT

1. PPROEM will serve as augmentation to the Town of Monument Emergency Manager by delivering to the Town of Monument specific products and expertise in the areas of:
 - A. All-hazards plans development,
 - B. Town of Monument Emergency Coordination Team ("ECT") training
 - C. Improvement plan implementation
 - D. Disaster cost recovery facilitation
 - E. Policy Group training.
2. Designate the PPROEM Director and Deputy Directors as the primary liaisons between the Town of Monument with services delivered by the appropriate PPROEM subject matter experts.
3. Integrate Town of Monument representatives into the PPROEM Emergency Coordination Center (ECC) organizational structure during activation of the Town of Monument EOP.
4. Provide access to PPROEM facilities and systems when the Town of Monument EOP is activated to coordinate and respond to such incidents.
5. Coordinate mitigation, preparedness, response, and recovery activities in alignment with the Hazard Mitigation Plan (HMP), Integrated Preparedness Plan (IPP), Emergency Operations Plan (EOP), and Recovery plans.
6. Assist in the development and implementation of a COOP, with scope and terms to be mutually agreed upon.
7. Support the Town of Monument Emergency Manager in updating and presenting the EOP and COOP for approval by the Town Manager of Monument.
8. Coordinate and provide training to Town of Monument personnel on the EOP and required National Incident Management System (NIMS) courses.
9. Provide hands-on support if the Town Manager of Monument requests emergency assistance as defined in the Town of Monument EOP.

10. Provide Town of Monument disaster information for dissemination to internal and external stakeholders during an emergency event where the Town of Monument EOP is activated.
11. Interface with appropriate local contact and regional, state, and federal agencies in coordination with Town of Monument.
12. Provide regular monthly reports, written or in-person for the first year, covering the development and implementation of goals and objectives. Reports will be quarterly thereafter.
13. Develop and provide a comprehensive after-action report and improvement plan for incidents where the Town of Monument EOP is activated.
14. Collaborate with Town of Monument assigned staff to plan annual tabletop exercise based on the Town of Monument established objectives which include the development of a Situation Manual, Exercise Facilitation, After-Action Report, and Improvement Plan.
15. PPROEM and Town of Monument may modify the Deliverables attached hereto as the needs of Town of Monument may evolve or change and the modified Deliverables shall automatically be incorporated into this MOU as approved by both Parties.

IV. DUTIES OF TOWN OF MONUMENT

1. Designate a single point of contact to work with the PPROEM, which will be the Town of Monument Manager or his/her designee. The single point of contact must be of sufficient authority to direct participation of municipal staff in the event of training and/or EOP activations.
2. In coordination with PPROEM, convene regular meetings between municipal personnel and the PPROEM, ensuring regular communications and deliverable implementation.
3. Establish an Emergency Coordination Team (ECT) comprised of Town of Monument departmental staff to support preparedness and Town of Monument EOP activation.
4. Actively participate in planning, training and EOP activations as required by the Town of Monument Manager in consultation with the PPROEM.
5. Authorize the Town Manager of Monument to adopt and implement agreed upon plans, but at a minimum, the EOP, Continuity of Operations Plan (COOP), Integrated Preparedness Plan (IPP) and the PPROEM Hazard Mitigation Plan.
6. Provide space, equipment, and administrative support for an emergency operations center during a declared emergency event, at an appropriate municipal facility.
7. Provide funding to cover associated costs of this MOU as outlined in Schedule A, attached hereto. Notwithstanding the fact that costs are based on a part-time employee position, the intent of this MOU is that the Town of Monument shall receive the benefit of the entire PPROEM to provide services called for under this MOU and any employee funded under this MOU shall be an employee of Pikes Peak Regional Office of Emergency Management. Town of Monument understands that costs outlined in Schedule A may

increase on an annual basis and PPROEM shall notify Town of Monument annually of any such increases.

8. Agrees to make all good-faith efforts to appropriate sufficient funding for the purposes of this MOU for each fiscal year this MOU is in effect. In the event Town of Monument does not appropriate sufficient funding for the purposes of this MOU, Town of Monument understands that PPROEM shall have no further obligations to Town of Monument under this MOU and PPROEM may immediately terminate this MOU under such circumstances.
9. PPROEM and Town of Monument may modify the Deliverables attached hereto as the needs of Town of Monument may evolve or change and the modified Deliverables shall automatically be incorporated into this MOU as approved by both Parties.

V. ACKNOWLEDGEMENTS AND LIABILITY

The Parties acknowledge that this MOU applies to the Pikes Peak Regional Emergency Management System which allows multiple subject matter experts from the PPROEM team to meet PPROEM's deliverables. The intent of this MOU is to enable Town of Monument to receive from PPROEM a higher level of service based on increased funding, staffing and agreed upon deliverables.

- Goals and objectives (year 1 vs subsequent years) as outlined in this MOU and Schedule A.

The Parties acknowledge that the intent of this MOU is not to shift liability to the City of Colorado Springs and/or El Paso County for assisting the Town of Monument in fulfilling the Town of Monument's all-hazards and emergency response legal responsibilities. The Parties also acknowledge and agree that while PPROEM will use its best efforts in preparing any planning documents and/or training provided pursuant to this MOU, PPROEM nevertheless does not warrant any of the services or documents provided pursuant to this MOU and PPROEM affirmatively disclaims any such warranties, or implied warranties, and any liability concerning the sufficiency of such documents, plans and/or training, which are subject to the Town of Monument's approval and/or adoption.

The Parties acknowledge that each Party is responsible for its own liability incurred as a result of its participation in this MOU. In the event any claim is litigated, each Party will be responsible for its own respective expenses of litigation or other costs associated with enforcing this MOU. No provision of this MOU shall be deemed or construed to be a relinquishment or waiver of any kind of the applicable limitations of liability provided to PPROEM or Town of Monument by the Colorado Governmental Immunity Act, C.R.S. §§ 24-10-101, *et seq.* and Article XI of the Colorado Constitution.

VI. MISCELLANEOUS PROVISIONS

all of the Parties. If any portion of this MOU is found by a court of competent jurisdiction to be void and/or unenforceable, it is the intent of the Parties that the remaining portions of this MOU shall be of full force and effect.

Authority. The Parties further acknowledge that with respect to ongoing emergency coordination, PPROEM shall be considered an independent contractor of the Town of Monument and shall be acting pursuant to authority delegated to the PPROEM, either directly or as delegated to the PPROEM pursuant to such all-hazards and/or emergency plans as may be adopted by the Town of Monument in its sole discretion.

SIGNATURES



Date 1/14/20

Andrew Notbohm
Regional Emergency Management and Recovery Executive Director,
Pikes Peak Regional Office of Emergency Management

Date _____
Madeline VanDenHoek
Town Manager, Town of Monument

Date _____
Andy Kovacs
Fire Chief, Monument Fire District

Waiver. The waiver of any breach of a term, provision, or requirement of this MOU shall not be construed or deemed as waiver of any subsequent breach of such term, provision, or requirement, or of any other term, provision or requirement.

Headings for convenience. All headings, captions and titles are for convenience and reference only and of no meaning in the interpretation or effect of this MOU.

Provisions construed as to fair meaning. The provisions of this MOU shall be construed as to their fair meaning, and not for or against any Party based upon any attributes to such Party of the source of the language in question.

No implied representations. No representations, warranties or certifications, express or implied, between the Parties exist except as specifically stated in this agreement.

No third party beneficiaries. None of the terms, conditions or covenants in this MOU shall give or allow any claim, benefit, or right of action by any person not a party hereto. Any person other than Town of Monument receiving services or benefits under this MOU shall be only an incidental beneficiary.

Assignability and Transfer. No Party to this MOU shall assign or otherwise transfer this MOU or any right or obligation hereunder without the prior written consent of the other Party.

Compliance with ordinances and regulations. This MOU shall be administered consistent with all current and future local and state laws, rules, charters, ordinances and regulations.

Agreement Subject to Appropriation. Notwithstanding any other provision of this MOU, with respect to any financial obligation of PPROEM which may arise under this MOU in any fiscal year after the year of execution, in the event the budget or other means of appropriation for any such year fails to provide funds in sufficient amounts to discharge such obligation, such failure (i) shall act to terminate this MOU at such time as the then-existing and available appropriations are depleted, and (ii) neither such failure nor termination shall constitute a default or breach of this MOU, including any sub-agreement, attachment, schedule, or exhibit thereto, by PPROEM. As used herein, the term "appropriation" shall mean and include the due adoption of an appropriation ordinance or resolution and budget and specifically as to the City of Colorado Springs, the approval of a Budget Detail Report (Resource Allocations) which contains an allocation of sufficient funds for the performance of fiscal obligations arising under this MOU.

Severability. If any portion of this MOU or application thereof to any Party or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the MOU which can be given effect without the invalid provision or applications, and to this end the provisions of this MOU are declared to be severable.

Extent of Agreement. This MOU, with attachments thereto, represents the entire and integrated agreement between the Parties and supersedes all prior negotiations, representations or agreements, either written or oral. Any amendments to this must be in writing and be signed by

SCHEDULE A

Salary Item	Year 1	Subsequent Years
Personnel Cost	\$71,425	\$71,425 plus potential personnel cost increase*
Cell Phone Service	\$600	\$600
Logo Clothing	\$400	\$200
Office Supplies/Printing	\$500	\$500
Training and Travel	\$1,200	\$1,200
Computer, monitors and peripherals	\$1,700	N/A
Software Licenses (Adobe, GIS, Visio, Microsoft Package etc.)	\$700	\$200
Veoci municipal integration (based on number of users and frequency of use)	\$5,000 estimate	\$5,000 estimate
Total	\$81,525	\$79,125 plus potential personnel cost increase

* PPROEM is permitted to increase the dollar amounts reflected for "Subsequent Years" based on inflation and other increased costs of service which may arise in future years. PPROEM will notify Town of Monument if any cost increases for Subsequent Years in an updated Schedule A. The updated Schedule A for Subsequent Years shall automatically become part of this MOU.

PIKES PEAK REGIONAL OFFICE OF EMERGENCY MANAGEMENT DELIVERABLES

Year 1	Subsequent Years
<u>Planning</u> • Develop municipal annex to the EOP to include finance considerations during an emergency/incident. • Facilitate the development of COOP based on agreed upon scope. • Gather input for IPP and Recovery Plan reviews/revisions as needed. • Provide a comprehensive after-action report and improvement plan regarding emergency response where the EOP is activated. <u>Exercise</u> • Design and conduct a tabletop exercise on the Town of Monument's identified threat or hazard. Provide a comprehensive after-action report and improvement plan for exercise. <u>Training</u> • Provide training to Town of Monument's Policy Group on roles and responsibilities during an emergency. • Provide training on EOP. • Ensure access to National Incident Management System courses. <u>Organization</u> • Assign appropriate subject matter experts to deliverables. <u>Equipment</u> • Support municipal integration with Veoci. • Communication equipment (radio, cell phone). • Computer and peripherals. • Pool vehicle access.	<u>Planning</u> • Maintain and update EOP Annex and identified COOP plans. • Gather input for IPP and Recovery Plan reviews/revisions as needed. <u>Exercise</u> • Design and conduct a tabletop exercise on the Town of Monument's identified threat or hazard. Provide a comprehensive after-action report and improvement plan for exercise. <u>Training</u> • Coordinate appropriate training based on identified gaps in the IPP. <u>Organization</u> • Assign appropriate subject matter experts to deliverables. <u>Equipment</u> • Ensuring access and updates to assigned equipment as needed.

TOWN OF MONUMENT DELIVERABLES

Year 1	Subsequent Years
<u>Planning</u> • Authorize the Town Manager of Monument to adopt and implement agreed upon plans which include at a minimum the EOP, IPP, and HMP. • Participate and coordinate the implementation and adoption of municipal annex to the EOP to include finance considerations during an emergency/incident. • Participate and coordinate the implementation and adoption of identified COOP. • Participate in the development of the IPP and identify appropriate workgroups to be included in the IPP process. <u>Exercise</u> • Assist in the logistical support, design, and delivery of a tabletop exercise on the Town of Monument's identified threat or hazard. <u>Training</u> • Help coordinate the provision of training to the Town of Monument's Policy Group on roles and responsibilities during an emergency. <u>Organization</u> • Assist in deliverable completion. <u>Equipment</u> • Not applicable. All equipment issued through the El Paso County processes.	<u>Planning</u> • Assist in the maintenance and update to the EOP Annex and identified COOP plans. • Assist in the IPP annual update. <u>Exercise</u> • Assist in the design and conduct of a tabletop exercise based on the Town of Monument's identified threat or hazard. <u>Training</u> • Assist in the coordination and delivery of training based on identified gaps in the IPP. <u>Organization</u> • Assign appropriate subject matter experts to deliverables. <u>Equipment</u> • Not applicable.

TOWN OF MONUMENT
RESOLUTION NO. 07-2026

**A RESOLUTION TO APPROVE A MEMORANDUM OF UNDERSTANDING WITH
PIKES PEAK REGIONAL OFFICE OF EMERGENCY MANAGEMENT FOR THE
PROVISION OF EMERGENCY MANAGEMENT SERVICES**

WHEREAS, Article XIV, Section 18 of the Colorado Constitution and C.R.S. § 29-1-201, *et seq.*, authorize and encourage political subdivisions of the State of Colorado to cooperate and contract with one another to make the most efficient and effective use of their powers and responsibilities; and

WHEREAS, the Pikes Peak Regional Office of Emergency Management (PPROEM) is a collaborative regional entity of El Paso County and the City of Colorado Springs that provides cooperative, professional emergency management services within El Paso County; and

WHEREAS, the Town of Monument desires to engage PPROEM to assist with the development, implementation, and maintenance of the Town's all-hazards emergency management program, including the Emergency Operations Plan (EOP), Continuity of Operations Plan (COOP), Integrated Preparedness Plan (IPP), Hazard Mitigation Plan (HMP), training, exercises, and coordination; and

WHEREAS, the Town and PPROEM have negotiated a Memorandum of Understanding (MOU) establishing the scope of services, term, duties of the Parties, deliverables, funding responsibilities, and limitations of liability; and

WHEREAS, the MOU provides for an initial Year 1 total estimated cost of approximately \$81,525, with costs to be shared between the Town of Monument and the Monument Fire District. The Town of Monument's estimated share shall not exceed \$40,000 and is subject to annual appropriation by the Town Council; and

WHEREAS, the Town Council finds that entering into the MOU is in the best interests of the health, safety, and welfare of the residents of the Town of Monument and will strengthen the Town's preparedness, response, recovery, and continuity capabilities.

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

The Town Council hereby approves the MOU between the Town of Monument and the Pikes Peak Regional Office of Emergency Management for the provision of emergency management services, substantially in the form presented.

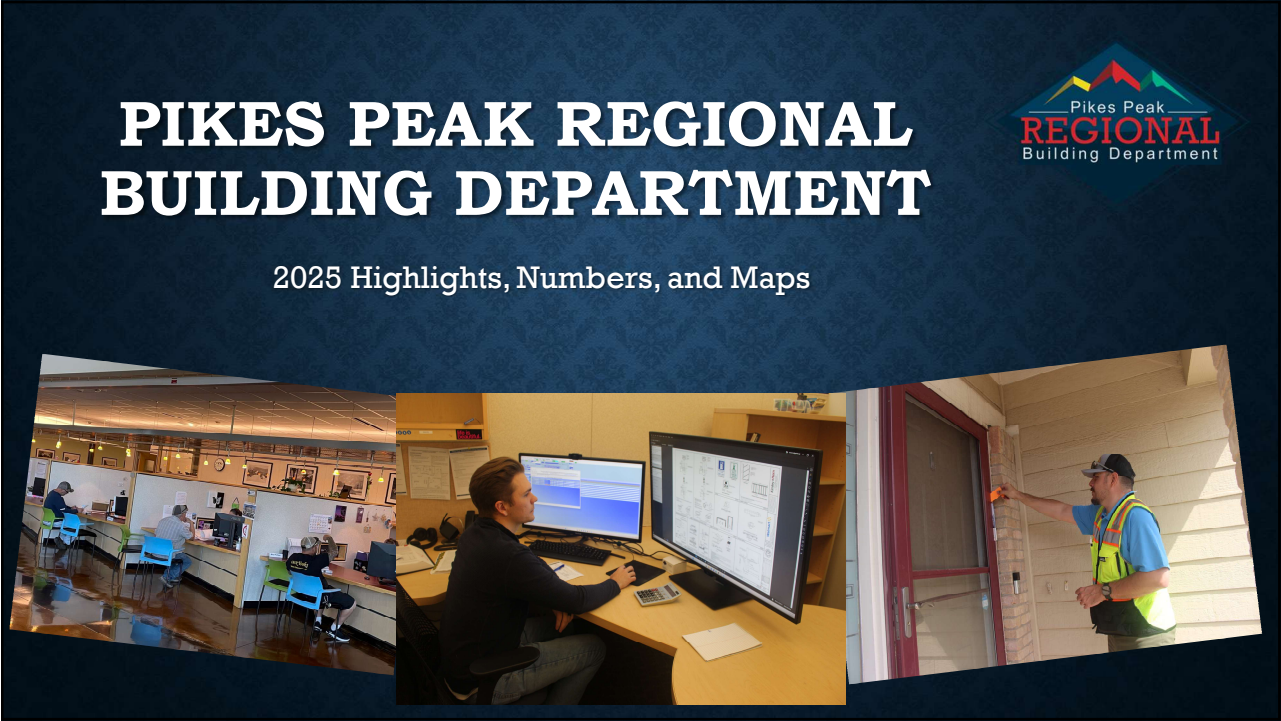
PASSED AND RESOLVED by the Town Council of the Town of Monument, El Paso County, Colorado, this 2nd day of February 2026 by a vote of ____ for and ____ against.

TOWN OF MONUMENT

Mitch LaKind, Mayor

ATTEST:

Tina Erickson, Town Clerk



1



2

Pikes Peak REGIONAL Building Department		PERMIT NUMBERS - 2025					
Pikes Peak REGIONAL Building Department		NEW SINGLE FAMILY					
		2020	2021	2022	2023	2024	2025
JANUARY		357	552	412	154	184	217
FEBRUARY		350	551	378	165	310	175
MARCH		444	450	536	235	273	264
APRIL		373	408	426	261	324	349
MAY		350	326	388	290	372	288
JUNE		374	445	440	578	239	253
JULY		399	472	211	128	208	270
AUGUST		430	364	144	169	207	175
SEPTEMBER		564	429	171	148	180	181
OCTOBER		568	403	163	214	211	244
NOVEMBER		453	315	143	143	162	183
DECEMBER		406	357	192	180	183	212
TOTAL		5068	5072	3605	2665	2854	2811
Pikes Peak REGIONAL Building Department		NEW COMMERCIAL					
		2020	2021	2022	2023	2024	2025
JANUARY		33	64	60	32	31	23
FEBRUARY		17	37	60	47	15	14
MARCH		47	55	51	57	32	29
APRIL		32	53	32	31	13	30
MAY		22	28	34	44	35	42
JUNE		25	62	39	31	29	28
JULY		33	44	64	20	23	31
AUGUST		70	45	55	44	24	20
SEPTEMBER		26	33	24	36	19	27
OCTOBER		24	38	36	30	14	39
NOVEMBER		56	66	28	21	18	55
DECEMBER		27	48	51	13	51	60
TOTAL		412	583	533	405	303	398

3

Pikes Peak

REGIONAL

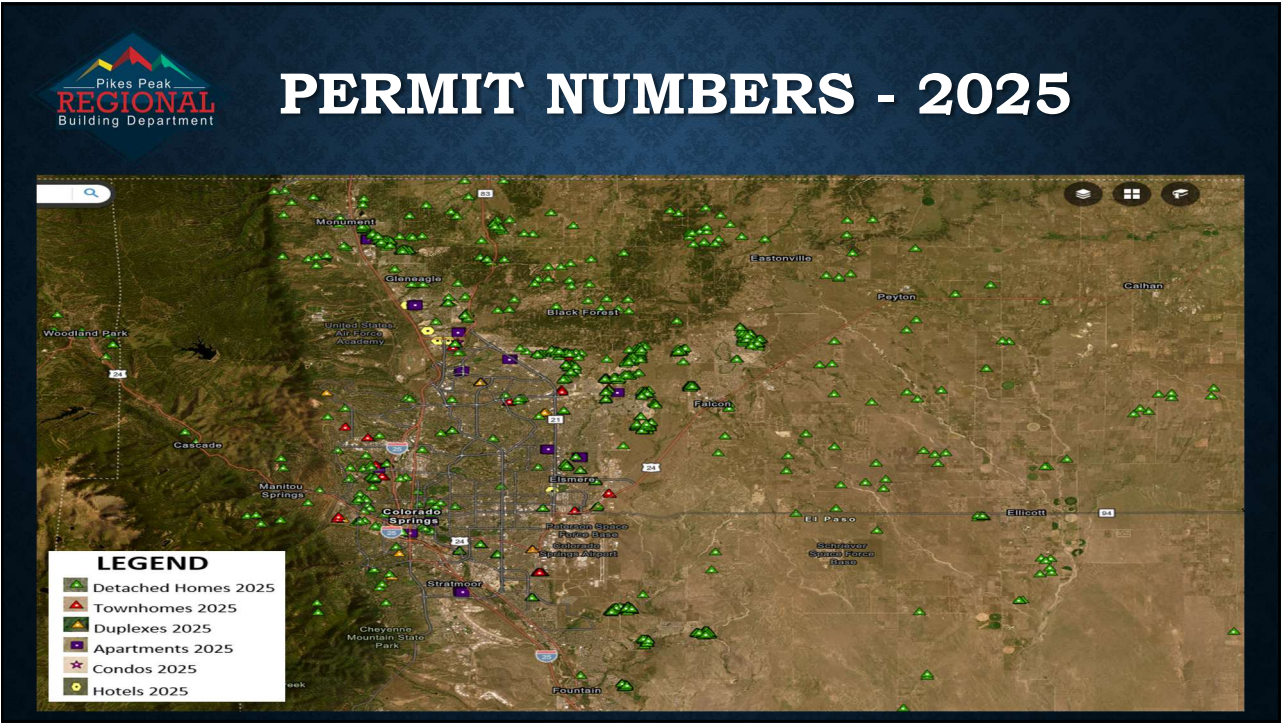
Building Department

NEW HOMES - 2025

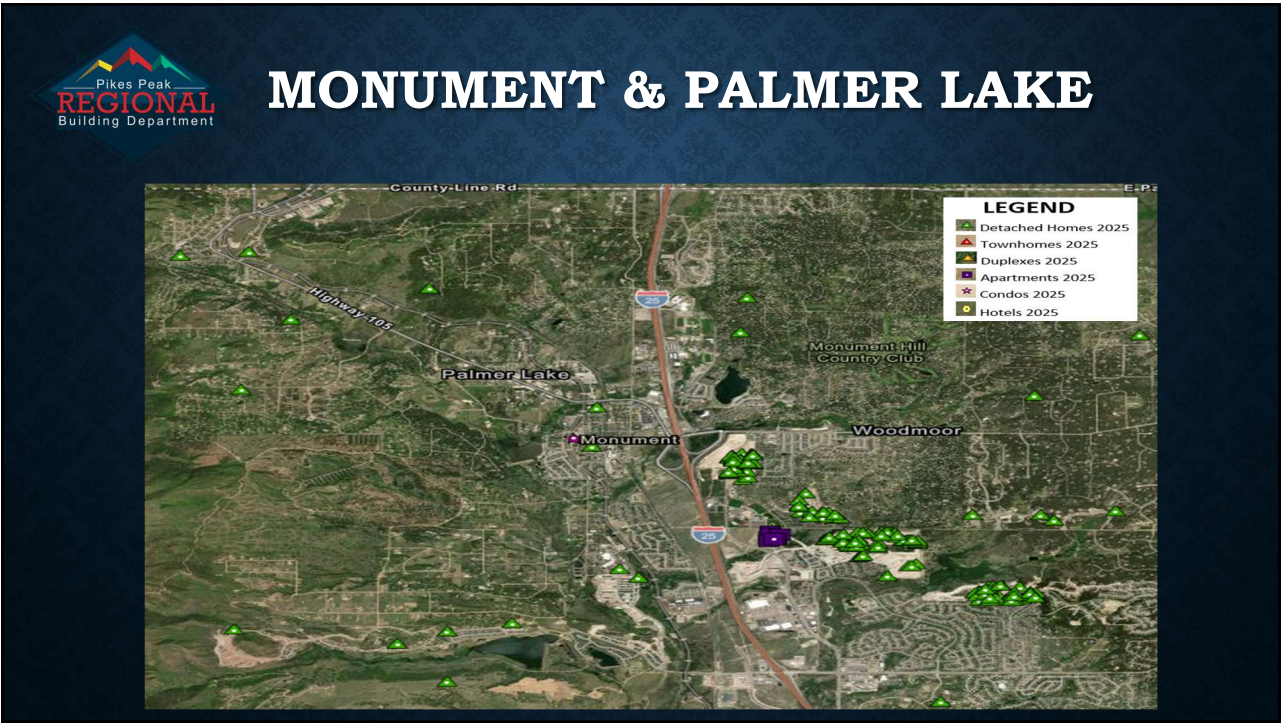
- **Single Family Homes (2025) – 2,811 (-1%)**
 - Detached Homes – 2,347
 - Townhomes - 375 (+37%)
 - Duplexes - 90 Permits (180 Units)
- **Break Down by Jurisdiction**
 - Colorado Springs – 1,489 (+2%)
 - El Paso County - 1,098 (+1%)
 - Monument - 140 (-27%)
 - Fountain - 64 (-1%)
 - Woodland Park - 15 (-61%)
 - Palmer Lake - 3 (-50%)
 - Manitou Springs - 2 (-60%)
 - Green Mountain Falls - 0



4



5



6



MONUMENT - 2025

- Single Family Homes – 140 (-27%)
 - 2nd Year in row housing has dropped
 - Fewest since 2015 (140)
- Monument Neighborhoods
 - Jackson Creek - 56 (-40%)
 - Home Place Ranch - 40 (+43%)
 - Monument Junction - 39 (-35%)
 - Cloverleaf - 15
 - Willow Springs - 2 (-94%)
- Single Family Estimated Valuation = \$96 Million (-19%)
- Residential Alterations - 1,339 (+1%)
 - Estimated Valuation = \$9.1 Million



7



MONUMENT JUNCTION & JACKSON CREEK





LEGEND

- Detached Homes 2025
- Townhomes 2025
- Duplexes 2025
- Apartments 2025
- Condos 2025
- Hotels 2025

8



9



10



BREAK DOWN BY NEIGHBORHOOD- 2025

- Falcon Area -
- Wolf Ranch -
- Banning Lewis -
- Sterling Ranch -
- Lorson Ranch -
- Skyview Village -
- Percheron – (NEW)
- Bradley Heights -
- The Glen -
- Aspen Ranch (Fountain)

277 (+19%)

263 (+93%*)

250 (-15%)

245 (+21%)

142 (-2%)

122

95

95 (+19%)

67

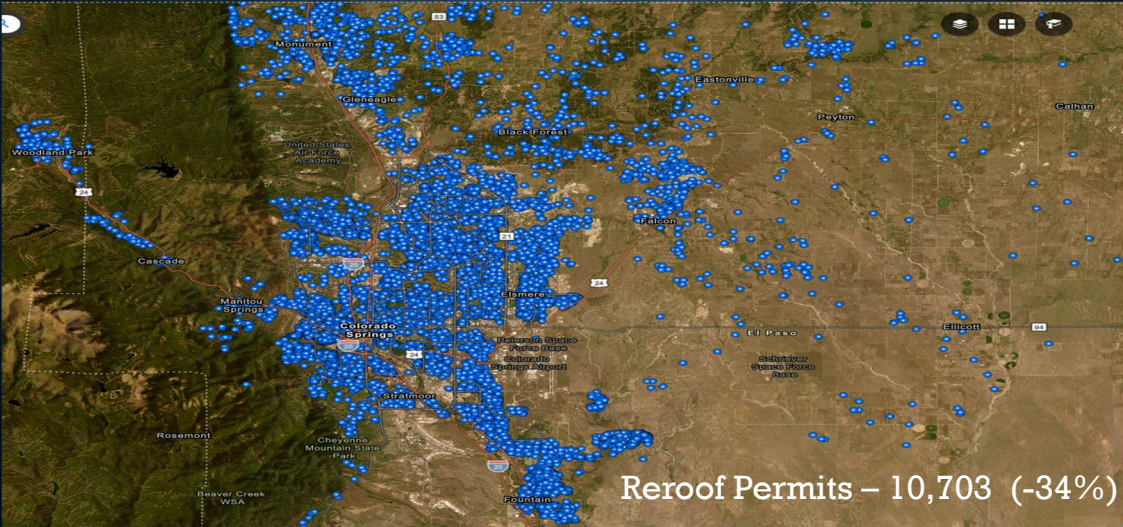
62



11



REROOF PERMITS - 2025



Reroof Permits – 10,703 (-34%)

12



COMMERCIAL PERMITS - 2025

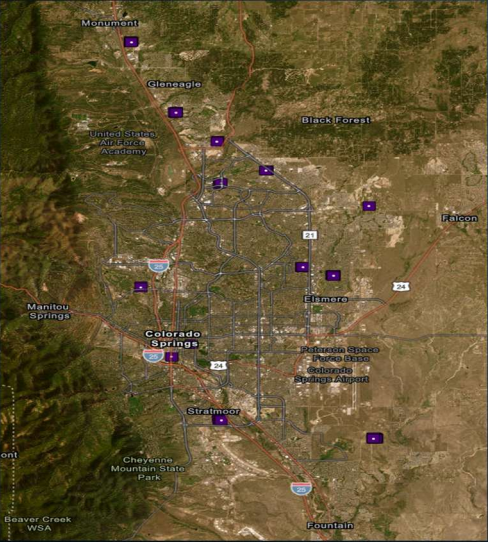
- New Commercial – 398 (+31%)
 - 1st increase in 4 years (2021)
- New Multi-Family
 - 2,744 new apt units (+227%)
 - Unique Renovation Project – 32 Units
 - 4,175 Units Complete (Certificate of Occupancy)
 - 10% increase; 3rd year in a row with increase
 - 2023 – 3,058 Units
 - 2024 – 3,795 Units
 - 2025 – 4,175 Units
 - 4,587 apt units still under construction



13



2025 APARTMENT PROJECTS



- Crestone at Fillmore (Fillmore/Centennial) - 196 Units
- Village at Homewood Pointe II* (E. Colorado) - 83 Units
- Sierra Junction (Near Ford) - 368 Units
- Sunrise at Shiloh Mesa* (Woodmen/Marksheffel) - 50 Units
- Lowell Ridge Apts (Downtown – S. Nevada/Las Animas) - 28 Units
- Royal Pine* (Union/Powers) - 232 Units
- Downtown Flying Horse (Interquest near PPSC) - 240 Units
- Bradley Ridge* (Bradley/Powers) - 336 Units
- Flats at Sand Creek* (N.Carefree/Peterson) - 144 Units
- Maverick at Monument (Higby Rd Near Lewis Palmer) - 348 Units

14



COMMERCIAL PERMITS - 2025

• Notable New Commercial Projects

American Furniture Warehouse #2 -

\$45 Million

New Giraffe Exhibit -

\$25 Million

5 New Hotels – 650 total rooms

• After Sunset Hotel & Resort -

\$22 Million

El Pomar Conference Center -

\$19 Million

Jenkins Middle School Expansion -

\$14 Million

EPC Sheriff Substation (Falcon)

\$8 Million

• New Restaurants

▪ El Pollo Loco (Open)

▪ Pizza Ranch

▪ Texas de Brazil

▪ Guthrie's Golden Fried Chicken

▪ The Brit (Open)

▪ Roth's Sea and Steak (Open)



15



COMMERCIAL PERMITS - 2025

• Notable Projects Completed in 2025

▪ Entegris

▪ The Hunter Apts (Downtown COS)

▪ King Soopers x 2 (Flying Horse & Fountain)

▪ COS Airport International Customs Area

▪ CSFD Fire Station #24

• Estimated Valuation for ALL Construction =

\$3.7 Billion (+8%)



16

Town of Monument, Colorado

8



MONUMENT COMMERCIAL - 2025

- New Commercial – 70 (+6%; Includes subs)
 - Two Large Warehouses –
 - #1 250,000 Sq Ft - \$26.5 Million
 - #2 114,000 Sq Ft - \$12.2 Million
 - Triview Metro Dist Office - \$3.5 Million
 - Panda Express - \$2.4 Million
 - Core and Shell Food/Retail \$1.2 Million
 - DQ, Subway, Holistique Sauna and Spa
 - Woodmoor Water Tank - \$1 Million
- Commercial Estimated Valuation = \$92 Million (+246%)
- Commercial Alterations – 112 (+12%)
 - Lewis Palmer Career & Innovation Center - \$4.5 Million

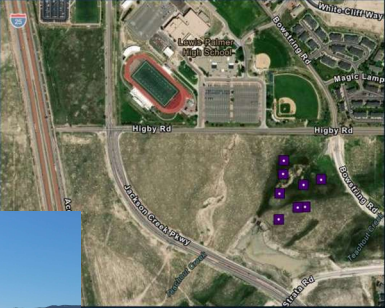


17



MONUMENT APARTMENTS - 2025

- New Multi Family
 - Maverick at Monument - (Near Lewis Palmer HS)
 - 348 Units
 - \$46.4 Million
 - Condo's
 - 229 Front St.
 - 2 Units
 - \$585,000 Total

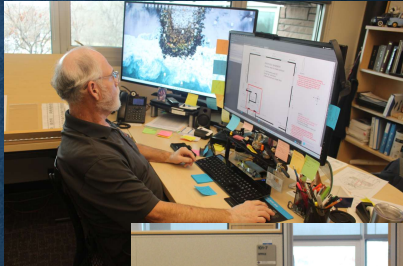


18



PLAN REVIEW NUMBERS - 2025

- New Single Family – 2,672 (-7%)
- Residential Alterations – 6,181 (-5%)
- New Comm & Multi Fam – 297 (-3%)
 - New Commercial – 278 (-2%)
 - Multi Family - 19 (-17%)
- Commercial Alterations – 1,676 (-5%)
- **Total Plans – 11,629 (-6%)**



19

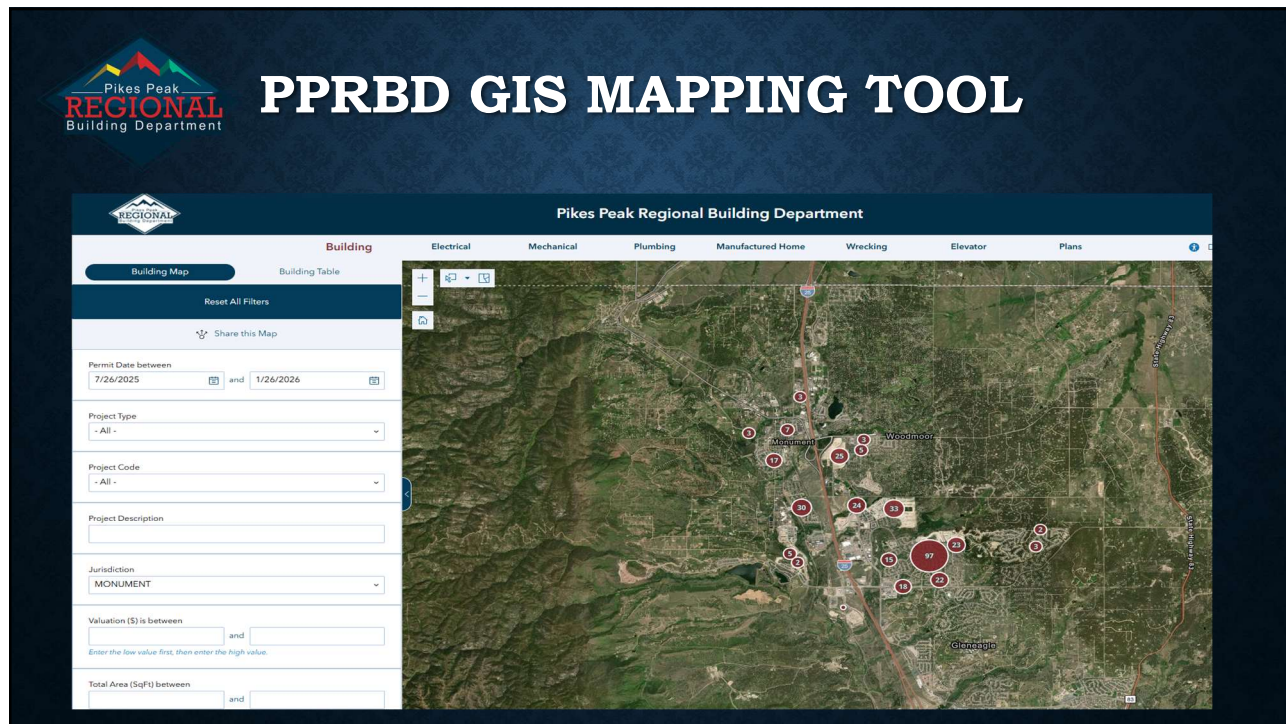


INSPECTION NUMBERS - 2025

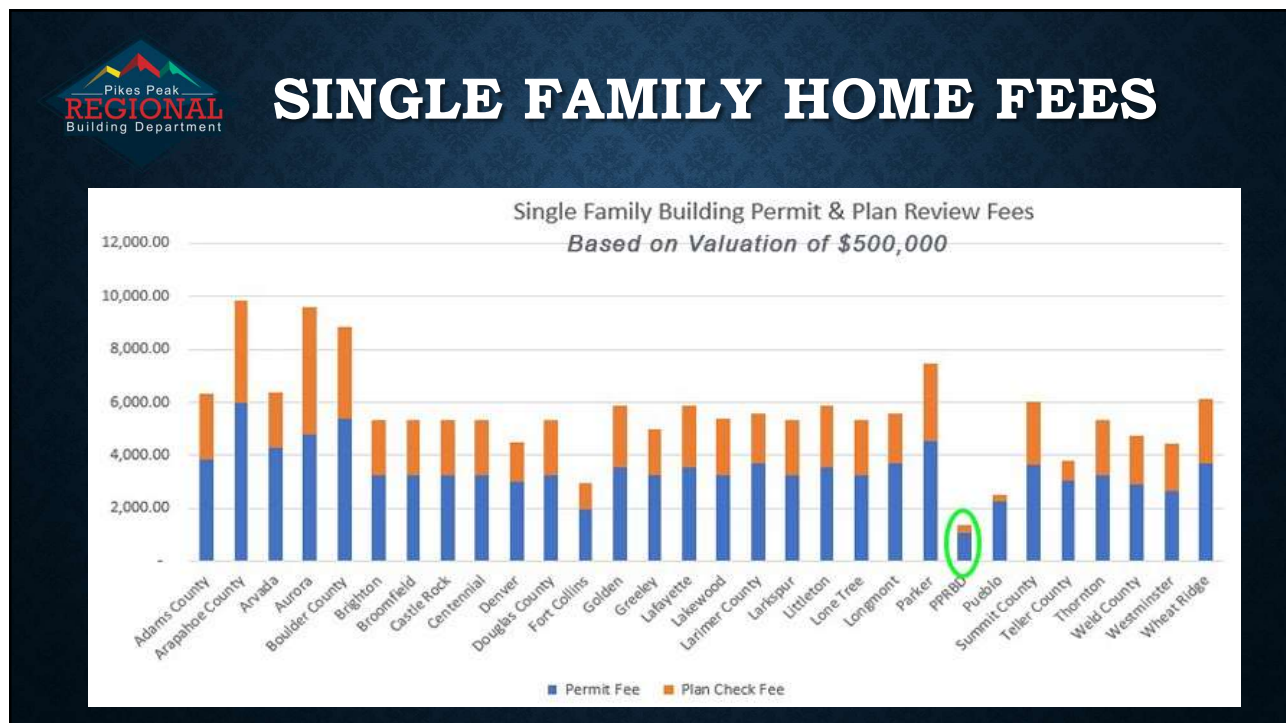
- Total Inspections - 266,077 (-10%)
- 55 Inspectors
- Department Average – 1,064 per day
- Daily Average – 21 per inspector
- Still offering same day inspections
(Except Roofing)



20



21



22



Contractor 101 (Feb) – 2/4

Homeowner Permitting - 2/12

Residential Realtor - 2/18

Contractor 101 (March) - 3/4

Commercial Property - 3/10

PPRBD Classes



4 Great Classes to Choose From

Contractor 101 Residential Realtor

Homeowner Permitting Commercial Property

Sign Up - www.PPRBD.org/education

23



24



MEMORANDUM

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

FROM: Dan Ungerleider, AICP, Director of Planning

DATE: February 2, 2026

SUBJECT: Resolution No. 08-2026 - A Resolution Initiating Annexation Proceedings For Certain Property To Be Known As Town Of Monument Beacon Lite Road Water Tank Site Annexation And Finding The Petition For Annexation To Be In Substantial Compliance With Section 31-12-107, C.R.S.

OVERVIEW.

On January 5, 2026, Council approved Resolution No. 02-2026, a resolution authorizing the Town Manager to file a Petition (the "Petition") for Annexation to consider the annexation of that portion of Beacon Lite Road from approximately 850 feet North of State Highway 105 north to approximately 975 feet north of the Beacon Lite Water Tank Property, and the Town's Beacon Lite Water Tank Property (the "Property".) The Petition has since been filed with the Town Clerk.

The next step in the annexation process is for Town Council to determine whether the Petition is in substantial compliance with the Annexation Act. If it is, Council should adopt the attached Resolution Finding Substantial Compliance ("Resolution") that sets a date, time and place for a public hearing ("annexation hearing") to determine whether the petition complies with legal requirements and the area is eligible for annexation.

DISCUSSION.

For the Town Council to determine that the Petition is in substantial compliance with the Municipal Annexation Act, it must include:

- (a) Allegations that it is desirable and necessary to annex the area; that the petition is signed by a sufficient number of petitioners meeting the requirements as stated previously for the type of petition submitted; and that the substantive requirements for annexation are met.
- (b) Four copies of a detailed legal description of the Property.
- (c) Four copies of the annexation map, which must include:
 - (i) The boundary of the area to be annexed, including plat, numbers of plots or lots and blocks of subdivided land.
 - (ii) The location of each ownership tract of unplatted land.
 - (iii) The contiguous boundary of the Town and any other municipality abutting the Property.
- (d) A sufficient number of signatures, depending upon the type of petition

submitted. The date of signing, mailing address and legal description of the land owned by each petitioner.

- (e) Executed affidavit of circulator.

CONCLUSION.

Staff has confirmed that the Petition does comply with the above, and is requesting Town Council approve Resolution No. 08-2026, being a resolution initiating annexation proceedings and finding the Petition for Annexation to be in substantial compliance with Section 31-12-107, C.R.S. The Resolution also schedules a March 16, 2026, Annexation Hearing to consider whether the allegations of the Petition are true, and if so, whether the Property should be annexed.

REQUESTED ACTION.

A motion to **APPROVE** Resolution No. 08-2026, a Resolution Initiating Annexation Proceedings for Certain Property To Be Known As Town of Monument Beacon Lite Road Water Tank Site Annexation, and Finding the Petition for Annexation to Be in Substantial Compliance with Section 31-12-107, C.R.S.

Attachments.

1. Staff Presentation
2. Petition for Annexation of the Beacon Lite Water Tank Site Annexation
3. Resolution No. 08-2026, A Resolution Initiating Annexation Proceedings For Certain Property To Be Known As Town Of Monument Beacon Lite Road Water Tank Site Annexation And Finding The Petition For Annexation To Be In Substantial Compliance With Section 31-12-107, C.R.S.



Staff Presentation

BEACON LITE ROAD WATER TANK SITE ANNEXATION

Resolution finding the Application to be in
Substantial Compliance with Annexation Act

Town Council - 01/05/2026

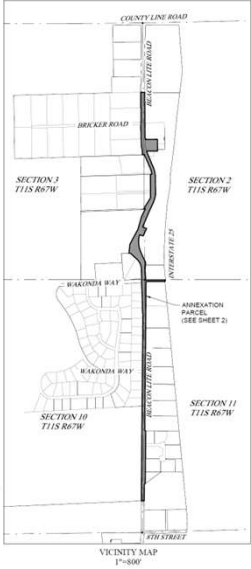


1

INTRODUCTION

On January 5, 2026, Council approved Resolution No. 02-2026, a resolution authorizing the Town Manager to file a Petition (the "Petition") for Annexation to consider the annexation of that portion of Beacon Lite Road from approximately 850 feet North of State Highway 105 north to approximately 975 feet north of the Beacon Lite Water Tank Property, and the Town's Beacon Lite Water Tank Property (the "Property".) The Petition has since been filed with the Town Clerk.

The next step in the annexation process is for Town Council to determine whether the Petition is in substantial compliance with the Annexation Act. If it is, Council should adopt the attached Resolution Finding Substantial Compliance ("Resolution") that sets a date, time and place for a public hearing ("annexation hearing") to determine whether the petition complies with legal requirements and the area is eligible for annexation.





2

2/20/2026

Town Council – Beacon Lite Road Water Tank Site Annexation

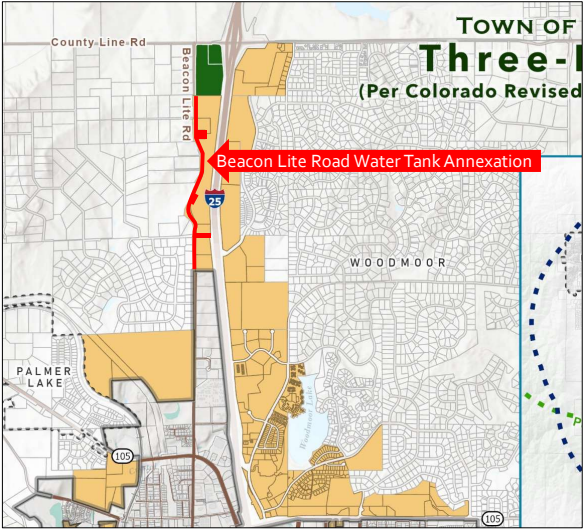
2

Updated

Three Mile Plan

On January 20, 2025, Council approved Resolution No. 06-2026, an update to the Town's Three-Mile Plan.

The Plan illustrates that the Town has planned and prepared for potential future annexations within the prescribed three-mile limit set by the State.



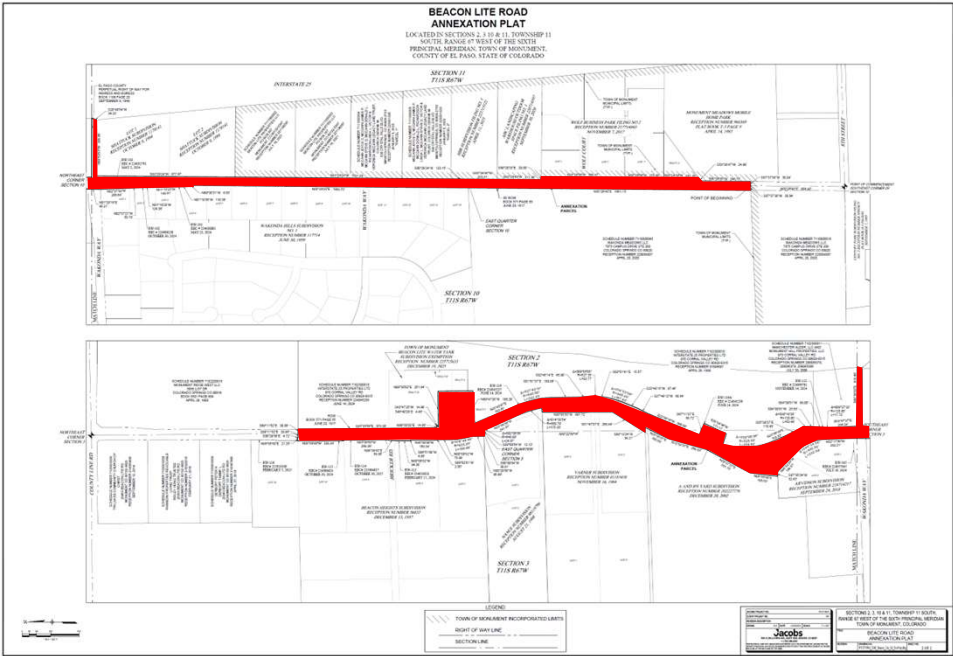


32/20/2026Town Council – Beacon Lite Road Water Tank Site Annexation

3

BEACON LITE ROAD ANNEXATION PLAT

LOCATED IN SECTIONS 2, 3 & 11, TOWNSHIP 11 NORTH, RANGE 17 WEST OF THE 10TH PRINCIPAL MERIDIAN, TOWNSHIP OF MONUMENT, COUNTY OF EL PASO, STATE OF COLORADO





42/20/2026Town Council – Beacon Lite Road Water Tank Site Annexation

4

2

ANNEXATION PROCESS

✓

1. By Resolution, Authorize Filing of a Petition for Annexation

2. By Resolution, Finding Annexation Petition to be in Substantial Compliance with the Municipal Annexation Act of 1965

3. By Resolution, Establish Findings and Conclusions

4. By Ordinance, Approve the Annexation



5

2/20/2026

Town Council – Beacon Lite Road Water Tank Site Annexation

CONCLUSION

• Staff has confirmed that the Petition does comply with the above, and is requesting Town Council approve Resolution No. 08-2026, being a resolution initiating annexation proceedings and finding the Petition for Annexation to be in substantial compliance with Section 31-12-107, C.R.S.

• The Resolution also schedules a March 16, 2026, Annexation Hearing to consider whether the allegations of the Petition are true, and if so, whether the Property should be annexed.



6

2/20/2026

Town Council – Beacon Lite Road Water Tank Site Annexation

REQUESTED ACTION

A motion to **APPROVE** Resolution No. 08-2026, a Resolution Initiating Annexation Proceedings for Certain Property To Be Known As Town of Monument Beacon Lite Road Water Tank Site Annexation, and Finding the Petition for Annexation to Be in Substantial Compliance with Section 31-12-107, C.R.S.



**PETITION FOR ANNEXATION
TO
TOWN OF MONUMENT, COLORADO**

**TO: THE TOWN CLERK AND TOWN COUNCIL OF THE TOWN OF MONUMENT,
COLORADO.**

**RE: ANNEXATION OF LAND COMMONLY KNOWN AS TOWN OF MONUMENT
BEACON LITE ROAD WATER TANK SITE**

THE UNDERSIGNED PETITIONER(S) ("Petitioner"), in compliance with the Title 31, Article 12, Part 1, of the Colorado Revised Statutes, ("Municipal Annexation Act of 1965"), and Section 18.01.220 of the Monument Municipal Code ("Municipal Code"), hereby petitions the Town of Monument, Colorado, for annexation to the Town of Monument, that unincorporated territory located in the County of El Paso, State of Colorado, as more fully described on Exhibit "A," attached hereto and incorporated herein by this reference (the "Property"); and in support of said Petition, the undersigned states and alleges as follows:

1. It is desirable and necessary that the Property be annexed to the Town of Monument.
2. The Property meets the requirements of Sections 31-12-104 and 105, C.R.S., of the Municipal Annexation Act of 1965, in that:
 - (a) Not less than one-sixth of the perimeter of the Property will be contiguous with the existing boundaries of the Town of Monument.
 - (b) A community of interest exists between the Property and the Town of Monument.
 - (c) The Property is urban or will be urbanized in the near future.
 - (d) Said Property is integrated or is capable of being integrated with the Town of Monument.
 - (e) No land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate:
 - (i) Is divided into separate parts or parcels without the written consent of the landowner or landowners thereof, unless such tracts or parcels are separated by a dedicated street, road, or other public way.
 - (ii) Comprising twenty (20) acres or more and which, together with the buildings and improvements situated thereon, has a valuation for assessment in excess of two hundred thousand dollars (\$200,000.00) for ad valorem tax purposes for the year next preceding the annexation, is included within the Property without the written consent of the landowner or landowners thereof.
 - (f) No annexation proceedings have been commenced for the annexation to another municipality of part or all of the Property.
 - (g) The annexation of the Property will not result in the detachment of Property from any school district and the attachment of same to another school district.

- (h) The annexation of the Property will not have the effect of extending the boundary of the Town of Monument more than three (3) miles in any direction from any point of the Town's boundary in any one year, unless so doing would result in the division of a parcel of property held in identical ownership and at least fifty percent (50%) of the property would be within the three-mile limit.
 - (i) If a portion of a platted street or alley is to be annexed, the entire width of said street or alley is included within the Property to be annexed.
 - (j) Reasonable access shall not be denied to landowners, owners of easements, or the owners of franchises, adjoining any platted street or alley to be annexed that will not be bordered on both sides by the Town of Monument.
3. Attached hereto as Exhibit A and incorporated herein by this reference are four (4) copies of the annexation map, containing the following information:
- (a) A written legal description of the boundaries of the Property;
 - (b) A map showing the boundary of the Property;
 - (c) Within the annexation boundary, a showing of the location of each ownership tract of unplatted land and, with respect to any area which is platted, the boundaries and the plat numbers of plots or lots and blocks.
 - (d) Next to the boundary of the Property, a drawing of the contiguous boundary of the Town of Monument and the contiguous boundary of any other municipality abutting the Property.
4. All of the Petitioners signed this Petition for Annexation no more than one hundred eighty (180) days prior to the date of the filing of this Petition for Annexation.
5. (Initial one)
- _____ This Petition for Annexation satisfies the requirements of Article II, Section 30, of the Constitution of the State of Colorado in that it is signed by persons comprising more than fifty percent (50%) of the landowners in the Property who own more than fifty percent (50%) of said Property, excluding public streets and alleys and any land owned by the Town of Monument.
- OR
- X This Petition for Annexation is signed by the landowners of one hundred percent (100%) of the Property, excluding public streets and alleys and any land owned by the Town of Monument.
6. Upon an annexation ordinance becoming effective, all lands within the Property sought to be annexed shall become subject to all ordinances, resolutions, rules, and regulations of the Town of Monument, except for general property taxes of the Town of Monument, which shall become effective on January 1 of the next succeeding year following passage of the annexation ordinance.

7. If not requested concurrent with this Petition for Annexation, within ninety (90) days after the effective date of the annexation ordinance, Petitioner will request that zoning be granted by the Town of Monument.
8. In the event an Annexation Agreement satisfactory to both Petitioner and the Town of Monument is not entered into and fully executed on or before the date of consideration of an Annexation Ordinance contemplated in this Petition for Annexation, Petitioner may withdraw their signatures from this Petition for Annexation, the effect of which shall be as if no Petition had ever been executed and filed with the Town of Monument.

9. (Initial one)

The Property comprises:

 X more than ten acres and an Annexation Impact Report, or waiver of such Report, as provided for in Section 31-12-108.5, C.R.S., is required.

OR

 less than ten acres and an Annexation Impact Report as provided for in Section 31-12-108.5, C.R.S., is not required.

10. The mailing address of each Petitioner, the legal description of the land owned by each Petitioner and the date of each signature are all shown on this Petition.
11. Attached to this Petition is the Affidavit of Circulator of this Petition that the signature(s) hereon is the signature of the person whose name it purports to be.
12. The undersigned agree to the following conditions, which, upon annexation, shall be covenants running with the land, and which shall, at the option of the Town, appear on the annexation map:
 - (a) Water rights shall be provided to the Town as required by the Municipal Code.
 - (b) The undersigned hereby waive any and all “vested rights” previously created pursuant to Section 24-68-103, C.R.S., as amended, upon the effective date of the annexation ordinance.
 - (c) Any development within the Property proposed for annexation shall comply with the Town’s Comprehensive Plan and the Land Use and Development Code.

(signatures on follow page)

THEREFORE, Petitioner respectfully request that the Town Council of the Town of Monument, Colorado, approve the annexation of the Property.

Signed this ____ day of _____, 2026.

PETITIONER:

THE TOWN OF MONUMENT

By: Madeline VanDenHoek, Town Manager

(Date)

645 Beacon Lite Road, Monument CO, 80132

(Mailing Address)

STATE OF COLORADO

)

) ss.

COUNTY OF EL PASO

)

The foregoing was subscribed and sworn to before me this ____ day of _____, 2026, by Madeline VanDenHoek as Petitioner and Owner.

Witness my hand and official seal.

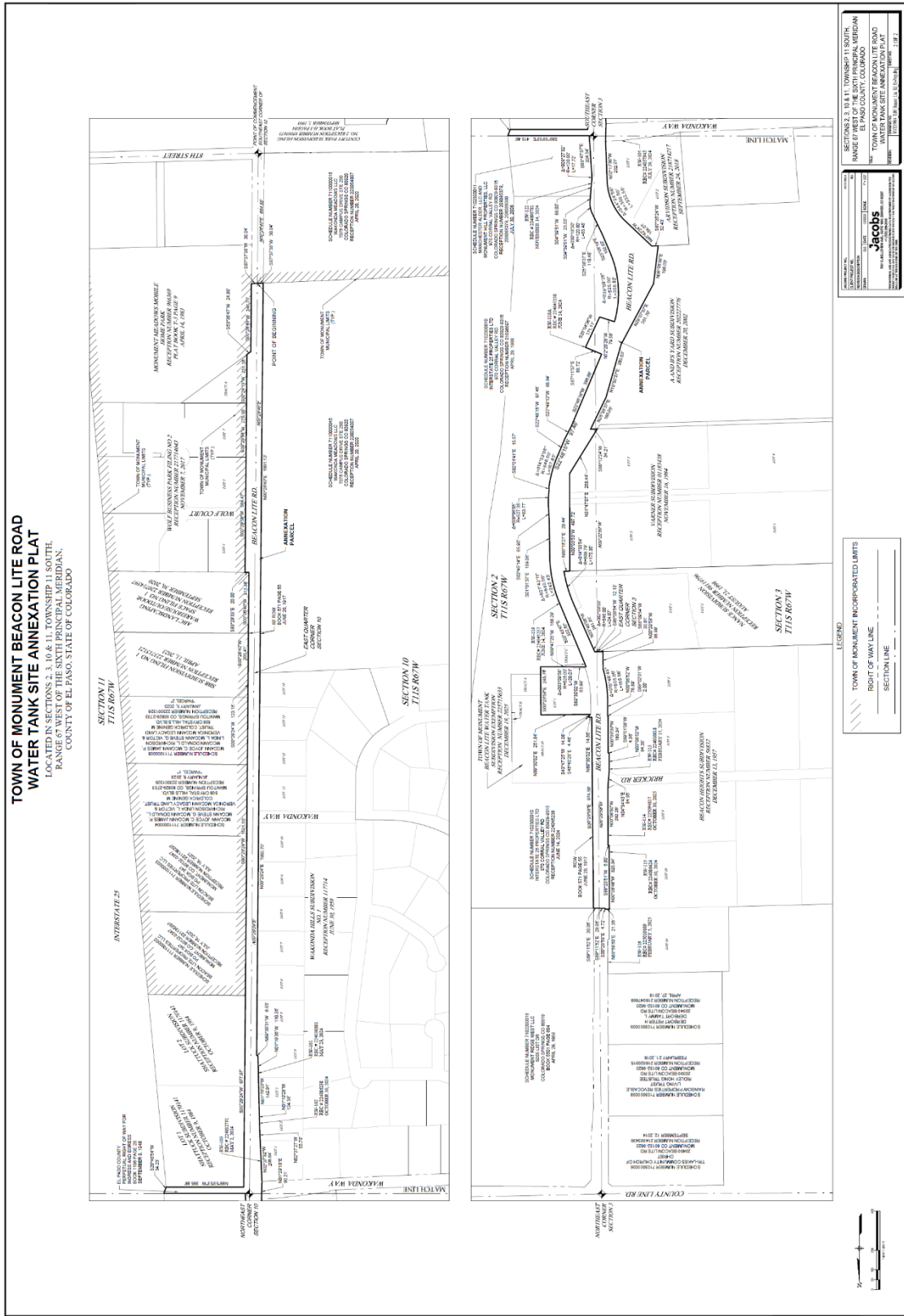
My commission expires:

Notary Public

{00282648.DOCX / 2 }

[illegible]

EXHIBIT A
ANNEXATION MAP (PAGE 2 OF 2)



AFFIDAVIT OF CIRCULATOR

The undersigned, being of lawful age, who being first duly sworn upon oath deposes and says:

That he/she was the circulator of the foregoing Petition for Annexation of lands to the Town of Monument, consisting of 7 pages, including this page, and that the signature(s) of Madeline VanDenHoek, thereon was witnessed by the circulator and is the true and original signature(s) of the person(s) whose name(s) they purport to be, and that the date of such signature is correct.

Circulator

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The foregoing AFFIDAVIT OF CIRCULATOR was subscribed and sworn to before me this ____ day of _____, 2026, by Dan Ungerleider as Petitioner and Owner.

Witness my hand and official seal.

My commission expires: _____

Notary Public

TOWN OF MONUMENT, COLORADO

RESOLUTION NO. 08-2026

A RESOLUTION INITIATING ANNEXATION PROCEEDINGS FOR CERTAIN PROPERTY TO BE KNOWN AS TOWN OF MONUMENT BEACON LITE ROAD WATER TANK SITE ANNEXATION AND FINDING THE PETITION FOR ANNEXATION TO BE IN SUBSTANTIAL COMPLIANCE WITH SECTION 31-12-107, C.R.S.

WHEREAS, a Petition for Annexation (“Petition”) has been filed with the Town Clerk of the Town of Monument, Colorado (“Town”) and referred by the Clerk to the Town Council, requesting annexation of certain property to be known as the Town of Monument Beacon Light Road Water Tank Site Annexation (the “Property”); and

WHEREAS, the Petition contains the following:

A. An allegation that it is desirable and necessary that the Property be annexed to the Town;

B. An allegation that the Property meets the requirements of Sections 31-12-104 and 31-12-105, C.R.S., and is eligible for annexation in that:

1. Not less than one sixth (1/6th) of the perimeter of the Property is contiguous with the Town, which contiguity may be established by the annexation of one or more parcels in a series.
2. A community of interest exists between the Property and the Town; the Property is urban or will be urbanized in the near future; and the Property is integrated with or is capable of being integrated with the Town.
3. Without the consent of the landowners, no land included within the Property, which is held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate:
 - a. is divided into separate parts or parcels, unless such tracts or parcels are separated by a dedicated street, road, or other public way; or
 - b. comprises 20 acres or more and, together with the buildings and improvements situated thereon, has a valuation for

assessment in excess of \$200,000.00 for ad valorem tax purposes for the year next preceding the proposed annexation.

4. No annexation proceedings have been commenced for the annexation to another municipality of part or all of the Property.
5. The annexation of the Property will not result in the detachment of area from any school district and the attachment of it to another school district.
6. The annexation of the Property will not have the effect of extending the boundary of the Town more than three miles in any direction from any point of the Town's boundary in any one year.
7. If a portion of a platted street or alley is to be annexed, the entire width of said street or alley is included within the Property.
8. Reasonable access shall not be denied to landowners, owners of an easement, or the owners of a franchise, adjoining any platted street or alley annexed by the Town but not bounded on both sides by the Town.

C. An allegation that the signers of the Petition comprise landowners of one hundred percent (100%) of the Property, exclusive of streets and alleys and any land owned by the Town;

D. A request that the Town approve annexation of the Property;

E. The signatures of such landowners;

F. The mailing address of each Petition signer;

G. The legal description of the land owned by each Petition signer;

H. The date of signing of each signature, which date is not more than one hundred eighty (180) days prior to the date of filing of the Petition with the Town Clerk;

I. An affidavit of each circulator of the Petition that each signature is the signature of the person whose name it purports to be;

J. Four copies of an annexation map containing a written legal description of the boundaries of the Property; a map showing the boundary of the Property; a showing of the location of each ownership tract of unplatted land, and the boundaries and the plat

numbers of plots or lots and blocks of platted land within the Property, and the boundary of the Town and any other municipality contiguous to the Property.

WHEREAS, the Town Council has determined that it is in the best interests of the citizens of the Town to consider annexing said area to the Town; and

WHEREAS, the Town Council desires to initiate annexation proceedings in accordance with law.

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

1. The recitals contained above are incorporated as if resolved and set forth in full.
2. The Petition and the annexation map are in substantial compliance with the requirements of Section 31-12-107(1), C.R.S, and the provisions of the Municipal Annexation Act.
3. The Town Council hereby accepts the Petition and initiates annexation proceedings for the Property, situated in the County of El Paso, State of Colorado, as described in the Petition, and incorporated herein by this reference.
4. The Notice attached hereto and incorporated herein as Exhibit A is adopted as a part of this Resolution. The Notice establishes the date, time, and place when a hearing will be held to consider the final passage of an annexation ordinance pertaining to the Property. The Town Clerk is directed to publish a copy of this Resolution and the Notice once a week for four successive weeks in a newspaper of general circulation within the Property, with the first publication at least thirty days prior to the hearing.
5. A copy of the published Notice, together with a copy of this Resolution and the Petition, shall also be sent by registered mail by the Town Clerk to the Board of County Commissioners, the County Attorney and to any special district or school district having territory within the Property at least twenty-five days prior to the date fixed for such hearing.
6. For a “flagpole” annexation, the Town Clerk shall also provide notice to abutting property owners as specified in Sections 31-12-105(e.1) and (e.3), C.R.S.

ADOPTED by a vote of ____ in favor and ____ against, this 2nd day of February, 2026.

TOWN OF MONUMENT

By: _____
Mitch LaKind, Mayor

Attest:

Tina Erickson, Town Clerk

I hereby certify that the above Resolution was introduced to and approved by the Town Council of the Town of Monument at its meeting of February 2, 2026.

By: _____
Tina Erickson, Town Clerk

EXHIBIT A
NOTICE OF HEARING

TO ALL PERSONS INTERESTED:

PLEASE TAKE NOTICE that the Town Council of the Town of Monument, Colorado has adopted a Resolution Initiating Annexation Proceedings for Certain Property known as the Town of Monument Beacon Lite Road Water Tank Site Annexation, said Annexation being more particularly described in **Exhibit B**.

That, on the 16th day of March, 2026, at the hour of 6:30 PM, or as soon thereafter as the matter may come on for hearing at the Town Council Chambers, Town of Monument, 645 Beacon Lite Road, Monument, Colorado, 80132, the Town Council will hold a hearing for the purpose of finding and determining whether the property proposed to be annexed meets the applicable requirements of Colorado law and is considered eligible for annexation. At such hearing, any person may appear and present such evidence upon any matter to be determined by the Town Council.

Dated this _____ day of _____, 2026.

By: _____
Tina Erickson, Town Clerk

EXHIBIT B LEGAL DESCRIPTION

LOT 1 OF TOWN OF MONUMENT BEACON LITE WATER TANK SUBDIVISION EXEMPTION RECORDED AT RECEPTION NUMBER 225715633 ON DECEMBER 19, 2025 AND A PARCEL OF LAND SITUATED IN SECTIONS 2, 3, 10, & 11, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; THENCE NORTH 00°28'40" EAST, COINCIDENT WITH THE EAST LINE OF SAID SECTION, A DISTANCE OF 664.55 FEET TO THE TOWN OF MONUMENT LIMITS AND THE POINT OF BEGINNING;

THENCE SOUTH 87°37'38" WEST, COINCIDENT WITH SAID TOWN LIMITS, A DISTANCE OF 30.04 FEET TO THE WEST RIGHT OF WAY LINE OF BEACON LITE ROAD AS DESCRIBED IN BOOK 571 PAGE 55 RECORDED ON JUNE 20, 1917 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY;

THENCE NORTH 0°28'40" EAST, COINCIDENT WITH SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 1,991.13 FEET TO THE SOUTHEAST CORNER OF LOT 14 OF WAKONDA HILLS SUBDIVISION NO.1 RECORDED AT RECEPTION NUMBER 117714 ON JUNE 30, 1959;

THENCE NORTH 0°29'24" EAST, COINCIDENT WITH THE WEST RIGHT OF WAY LINE OF BEACON LITE ROAD AS SHOWN ON SAID SUBDIVISION, A DISTANCE OF 1,950.70 FEET TO THE SOUTHEAST CORNER OF EL PASO COUNTY PARCEL RW-101 RECORDED AT RECEPTION NUMBER 224038881 ON MAY 23, 2024;

THENCE NORTH 89°30'31" WEST, COINCIDENT WITH THE SOUTH LINE OF SAID PARCEL RW-101, A DISTANCE OF 6.63 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL RW-101;

THENCE NORTH 1°19'36" WEST, COINCIDENT WITH THE WEST LINE OF SAID PARCEL RW-101, A DISTANCE OF 110.36 FEET; THENCE NORTH 1°19'23" WEST, CONTINUING COINCIDENT WITH SAID WEST LINE, A DISTANCE OF 142.91 FEET TO THE SOUTHWEST CORNER OF EL PASO COUNTY PARCEL RW-102 RECORDED AT RECEPTION NUMBER 224086238 ON OCTOBER 30, 2024;

THENCE NORTH 1°19'28" WEST, COINCIDENT WITH THE WEST LINE OF SAID PARCEL RW-102, A DISTANCE OF 124.38 FEET;

THENCE NORTH 2°37'27" WEST, CONTINUING COINCIDENT WITH SAID WEST LINE, A DISTANCE OF 55.76 FEET TO THE SOUTHWEST CORNER OF EL PASO COUNTY PARCEL RW-103 RECORDED AT RECEPTION NUMBER 224032791 ON MAY 2, 2024;

THENCE NORTH 2°37'32" WEST, COINCIDENT WITH THE WEST LINE OF SAID PARCEL RW-103, A DISTANCE OF 208.64 FEET TO THE SOUTH RIGHT OF WAY LINE OF WAKONDA WAY AND THE NORTHWEST CORNER OF SAID PARCEL RW-103;

THENCE NORTH 1°29'18" EAST, A DISTANCE OF 90.21 FEET TO THE NORTH RIGHT OF WAY LINE OF WAKONDA WAY AND THE NORTHEAST CORNER OF EL PASO COUNTY PARCEL RW-105 RECORDED AT RECEPTION NUMBER 224057945 ON JULY 29, 2024;

THENCE COINCIDENT WITH THE WEST RIGHT OF WAY LINE OF BEACON LITE ROAD AS SHOWN ON ARVIDSON SUBDIVISION RECORDED AT RECEPTION NUMBER 218714217 ON SEPTEMBER 24, 2018 THE FOLLOWING THREE COURSES:

- 1) NORTH 2°17'36" WEST, TANGENT TO THE FOLLOWING DESCRIBED CURVE, A DISTANCE OF 202.21 FEET;
- 2) ALONG THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 44°24'56", A DISTANCE OF 232.56 FEET;
- 3) NORTH 46°42'24" WEST, TANGENT TO THE PREVIOUSLY DESCRIBED CURVE, A DISTANCE OF 184.01 FEET TO THE NORTHEAST CORNER OF LOT 2 OF SAID SUBDIVISION;

THENCE SOUTH 87°35'24" WEST, COINCIDENT WITH THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 32.43 FEET TO THE EAST LINE OF A AND B'S YARD SUBDIVISION RECORDED AT RECEPTION NUMBER 202227776 ON DECEMBER 20, 2002;

THENCE COINCIDENT WITH SAID EAST LINE THE FOLLOWING FOUR COURSES:

- 1) NORTH 6°55'36" EAST, A DISTANCE OF 195.03 FEET;
- 2) NORTH 28°07'37" EAST, A DISTANCE OF 351.70 FEET;
- 3) NORTH 15°52'37" EAST, A DISTANCE OF 280.53 FEET;
- 4) NORTH 25°55'37" EAST, A DISTANCE OF 180.05 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION;

THENCE SOUTH 88°12'24" WEST, COINCIDENT WITH THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 34.21 FEET TO THE WEST RIGHT OF WAY LINE OF BEACON LITE ROAD AS SHOWN ON VARNER SUBDIVISION RECORDED AT RECEPTION NUMBER 01183438 ON NOVEMBER 16, 1984;

THENCE NORTH 31°47'07" EAST, COINCIDENT WITH SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 268.44 FEET;

THENCE NORTH 0°03'53" WEST, CONTINUING COINCIDENT WITH SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 497.72 FEET TO THE SOUTH LINE OF NANCE SUBDIVISION RECORDED AT RECEPTION NUMBER 98119796 ON AUGUST 21, 1998;

THENCE NORTH 88°15'27" EAST, COINCIDENT WITH SAID SOUTH LINE AND NON-TANGENT TO THE FOLLOWING DESCRIBED CURVE, A DISTANCE OF 29.44 FEET TO THE SOUTHEAST CORNER OF SAID SUBDIVISION;

THENCE COINCIDENT WITH THE EAST LINE OF SAID SUBDIVISION THE FOLLOWING THREE COURSES:

- 1) ALONG THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 689.79 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 80°44'58" WEST, A CENTRAL ANGLE OF 14°33'54", A DISTANCE OF 175.35 FEET;
- 2) NORTH 23°48'56" WEST, TANGENT TO THE PREVIOUSLY DESCRIBED CURVE AND TANGENT TO THE FOLLOWING DESCRIBED CURVE, A DISTANCE OF 241.81 FEET;
- 3) ALONG THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 646.00 FEET, A CENTRAL ANGLE OF 2°08'05", A DISTANCE OF 24.07 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION;

THENCE SOUTH 88°09'54" WEST, COINCIDENT WITH THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 12.13 FEET TO THE EAST QUARTER CORNER OF SECTION 3, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN;

THENCE SOUTH 88°09'54" WEST, CONTINUING COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 30.01 FEET TO THE SOUTHEAST CORNER OF BEACON HEIGHTS SUBDIVISION RECORDED AT RECEPTION NUMBER 56832 ON DECEMBER 13, 1957;

THENCE NORTH 0°29'58" WEST, COINCIDENT WITH THE EAST LINE OF SAID SUBDIVISION AND NON-TANGENT TO THE FOLLOWING DESCRIBED CURVE, A DISTANCE OF 86.99 FEET TO THE SOUTH CORNER OF EL PASO COUNTY PARCEL RW-113 RECORDED AT RECEPTION NUMBER 224010818 ON FEBRUARY 15, 2024;

THENCE COINCIDENT WITH THE WEST LINE OF SAID PARCEL RW-113 THE FOLLOWING SIX COURSES:

- 1) ALONG THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 605.00 FEET, TO WHICH A RADIAL LINE BEARS NORTH 74°02'19" EAST, A CENTRAL ANGLE OF 15°48'49", A DISTANCE OF 166.98 FEET;
- 2) NORTH 0°08'52" WEST, TANGENT WITH THE PREVIOUSLY DESCRIBED CURVE, A DISTANCE OF 76.89 FEET;
- 3) SOUTH 89°02'01" WEST, A DISTANCE OF 2.00 FEET;
- 4) NORTH 0°09'39" WEST, A DISTANCE OF 189.34 FEET;
- 5) SOUTH 89°51'08" WEST, A DISTANCE OF 4.96 FEET;
- 6) NORTH 0°08'52" WEST, A DISTANCE OF 94.38 FEET;

THENCE NORTH 4°34'43" EAST, A DISTANCE OF 84.95 FEET TO THE WEST LINE OF EL PASO COUNTY PARCEL RW-114 RECORDED AT RECEPTION NUMBER 225094817 ON OCTOBER 30, 2025;

THENCE NORTH 00°08'50" WEST, COINCIDENT WITH SAID WEST LINE, A DISTANCE OF 292.28 FEET TO THE SOUTH LINE OF EL PASO COUNTY PARCEL RW-115 RECORDED AT RECEPTION NUMBER 224086424 ON OCTOBER 30, 2024;

THENCE SOUTH 88°23'51" WEST, COINCIDENT WITH SAID SOUTH LINE, A DISTANCE OF 6.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL RW-115;

THENCE NORTH 0°08'48" WEST, COINCIDENT WITH THE WEST LINE OF SAID PARCEL RW-115, A DISTANCE OF 325.34 FEET TO THE NORTHWEST CORNER OF SAID PARCEL RW-115;

THENCE NORTH 88°58'50" EAST, COINCIDENT WITH THE NORTH LINE OF SAID PARCEL RW-115, A DISTANCE OF 21.35 FEET TO THE NORTHEAST CORNER OF SAID PARCEL RW-115;

THENCE SOUTH 0°29'58" EAST, COINCIDENT WITH THE EAST LINE OF SAID PARCEL RW-115, A DISTANCE OF 4.72 FEET;

THENCE SOUTH 89°11'52" EAST, A DISTANCE OF 29.96 FEET TO THE SECTION LINE COMMON TO SECTIONS 2 AND 3 OF TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN;

THENCE SOUTH 89°11'52" EAST, A DISTANCE OF 30.06 FEET TO THE EAST RIGHT OF WAY LINE OF BEACON LITE ROAD AS DESCRIBED IN BOOK 571 PAGE 55 RECORDED ON JUNE 20, 1917;

THENCE SOUTH 0°29'58" EAST, COINCIDENT WITH SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 974.56 FEET TO THE EAST RIGHT OF WAY LINE OF BEACON LITE ROAD AS SHOWN ON TOWN OF MONUMENT BEACON LITE WATER TANK SUBDIVISION

EXEMPTION RECORDED AT RECEPTION NUMBER 225715633 ON DECEMBER 19, 2025;

THENCE COINCIDENT WITH SAID EAST RIGHT OF WAY LINE THE FOLLOWING THREE COURSES:

- 1) NORTH 89°30'02" EAST, A DISTANCE OF 14.66 FEET;
- 2) SOUTH 45°40'28" EAST, A DISTANCE OF 4.46 FEET;
- 3) SOUTH 43°47'25" WEST, A DISTANCE OF 14.98 FEET TO THE NORTH LINE OF LOT 1 OF SAID SUBDIVISION EXEMPTION;

THENCE NORTH 89°30'02" EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 251.84 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;

THENCE SOUTH 00°29'58" EAST, COINCIDENT WITH THE EAST LINE OF SAID LOT 1, A DISTANCE OF 245.78 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE NORTH 89°47'25" WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 168.29 FEET TO SAID EAST RIGHT OF WAY LINE;

THENCE SOUTH 89°30'02" WEST, COINCIDENT WITH SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 63.99 FEET TO THE NORTHEAST CORNER OF EL PASO COUNTY PARCEL 119 RECORDED AT RECEPTION NUMBER 224045237 ON JUNE 14, 2024;

THENCE COINCIDENT WITH THE EAST LINE OF SAID PARCEL RW-119 THE FOLLOWING FOUR COURSES:

- 1) ALONG THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 525.00 FEET, TO WHICH A RADIAL LINE BEARS NORTH 70°26'12" EAST, A CENTRAL ANGLE OF 03°09'58", A DISTANCE OF 29.01 FEET;
- 2) THENCE SOUTH 22°43'47" EAST, TANGENT TO THE PREVIOUSLY DESCRIBED CURVE AND TANGENT TO THE FOLLOWING DESCRIBED CURVE, A DISTANCE OF 322.87 FEET;
- 3) ALONG THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 640.00 FEET, A CENTRAL ANGLE OF 21°42'11", A DISTANCE OF 242.43 FEET;
- 4) THENCE SOUTH 1°01'37" EAST, TANGENT TO THE PREVIOUSLY DESCRIBED CURVE, A DISTANCE OF 189.06 FEET TO THE EAST RIGHT OF WAY LINE OF BEACON LITE ROAD;

THENCE SOUTH 2°45'14" EAST, COINCIDENT WITH SAID EAST RIGHT OF WAY LINE AND TANGENT TO THE FOLLOWING DESCRIBED CURVE, A DISTANCE OF 65.90 FEET;

THENCE CONTINUING COINCIDENT WITH SAID EAST RIGHT OF WAY ALONG THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 527.35 FEET, A CENTRAL ANGLE OF 9°06'05", A DISTANCE OF 83.77 FEET TO THE NORTH CORNER OF EL PASO COUNTY PARCEL RW-119A RECORDED AT RECEPTION NUMBER 224045238 ON JUNE 14, 2024;

THENCE COINCIDENT WITH THE EAST LINE OF SAID PARCEL RW-119A THE FOLLOWING THIRTEEN COURSES:

- 1) SOUTH 2°01'41" EAST, NON-TANGENT TO THE FOLLOWING DESCRIBED CURVE, A DISTANCE OF 15.57 FEET;
- 2) ALONG THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 646.00 FEET, TO WHICH A RADIAL LINE BEARS NORTH 82°04'50" WEST, A CENTRAL ANGLE OF 14°53'08", A DISTANCE OF 167.83 FEET;
- 3) SOUTH 22°48'15" WEST, TANGENT TO THE PREVIOUSLY DESCRIBED CURVE, A DISTANCE OF 97.46 FEET;
- 4) SOUTH 27°49'12" WEST, A DISTANCE OF 68.64 FEET;
- 5) SOUTH 22°48'16" WEST, A DISTANCE OF 399.88 FEET;
- 6) SOUTH 67°11'37" EAST, A DISTANCE OF 89.72 FEET;
- 7) SOUTH 25°04'36" WEST, A DISTANCE OF 171.11 FEET;

- 8) NORTH 72°20'28" WEST, NON-TANGENT TO THE FOLLOWING DESCRIBED CURVE, A DISTANCE OF 79.58 FEET;
- 9) ALONG THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 525.00 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 73°58'43" EAST, A CENTRAL ANGLE OF 39°09'36", A DISTANCE OF 358.82 FEET;
- 10) SOUTH 23°08'19" EAST, TANGENT TO THE PREVIOUSLY DESCRIBED CURVE, A DISTANCE OF 102.82 FEET;
- 11) SOUTH 25°38'37" EAST, TANGENT TO THE FOLLOWING DESCRIBED CURVE, A DISTANCE OF 118.48 FEET;
- 12) ALONG THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 120.00 FEET, A CENTRAL ANGLE OF 30°18'30", A DISTANCE OF 63.48 FEET;
- 13) SOUTH 4°39'51" WEST, TANGENT WITH THE PREVIOUSLY DESCRIBED CURVE, A DISTANCE OF 25.55 FEET TO THE NORTHEAST CORNER OF EL PASO COUNTY PARCEL RW-122 RECORDED AT RECEPTION NUMBER 224090781 ON NOVEMBER 14, 2024;

THENCE COINCIDENT WITH THE EAST LINE OF SAID PARCEL RW-122 THE FOLLOWING 3 COURSES:

- 1) SOUTH 4°39'51" WEST, TANGENT TO THE FOLLOWING DESCRIBED CURVE, A DISTANCE OF 88.00 FEET;
- 2) ALONG THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 120.00 FEET, A CENTRAL ANGLE OF 8°27'32", A DISTANCE OF 17.72 FEET;
- 3) SOUTH 3°47'37" EAST, TANGENT TO THE PREVIOUSLY DESCRIBED CURVE, A DISTANCE OF 204.54 FEET TO THE SOUTH LINE OF A PARCEL OF LAND RECORDED AT RECEPTION NUMBER 208085378 ON JULY 30, 2008;

THENCE SOUTH 89°59'53" EAST, COINCIDENT WITH SAID SOUTH LINE, A DISTANCE OF 415.46 FEET;

THENCE SOUTH 20°48'54" WEST, A DISTANCE OF 34.23 FEET TO THE NORTHEAST CORNER OF SHATTUCK SUBDIVISION RECORDED AT RECEPTION NUMBER 1170141 ON OCTOBER 9, 1984;

THENCE NORTH 89°59'53" WEST, COINCIDENT WITH THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 395.88 FEET TO THE NORTHWEST CORNER OF SAID SUBDIVISION;

THENCE SOUTH 0°29'24" WEST, COINCIDENT WITH WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 977.97 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION;

THENCE COINCIDENT WITH SAID TOWN LIMITS THE FOLLOWING TEN COURSES:

- 1) SOUTH 0°29'24" WEST, COINCIDENT WITH THE EAST RIGHT OF WAY LINE OF BEACON LITE ROAD AS DESCRIBED IN BOOK 571 PAGE 55 RECORDED ON JUNE 20, 1917, A DISTANCE OF 1521.55 FEET TO THE NORTHWEST CORNER OF SBR SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NUMBER 223715121 ON APRIL 11, 2023;
- 2) SOUTH 0°29'24" WEST, COINCIDENT WITH THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 123.15 FEET;
- 3) SOUTH 0°28'40" WEST, CONTINUING COINCIDENT WITH SAID WEST LINE, A DISTANCE OF 203.41 FEET TO THE NORTHWEST CORNER OF ABC LANDSCAPING WAREHOUSE/OUTDOOR SPACE FILING NO. 1 RECORDED AT RECEPTION NUMBER 220714597 ON SEPTEMBER 30, 2020;
- 4) SOUTH 0°28'40" WEST, COINCIDENT WITH THE WEST LINE OF SAID ABC LANDSCAPING WAREHOUSE/OUTDOOR SPACE FILING NO.1, A DISTANCE OF 311.38 FEET TO THE SOUTHEAST CORNER OF SAID ABC LANDSCAPING WAREHOUSE/OUTDOOR SPACE FILING NO.1;
- 5) SOUTH 89°29'33" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID ABC LANDSCAPING WAREHOUSE/OUTDOOR SPACE FILING NO.1, A DISTANCE OF 20.00 FEET TO THE NORTHEAST CORNER OF TRACT A OF WOLF BUSINESS PARK RECORDED AT RECEPTION NUMBER 202083355 ON MAY 22, 2002;
- 6) SOUTH 0°29'58" WEST, COINCIDENT WITH THE EAST LINE OF SAID TRACT A, A DISTANCE OF 584.47 FEET TO THE NORTHEAST CORNER OF TRACT B OF WOLF BUSINESS PARK FILING NO.2 RECORDED AT RECEPTION NUMBER 217714043 ON NOVEMBER 7, 2017;
- 7) SOUTH 0°29'58" WEST, COINCIDENT WITH THE EAST LINE OF SAID TRACT B, A DISTANCE OF 275.95 FEET TO THE SOUTHWEST CORNER OF LOT 7 OF SAID WOLF BUSINESS PARK FILING NO.2;
- 8) SOUTH 0°24'19" WEST, CONTINUING COINCIDENT WITH THE EAST LINE OF SAID TRACT B, A DISTANCE OF 251.18 FEET TO THE NORTH LINE OF MONUMENT MEADOWS MOBILE HOME PARK RECORDED AT RECEPTION NUMBER 966369 ON APRIL 14, 1983;

9) SOUTH 53°36'47" WEST, COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 24.99 FEET TO THE NORTHWEST CORNER OF SAID MONUMENT MEADOWS MOBILE HOME PARK;

10) SOUTH 0°28'40" WEST, COINCIDENT WITH THE WEST LINE OF SAID MONUMENT MEADOWS MOBILE HOME PARK, A DISTANCE OF 346.75 FEET;

THENCE SOUTH 87°37'38" WEST, A DISTANCE OF 30.04 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL CONTAINS 806,812 SQUARE FEET (18.522 ACRES), MORE OR LESS.

CERTIFICATE OF PUBLICATION AND MAILING

I, the duly qualified and acting Town Clerk of the Town of Monument, Colorado, do hereby certify the foregoing Resolution and Notice of Hearing was published four successive weeks in the Tri Lakes Tribune, LLC, a newspaper of general circulation in the area proposed to be annexed, beginning on February 4, 2026, which date was at least thirty (30) days prior to the date of the hearing, as required by Section 31-12-108(2), C.R.S.

I further certify that the foregoing Resolution and Notice of Hearing, along with the Petition referenced in the Resolution were sent by registered mail to the Board of County Commissioners and the County Attorney for El Paso County, to all special districts having territory within the proposed annexation, such special districts consisting of Pikes Peak Library District, Tri-Lakes Monument Fire Protection District, El Paso County Conservation District, and to the Lewis-Palmer School District #38, before January 23, 2026, which date was at least twenty-five (25) days prior to the date of the hearing, as required by Section 31-12-108(2), C.R.S.

I further certify that I provided, by regular mail, to the owner of any abutting parcel as reflected in the records of the county assessor, written notice of the annexation and the landowner's right to petition for annexation before March 16, 2026, pursuant to Section 31-12-107, C.R.S.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Town of Monument, Colorado, this _____ day of February, 2026.

Attest:

Tina Erickson, Town Clerk

(S E A L)

TOWN OF MONUMENT, COLORADO ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 13 OF THE MONUMENT MUNICIPAL CODE TO PROHIBIT THE PROVISION OF TOWN WATER SERVICE TO PROPERTIES LOCATED NORTH OF THE PALMER DIVIDE

RECITALS AND LEGISLATIVE FINDINGS

WHEREAS, The Town of Monument ("Town") is a Colorado home rule municipality organized and operating under a Home Rule Charter adopted pursuant to Article XX of the Colorado Constitution; and

WHEREAS, Pursuant to Monument Home Rule Charter Article I, sec. 1.2 (POWERS) and Article II (ELECTIVE OFFICES), the Town possesses all powers of local self-government, including the authority to own, operate, regulate, and control municipal utilities and to enact ordinances necessary to protect the public health, safety, and welfare; and

WHEREAS, The Town Council is the governing body of the Town under a Council-Manager form of government and is charged with establishing legislative policy for the Town, including policies governing municipal water supply and service; and

WHEREAS, The Town owns and operates a municipal water utility pursuant to Monument Municipal Code ("MMC") Title 13 (PUBLIC SERVICES); and

WHEREAS, The Town Water Department is actively analyzing permanent and renewable water supply sources necessary to ensure long-term reliability for existing residents and lawful future development; and

WHEREAS, The Town is evaluating potential wholesale or contractual water supplies that may originate from the Arkansas River Basin and be conveyed through regional delivery infrastructure, including the Northern Delivery System (NDS), which is subject to Arkansas Basin water-court decrees and flow-protection agreements; and

WHEREAS, Such decrees and agreements strictly require participating entities to prevent return flows—including wastewater discharges and irrigation percolation—from reaching the South Platte River Basin (Water Division 1) to protect downstream water rights; and

WHEREAS, The Palmer Divide is a well-recognized topographic and hydrologic divide separating the Arkansas River Basin to the south from the South Platte River Basin to the north; and

WHEREAS, The extension of Town water service to properties north of the Palmer Divide would create return flows that drain into the South Platte River Basin, creating a direct violation of the Town's water-court decrees, interbasin flow-protection requirements, and contractual obligations; and

WHEREAS, Violating these decrees would threaten the Town's ability to secure renewable water, expose the Town to severe legal enforcement and penalties, and endanger the public health and welfare of the citizens of Monument; and

WHEREAS, There are currently no properties north of the Palmer Divide receiving municipal water service from the Town, and the Town Council desires to proactively codify this limitation to prevent future violations.

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

SECTION 1. CODE AMENDMENT. Title 13 of the Monument Municipal Code is hereby amended by adding a new section, to be codified as MMC §13.XX.XXX [Water Service Area Limitations], to read as follows:

MMC §13.XX.XXX – Prohibition on Water Service North of the Palmer Divide

A. Purpose and Authority. This section is adopted pursuant to the Town's Home Rule Charter and Title 13 of this Code to regulate municipal utilities. Its purpose is to protect the Town's legal water supply obligations by preventing return flows to the South Platte River Basin.

B. Definitions. For purposes of this section:

1. **Municipal Water Service** means the provision, delivery, or availability of potable or non-potable water by the Town, whether by direct service connection, wholesale service, intergovernmental agreement, contract, or any other mechanism.
2. **Palmer Divide** means the natural topographic and hydrologic divide generally separating the Arkansas River Basin from the South Platte River Basin.
3. **Property North of the Palmer Divide** means any parcel of land, territory, or service area where the use of Municipal Water Service would result in return flows entering the South Platte River Basin (Water Division 1).
 - *Return flows* include, but are not limited to: wastewater discharge, septic system percolation, outdoor landscaping irrigation runoff, subsurface percolation from irrigation, and any other water discharge resulting from municipal supply.

C. Prohibition. The Town shall not provide Municipal Water Service to any Property North of the Palmer Divide for any purpose. This prohibition is absolute and applies to all forms of water use, including domestic, commercial, industrial, fire protection, and outdoor landscaping/irrigation.

D. Determination of Location. The Public Works Director (or their designee) shall have the sole administrative authority to determine whether a specific property constitutes a "Property North of the Palmer Divide" based on Town-adopted utility maps, USGS topographic data, and generally accepted engineering standards regarding hydrologic basins. The Director's determination shall be final.

E. Scope of Prohibition. The prohibition in this section applies regardless of whether the property is:

1. Inside or outside the Town's corporate limits;
2. Subject to annexation, proposed annexation, or any intergovernmental or development agreement; or
3. Served directly by the Town or indirectly through a third-party provider, wholesale arrangement, or delivery system utilizing Town-owned or Town-controlled water supplies.

F. Administrative Limitation. No Town officer, employee, board, commission, or agent shall approve, authorize, or facilitate any agreement, infrastructure extension, or utility commitment that would result in the provision of Municipal Water Service in violation of this section.

G. No Vested Rights. Nothing in this section shall be construed to create a vested right to water service, nor shall this section obligate the Town to extend water service to any property.

SECTION 2. FINDINGS INCORPORATED. The legislative findings set forth in the recitals above are hereby adopted and incorporated as formal findings of the Town Council in support of this Ordinance.

SECTION 3. SEVERABILITY. If any section, subsection, sentence, clause, or phrase of this Ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions, which shall remain in full force and effect.

SECTION 4. EFFECTIVE DATE. This Ordinance shall take effect immediately upon adoption and publication as required by the Monument Home Rule Charter and the Monument Municipal Code.

INTRODUCED, READ ON FIRST READING, AND ORDERED PUBLISHED IN FULL
this ____ day of _____, 2026.

READ ON SECOND READING, ADOPTED, AND ORDERED PUBLISHED BY TITLE ONLY
this ____ day of _____, 2026.

TOWN OF MONUMENT, COLORADO

Mayor

ATTEST:

Town Clerk



Town of Monument Financial Report (Quarter 4, 2025)





FINANCIAL REPORT



MEMORANDUM

To: Mayor and Town Council
From: Steve Murray, Senior Accountant
Through: Madeline VanDenHoek
Subject: 2025 Quarter 4 Financial Report
Date: February 2nd, 2026

The information in this report reflects the financial highlights for the Town of Monument along with a prior two-year comparison for the similar period. This report will be posted on the Town of Monument webpage @ <https://www.townofmonument.org/271/Finance-Department>

2025 Highlights by Fund:

General Fund

- Sales tax collections in 2025 decreased by 5.62% when compared to 2024. It is important to note that the Town of Monuments sales tax is split with Triview Metropolitan District based on the location of purchase. Sales Tax in 2025 was dispersed with 43% going to the Town's General Fund, 14% to Public Safety Police Fund, 21% to Water & Infrastructure, and the remaining 22% going to Triview Metropolitan District. As the town continues to evaluate the tax revenue in 2026, it will be reflected in the 2026 amended budget presented in May, and in the economic forecasts used to present budget information.
- Revenues for the Town of Monument came in at 97% of the 2025 budget amounts. Planning Fees came in under budget at 86%; however, these fees are being evaluated by a third party, and an updated schedule will be brought to council early in 2026.
- While experiencing economic uncertainty and hardship in 2025, the Town focused on reducing expenditures. In 2025 Monument came in under budget by \$2,881,107 or only expended 83% of budget amounts.

2A Water & Infrastructure

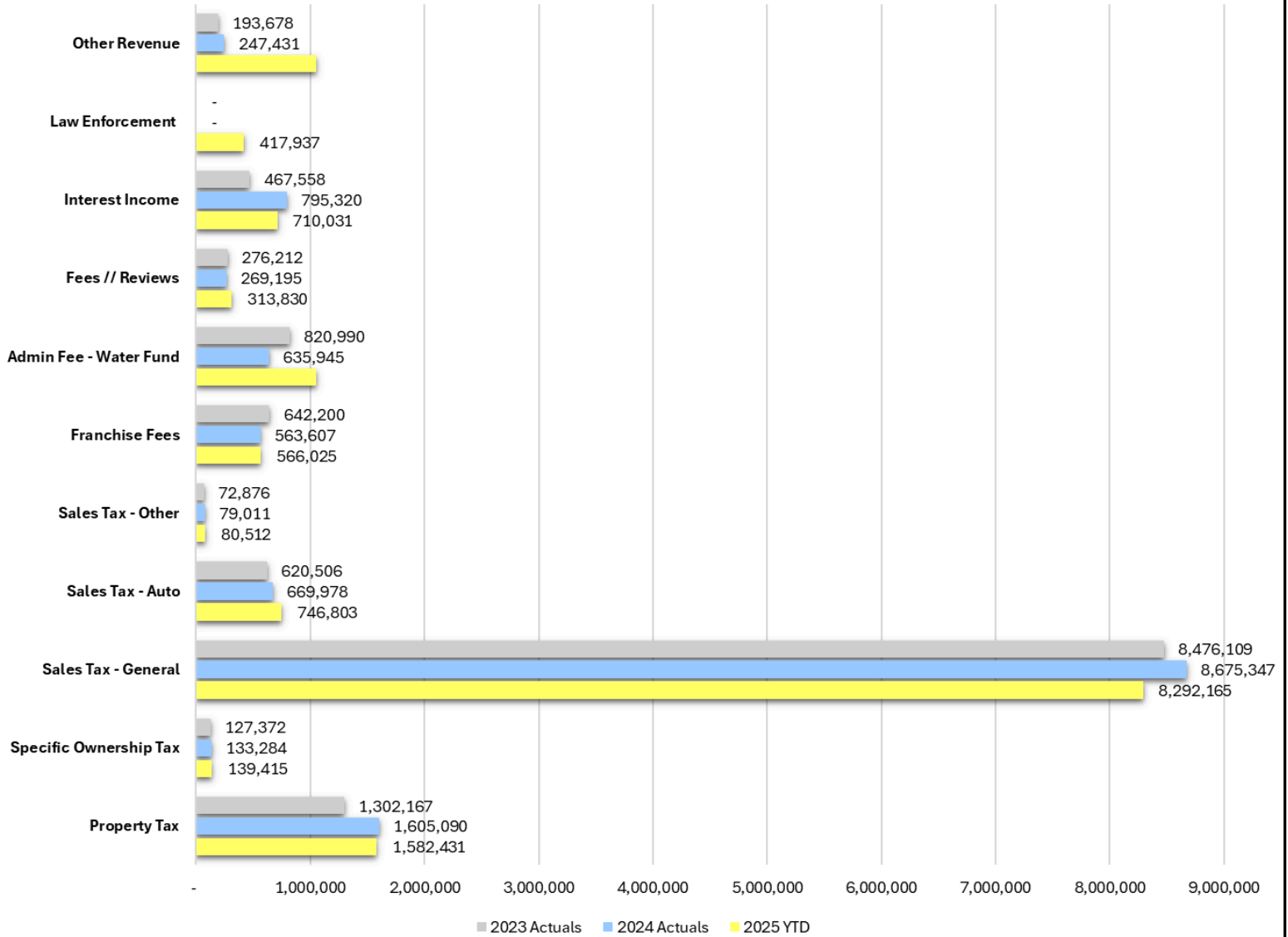
- 2A Water & Infrastructure - In prior years, 2A Water & Infrastructure Fund was subsidizing the Water Enterprise Fund with 9.5% of its allocated sales tax. This subsidy has been removed in future years.

2F Police Safety Fund

- Notable accounting changes in 2025. In prior years, 2F Public Safety Fund and Law Enforcement were treated as one account, the 2025 budget breaks these two apart and accounts for the money appropriately into two separate funds. This change caused the General Fund to encompass ~66% of all Law Enforcement expenditures, this was to comply with Ordinance and Resolution passed in 2022.

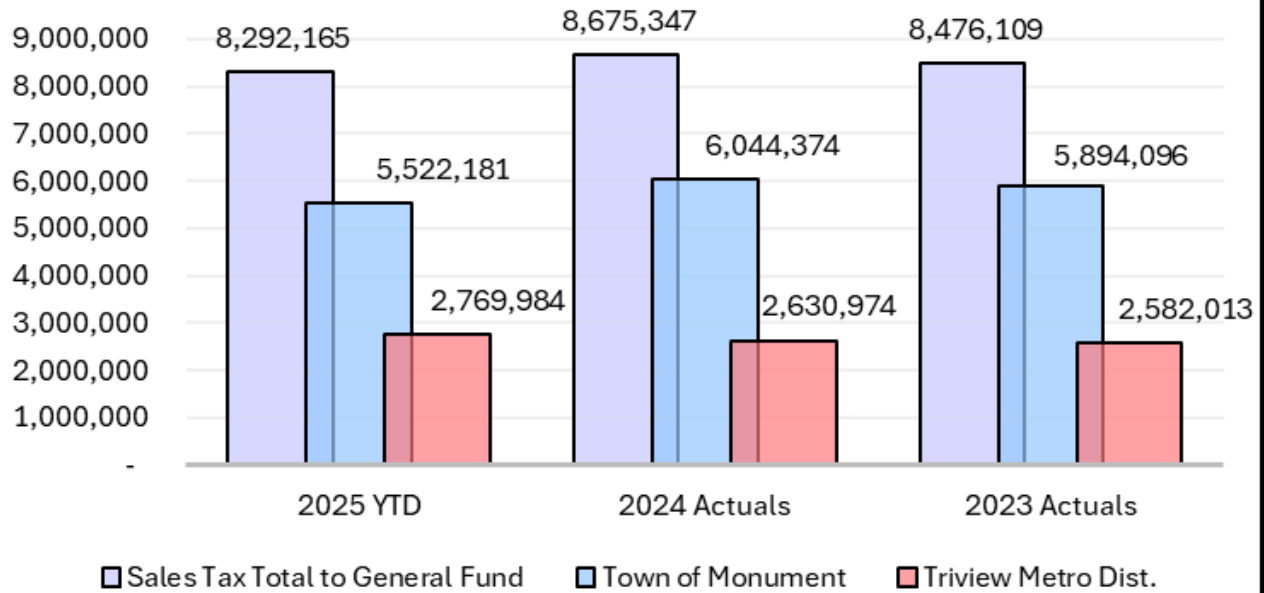
Note: these are preliminary numbers for year-end 2025. Final numbers for 2025 will be presented to council and submitted to the state with the annual audit.

Total General Fund Revenue by category - YTD 2025



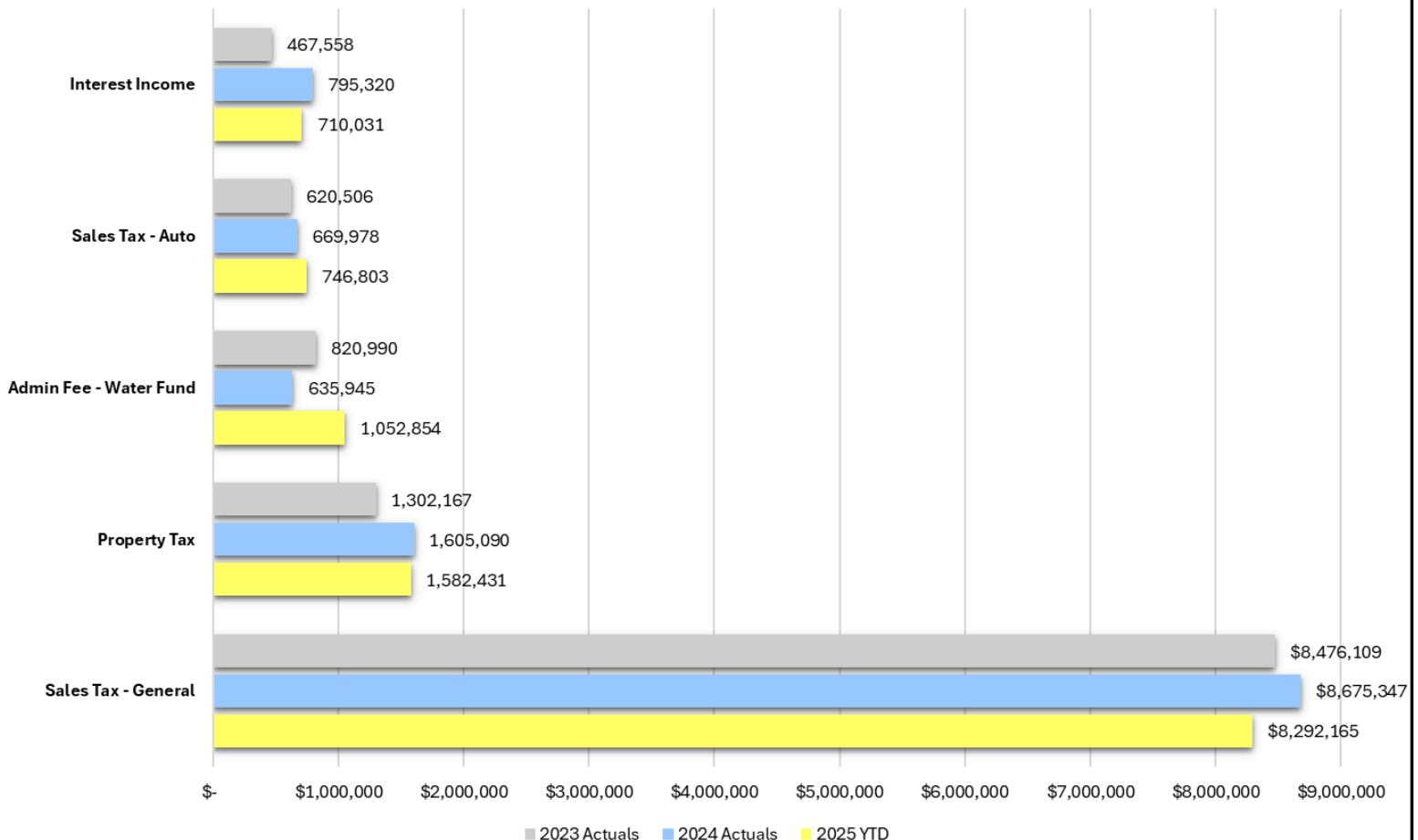
	2025 YTD	2024 Actuals	2023 Actuals	2025 Actuals / 2024 Actuals	2025 Budget	2025 Actuals / 2025 Budget
Property Tax	1,582,431	1,605,090	1,286,911	99%	1,581,340	100%
Specific Ownership Tax	139,415	133,284	100,947	105%	133,284	105%
Sales Tax - General	8,292,165	8,675,347	8,476,109	96%	8,375,348	99%
Sales Tax - Auto	746,803	669,978	515,434	111%	669,978	111%
Motor Vehicle Registrations	38,050	34,680	27,145	110%	33,551	113%
Use Tax	42,462	44,331	16,284	96%	60,000	-
Franchise Fees	566,025	563,607	507,929	100%	704,167	80%
Admin Fee - Water Fund	1,052,854	635,945	684,158	166%	1,052,854	100%
Court Fees	85,223	73,499	42,706	116%	73,584	116%
Land Use Permits	62,226	79,722	41,275	78%	48,850	127%
Planning Fees	74,813	34,650	56,500	216%	87,171	86%
Engineering Review/Inspection	91,569	81,325	82,625	113%	89,600	102%
Interest Income	710,031	795,320	348,537	89%	700,000	101%
Law Enforcement	417,937	-	-	-	346,304	-
Other Revenue	1,050,871	247,431	128,688	425%	1,504,722	70%
Net Revenue	14,952,874	13,674,208	1,278,666	109%	15,460,752	97%

Sales Tax (General Fund)

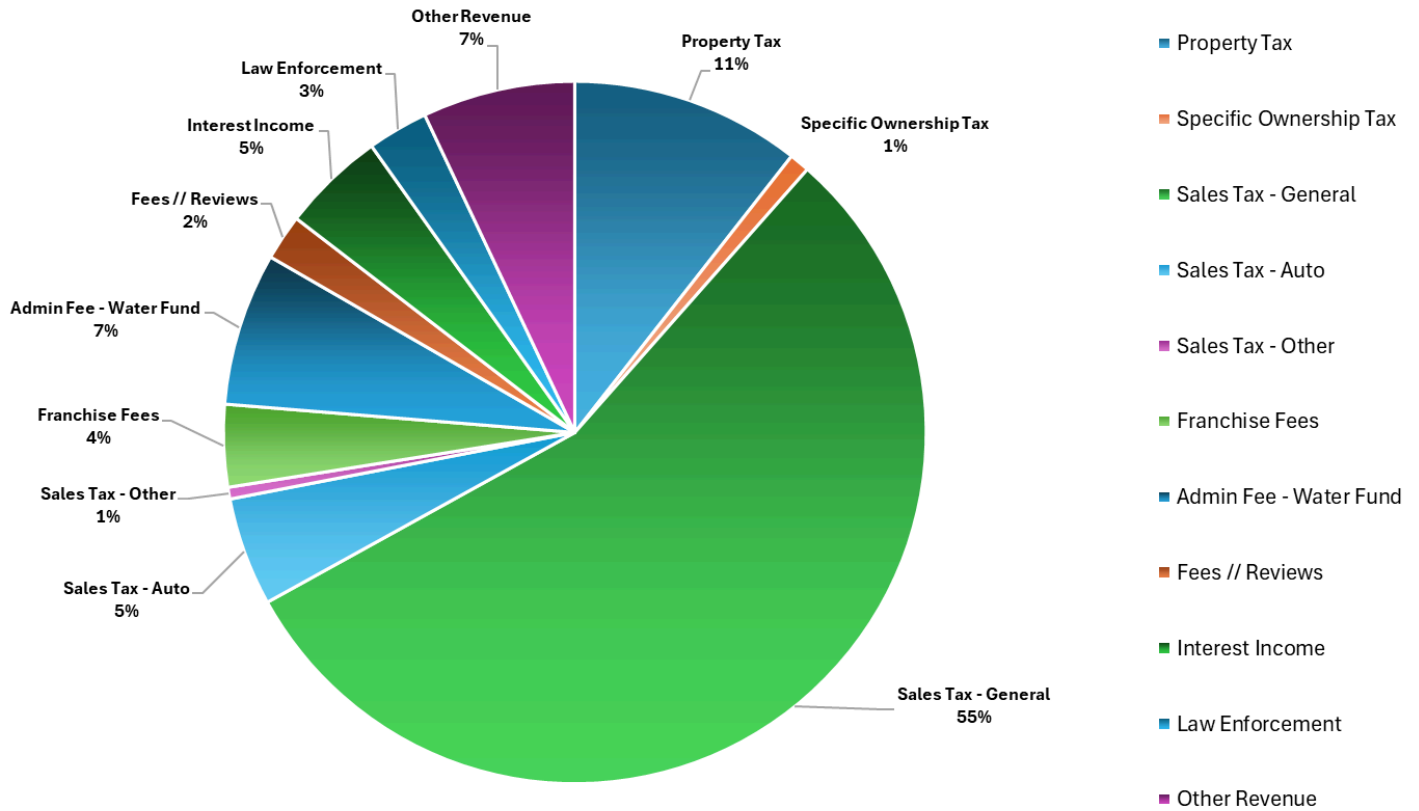


	2025 YTD	2024 Actuals	2023 Actuals
Sales Tax Total to General Fund	8,292,165	8,675,347	8,476,109
Town of Monument	5,522,181	6,044,374	5,894,096
Triview Metro Dist.	2,769,984	2,630,974	2,582,013

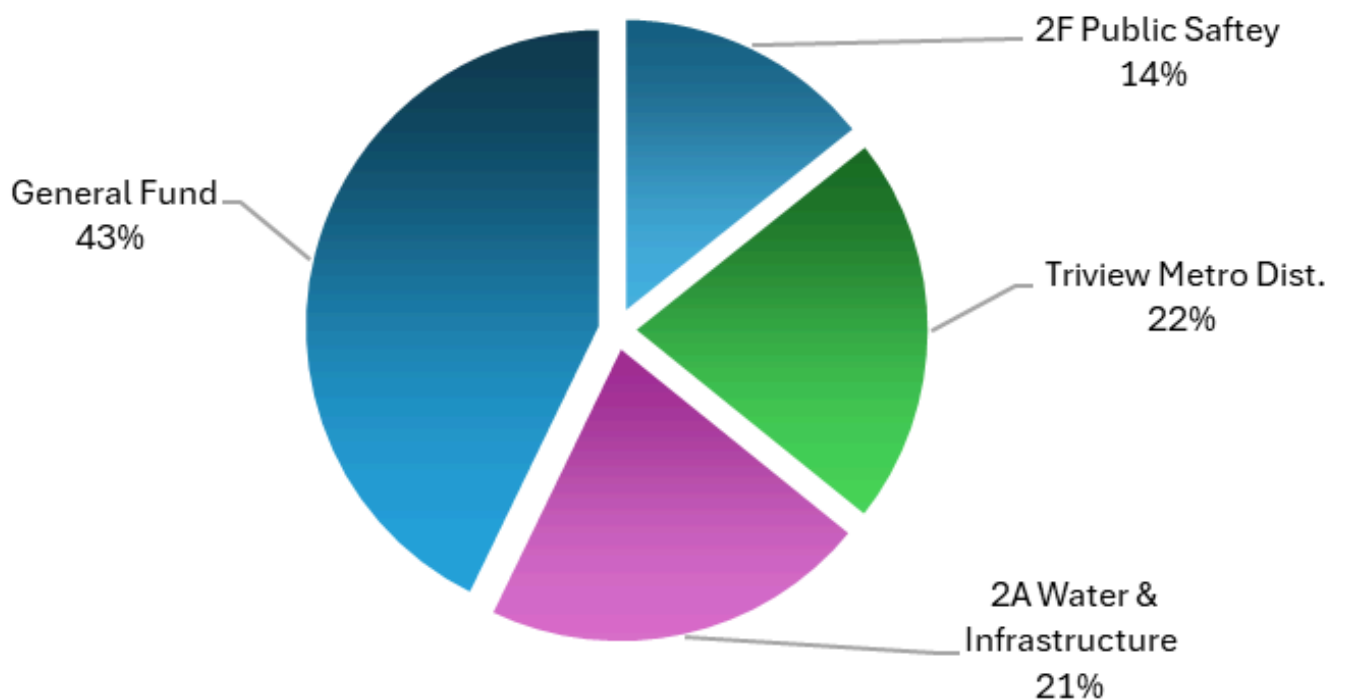
Top 5 General Fund Revenue Sources - 2025 YTD



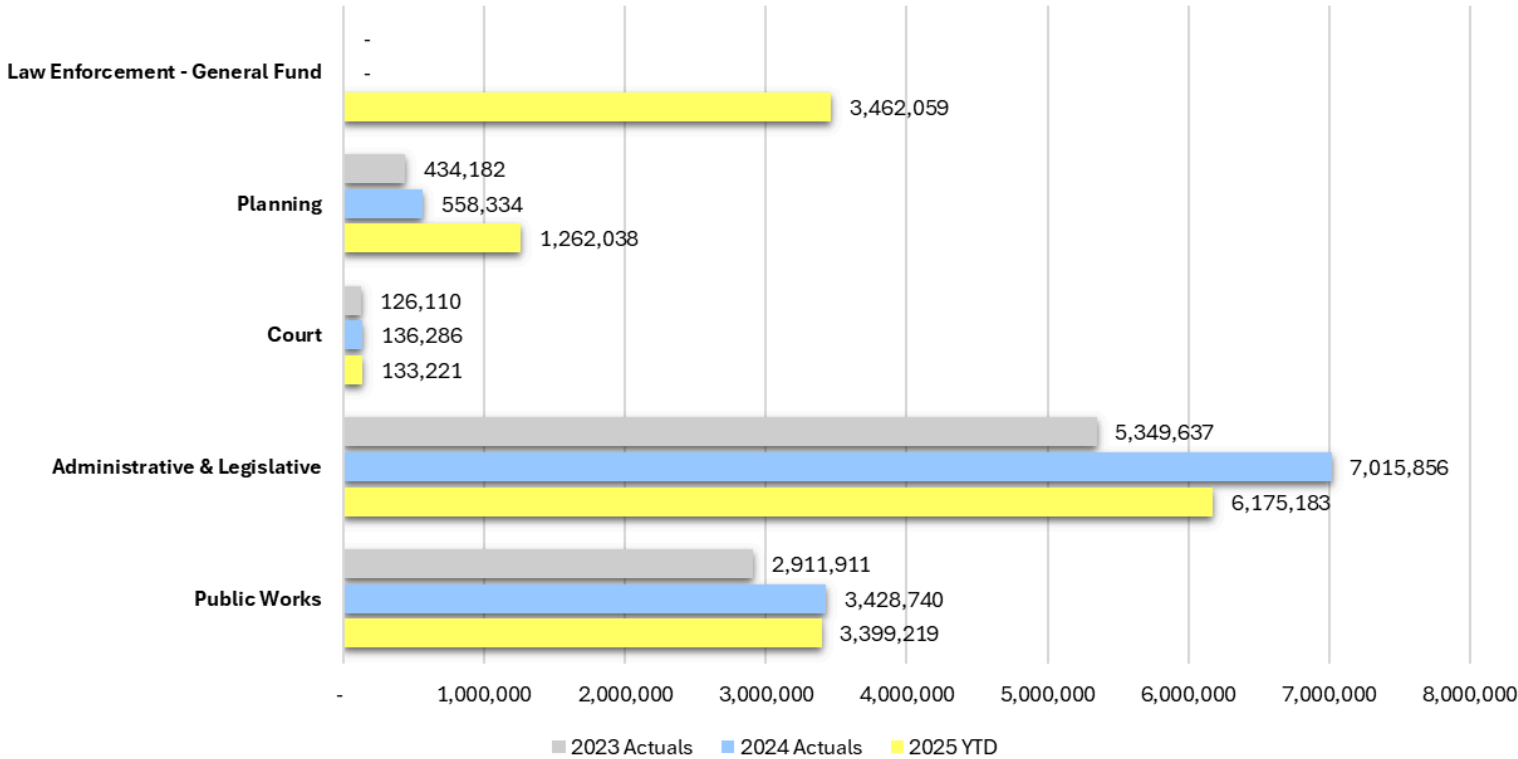
General Fund Revenue Percentage by category



Sales Tax Dispersment



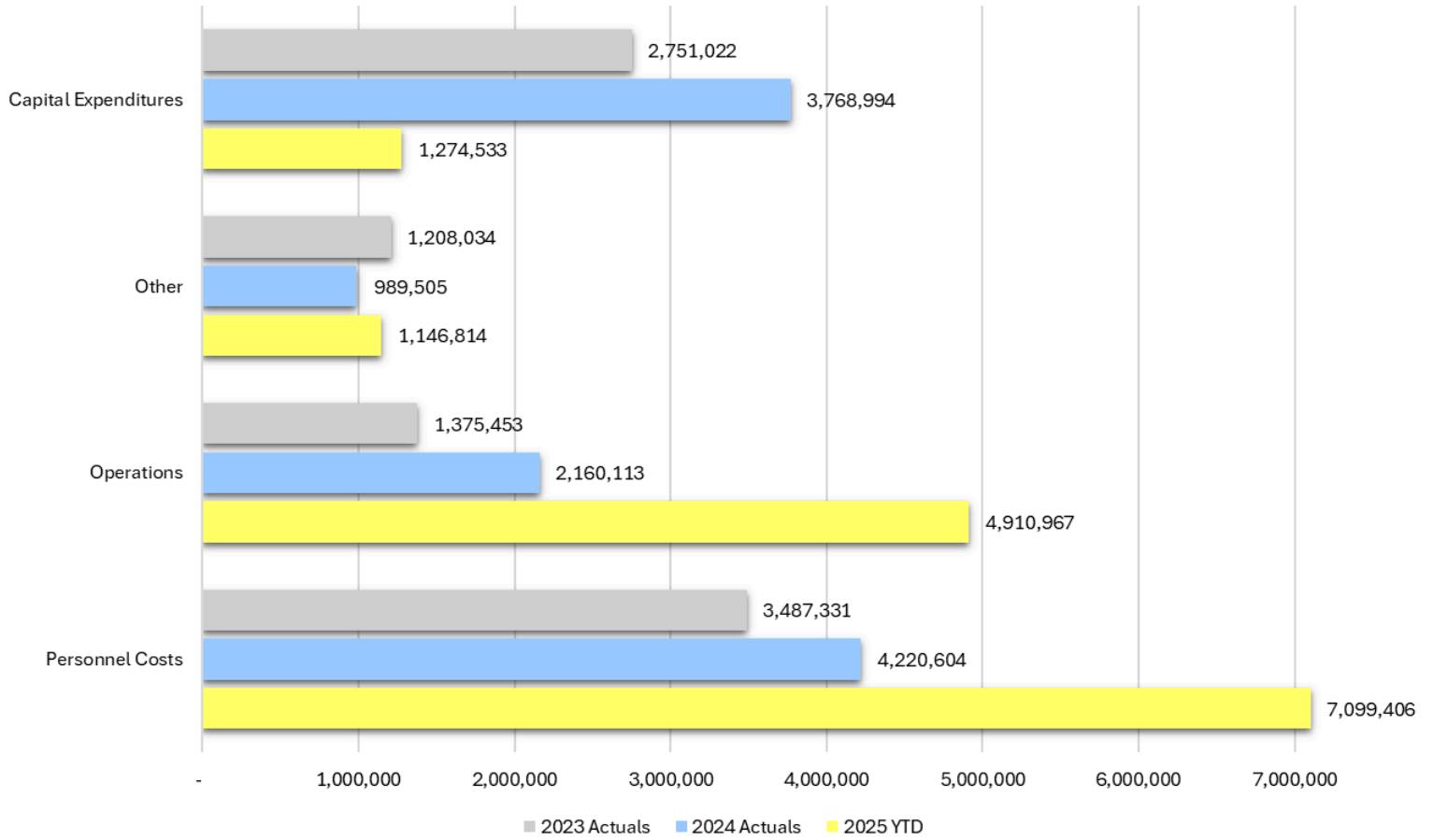
General Fund Expenditures by Department - 2025 YTD



December						
	2025 YTD	2024 Actuals	2023 Actuals	2025 Actuals / 2024 Actuals	2025 Budget	2025 Actuals / 2025 Budget
Public Works	3,399,219	3,428,740	2,911,911	99%	4,840,501	70%
Administrative & Legislative	6,175,183	7,015,856	5,349,637	88%	6,914,013	89%
Court	133,221	136,286	126,110	98%	184,508	72%
Planning	1,262,038	558,334	434,182	226%	1,454,982	87%
GF less LE Expenditures	10,969,661	11,139,216	8,821,840	98%	13,394,004	82%
Law Enforcement - General Fund	3,462,059	-	-	-	3,918,824	-
Total LE Expenditures	3,462,059	-	-	-	3,918,824	88%
Total General Fund Expenditures	14,431,721	11,139,216	8,821,840	130%	17,312,828	83%

General Fund Expenditures by Department - 2025 YTD			
Department	2025 YTD Actuals	2025 Full Year Budget	% Expended
Street	\$ 836,850	\$ 1,161,998	72%
Facilities	1,393,353	2,171,959	64%
Fleet	317,535	368,181	86%
Parks	851,481	1,138,363	75%
Town Council	100,616	173,450	58%
Clerk	337,161	377,918	89%
Finance	725,492	829,040	88%
Human Resources	298,497	399,220	75%
Information Technology	330,295	439,866	75%
Administration	4,383,121	4,694,518	93%
Court	133,221	184,508	72%
Planning	1,262,038	1,454,982	87%
Law Enforcement	3,462,059	3,918,824	88%
Total	\$ 14,431,721	\$ 17,312,828	83%

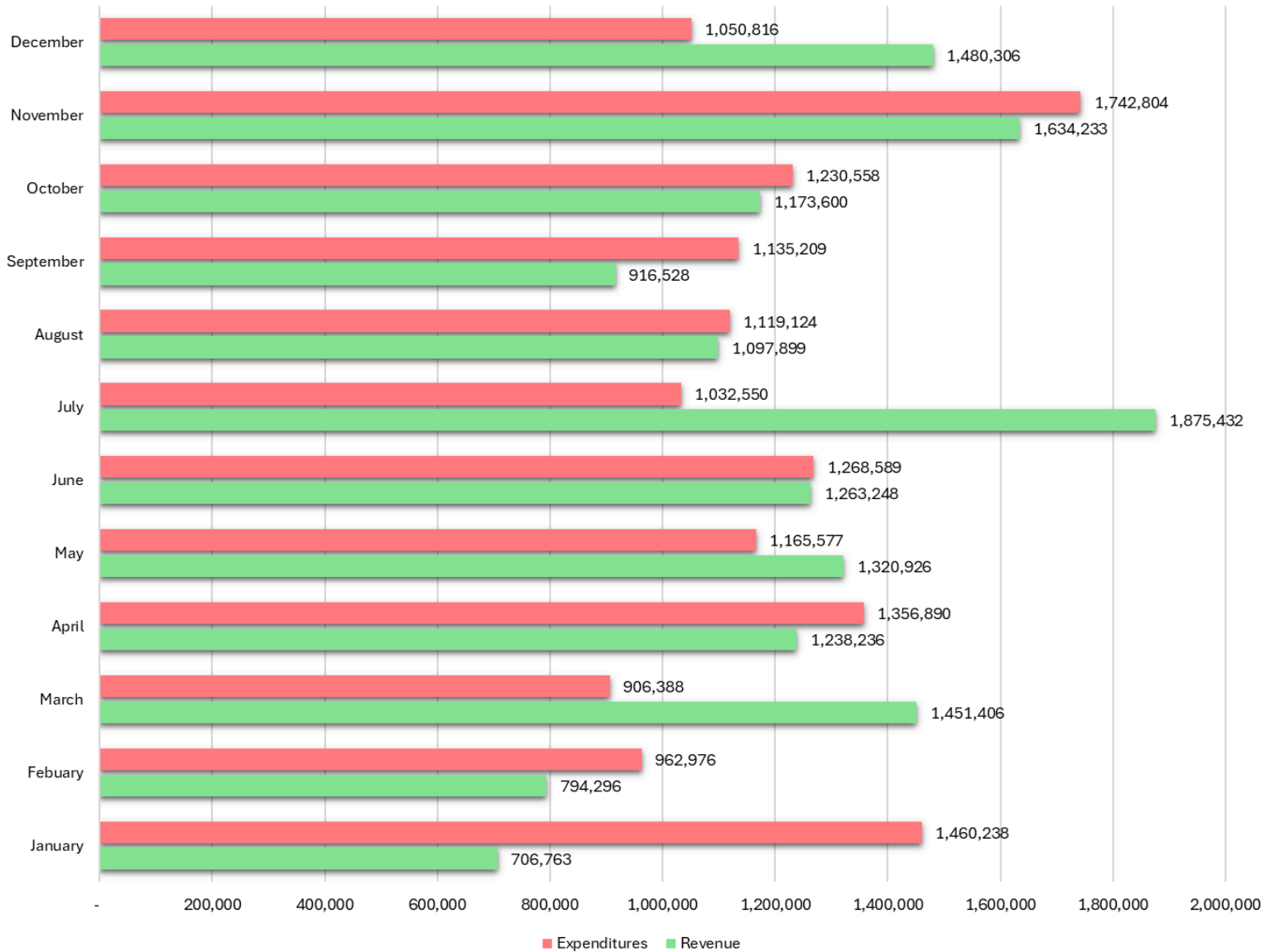
General Fund Expenditures by Source - 2025 YTD



December

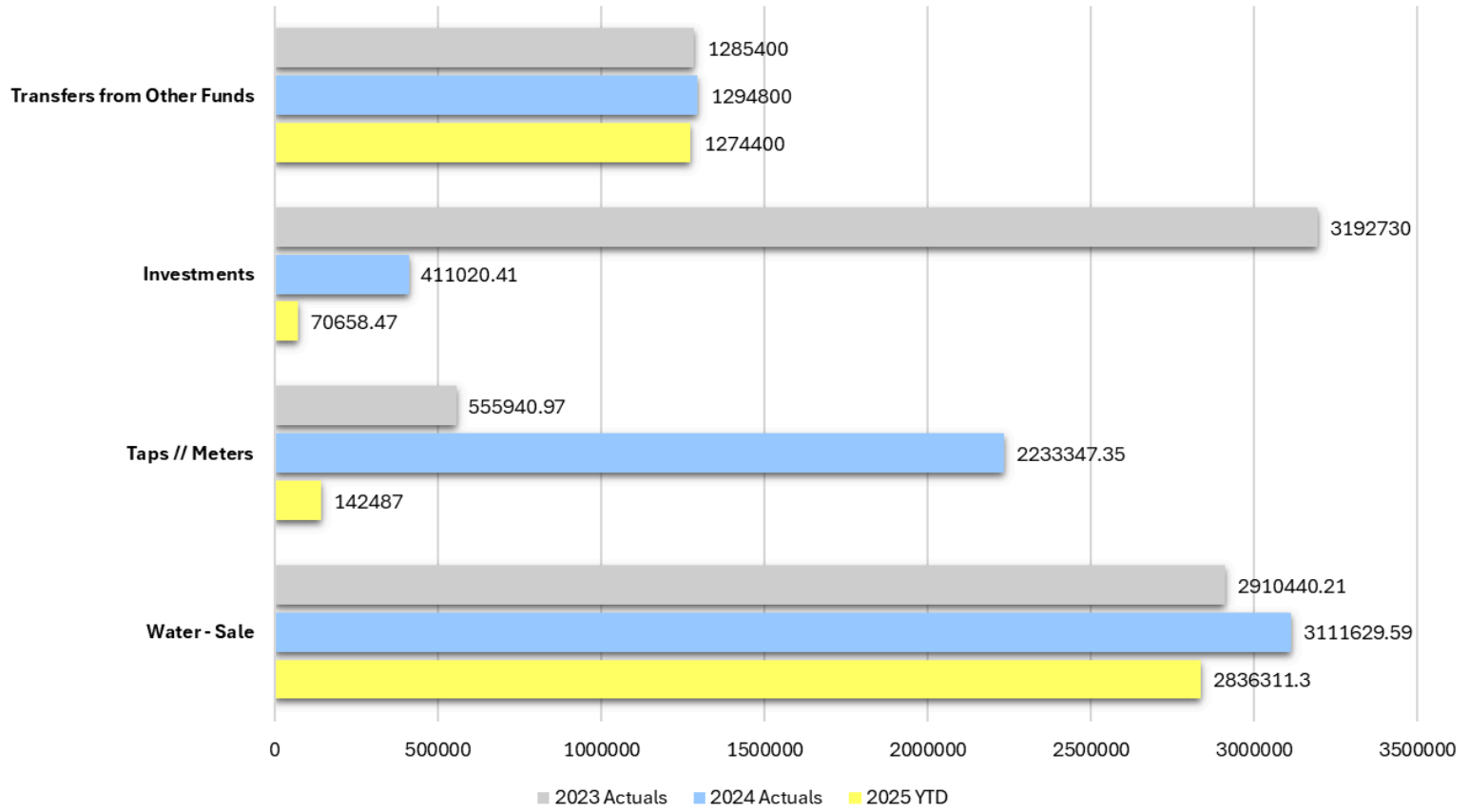
	2025 YTD	2024 Actuals	2023 Actuals	2025 Actuals / 2024 Actuals	2025 Budget	2025 Actuals / 2025 Budget
Personnel Costs	7,099,406	4,220,604	3,487,331	168%	7,752,909	92%
Operations	4,910,967	2,160,113	1,375,453	227%	5,924,604	83%
Debt Service	-	-	-	-	-	-
Other	1,146,814	989,505	1,208,034	116%	1,362,542	84%
Capital Expenditures	1,274,533	3,768,994	2,751,022	34%	2,272,774	56%
Total Expenditures	14,431,721	11,139,216	8,821,840	130%	17,312,828	83%

General Fund Revenues and Expenditures by Month



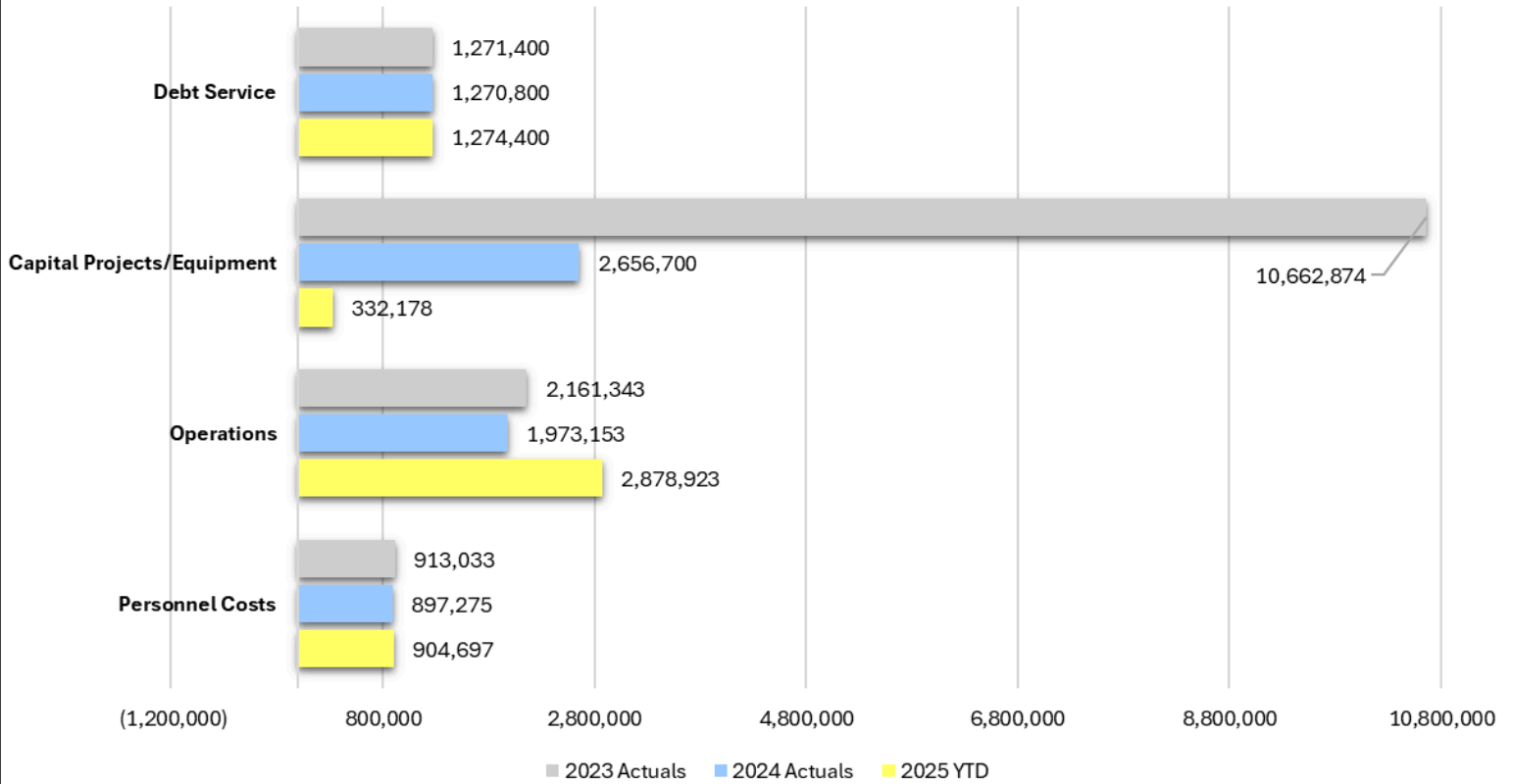
General Fund Revenues and Expenditures by Month				
Month	Beginning Balance	Revenue	Expenditures	Ending Balance
January	\$ 8,343,843	\$ 706,763	\$ 1,460,238	\$ 7,590,368
February	7,590,368	794,296	962,976	7,421,688
March	7,421,688	1,451,406	906,388	7,966,707
April	7,966,707	1,238,236	1,356,890	7,848,053
May	7,848,053	1,320,926	1,165,577	8,003,401
June	8,003,401	1,266,234	1,268,589	8,001,047
July	8,001,047	1,872,445	1,032,550	8,840,942
August	8,840,942	1,100,946	1,119,124	8,822,763
September	8,822,763	913,481	1,135,209	8,601,035
October	8,601,035	1,173,600	1,230,558	8,544,077
November	8,544,077	1,634,233	1,742,804	8,435,506
December	8,435,506	1,480,306	1,050,816	8,864,996
Total	8,343,843	14,952,874	14,431,721	8,864,996

Water Enterprise Revenue by Source - 2025 YTD



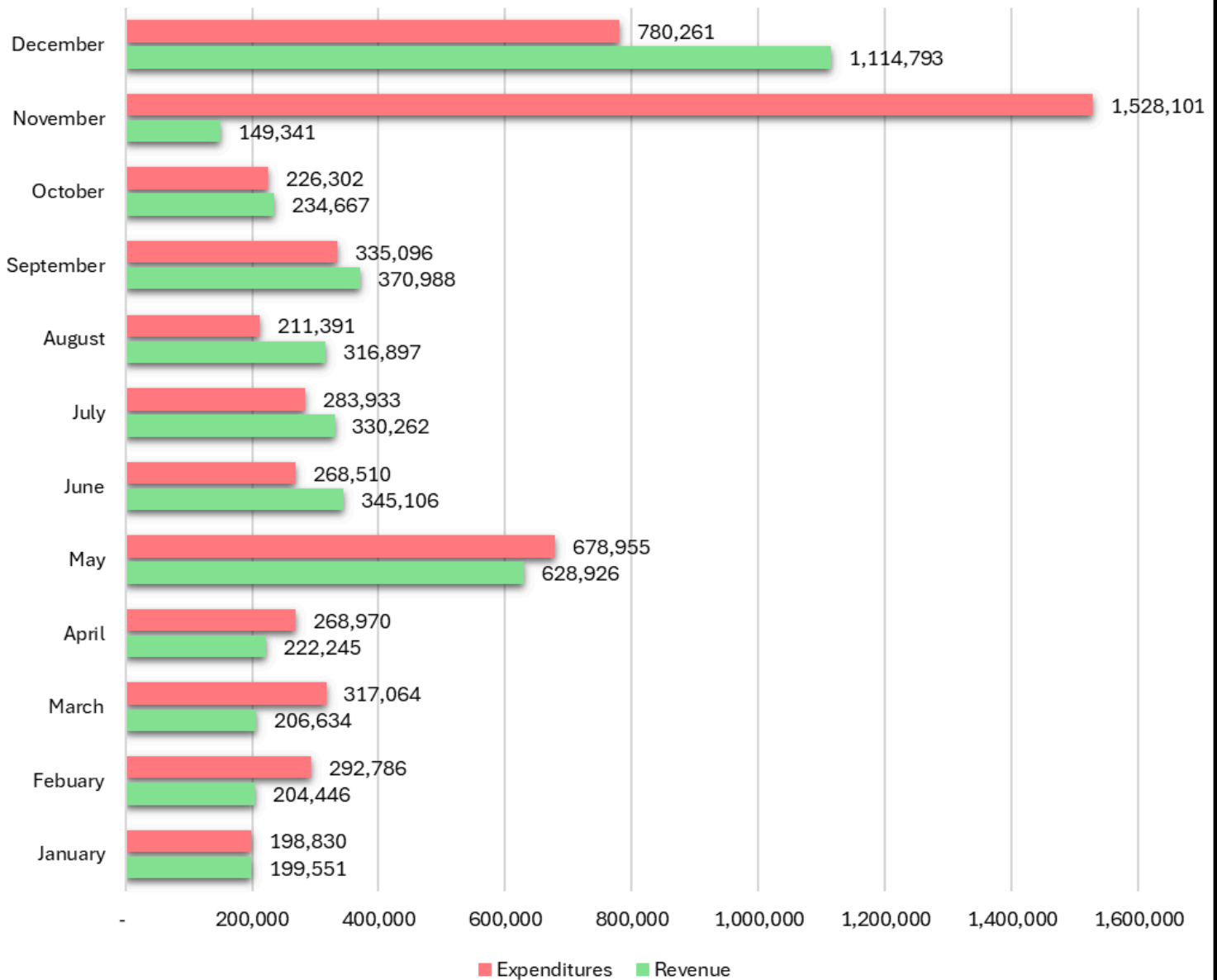
December						
	2025 YTD	2024 Actuals	2023 Actuals	2025 Actuals / 2024 Actuals	2025 Budget	2025 Actuals / 2025 Budget
Water - Residential	1,816,423	1,969,944	1,520,283	92%	1,366,741	133%
Water - Commercial	840,169	981,943	751,437	86%	1,078,127	78%
Water - Bulk Sales	89,824	82,682	144,983	109%	70,961	127%
Water - Outside Town	68,507	-	25,071	-	-	-
Late Fees	21,388	77,061	468,666	28%	24,953	86%
Sales Tax	-	22,905	490,064	-	-	-
Investment Income	70,658	411,020	3,192,730	17%	100,000	71%
Taps	138,480	-	65,877	-	515,720	27%
Meters	4,007	2,165,061	-	-	51,230	8%
Grant Revenue	-	45,381	-	-	-	-
259 Building Rent	-	24,000	14,000	-	-	-
Transfer from Other Funds	1,274,400	1,270,800	1,271,400	100%	1,274,400	100%
Total Revenue	4,323,857	7,050,797	7,944,511	61%	4,482,132	96%

Water Enterprise Expenditures by Source - 2025 YTD



December						
	2025 YTD	2024 Actuals	2023 Actuals	2025 Actuals / 2024 Actuals	2025 Budget	2025 Actuals / 2025 Budget
Personnel Costs	904,697	897,275	913,033	101%	1,233,466	73%
Operations	2,878,923	1,973,153	2,161,343	146%	2,323,762	124%
Contingency	-	-	140	-	-	-
Capital Projects/Equipment	332,178	2,656,700	10,662,874	13%	1,922,735	17%
Debt Service	1,274,400	1,270,800	1,271,400	100%	2,327,254	55%
Total Expenditures	5,390,197	6,797,928	15,008,789	79%	7,807,217	69%

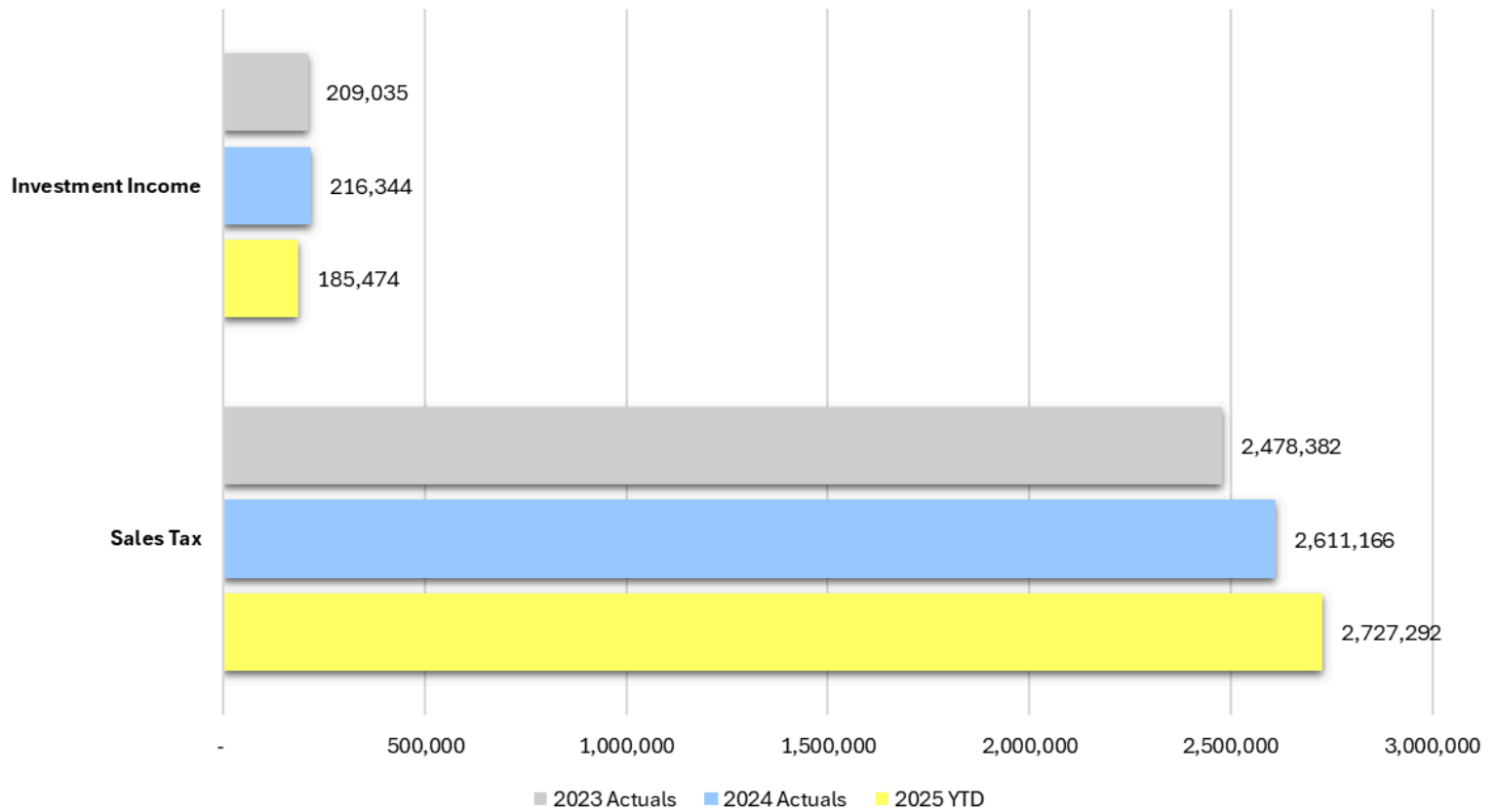
Water Enterprise Revenues and Expenditures by Month



General Fund Revenues and Expenditures by Month				
Month	Beginning Balance	Revenue	Expenditures	Ending Balance
January	\$ 25,233,015	\$ 199,551	\$ 198,830	\$ 25,233,736
February	25,233,736	204,446	292,786	25,145,395
March	25,145,395	206,634	317,064	25,034,965
April	25,034,965	222,245	268,970	24,988,241
May	24,988,241	628,926	678,955	24,938,213
June	24,938,213	345,106	268,510	25,014,809
July	25,014,809	330,262	283,933	25,061,138
August	25,061,138	316,897	211,391	25,166,645
September	25,166,645	370,988	335,096	25,202,537
October	25,202,537	234,667	226,302	25,210,901
November	25,210,901	149,341	1,528,101	23,832,141
December	23,832,141	1,114,793	780,261	24,166,674
Total	25,233,015	4,323,857	5,390,197	24,166,674

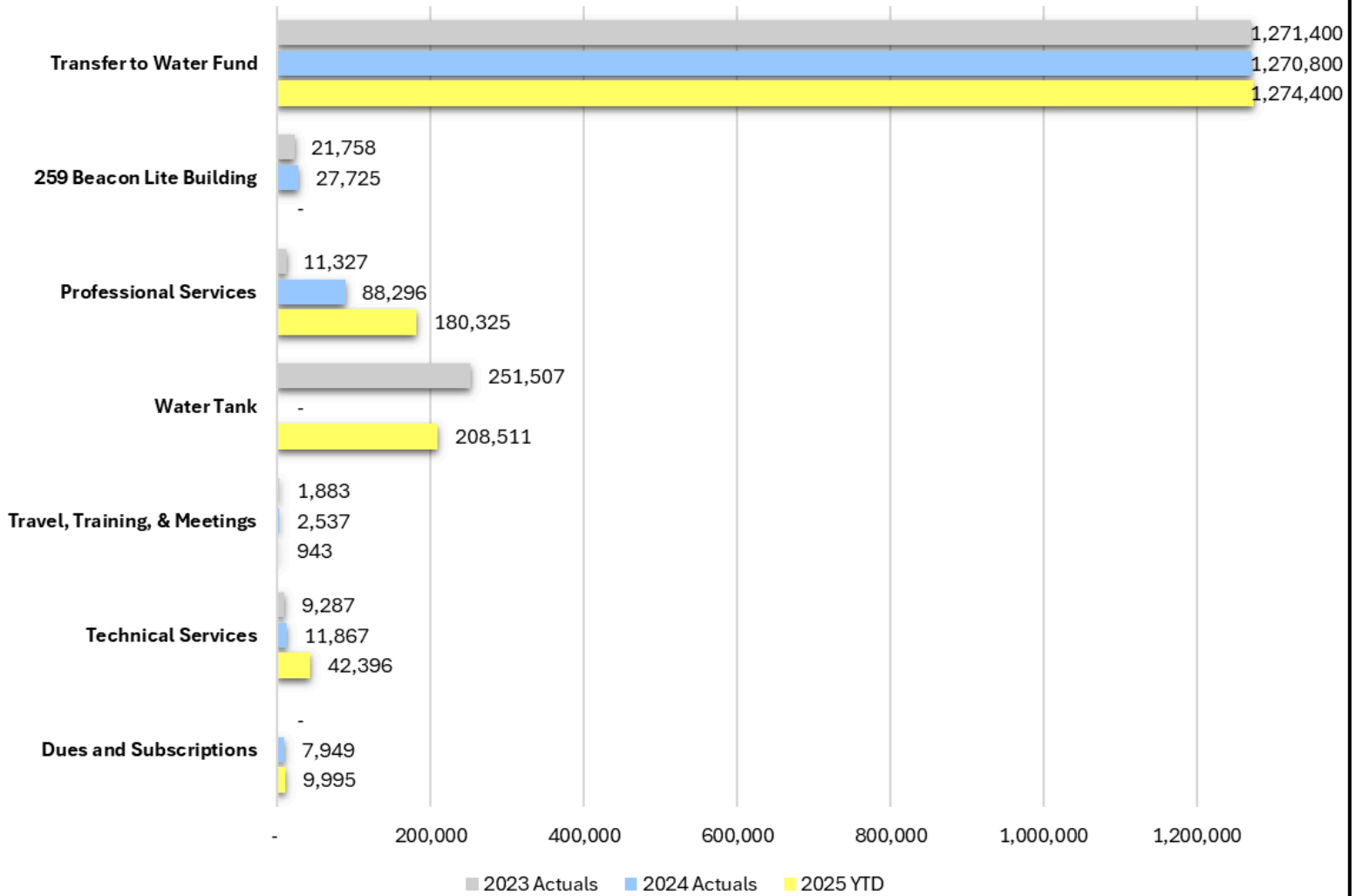
*November Expenses increased with the payment of the COP Bond and off set by the 2A Transfer in December

2A Water & Infrastructure Revenue by Source - 2025 YTD



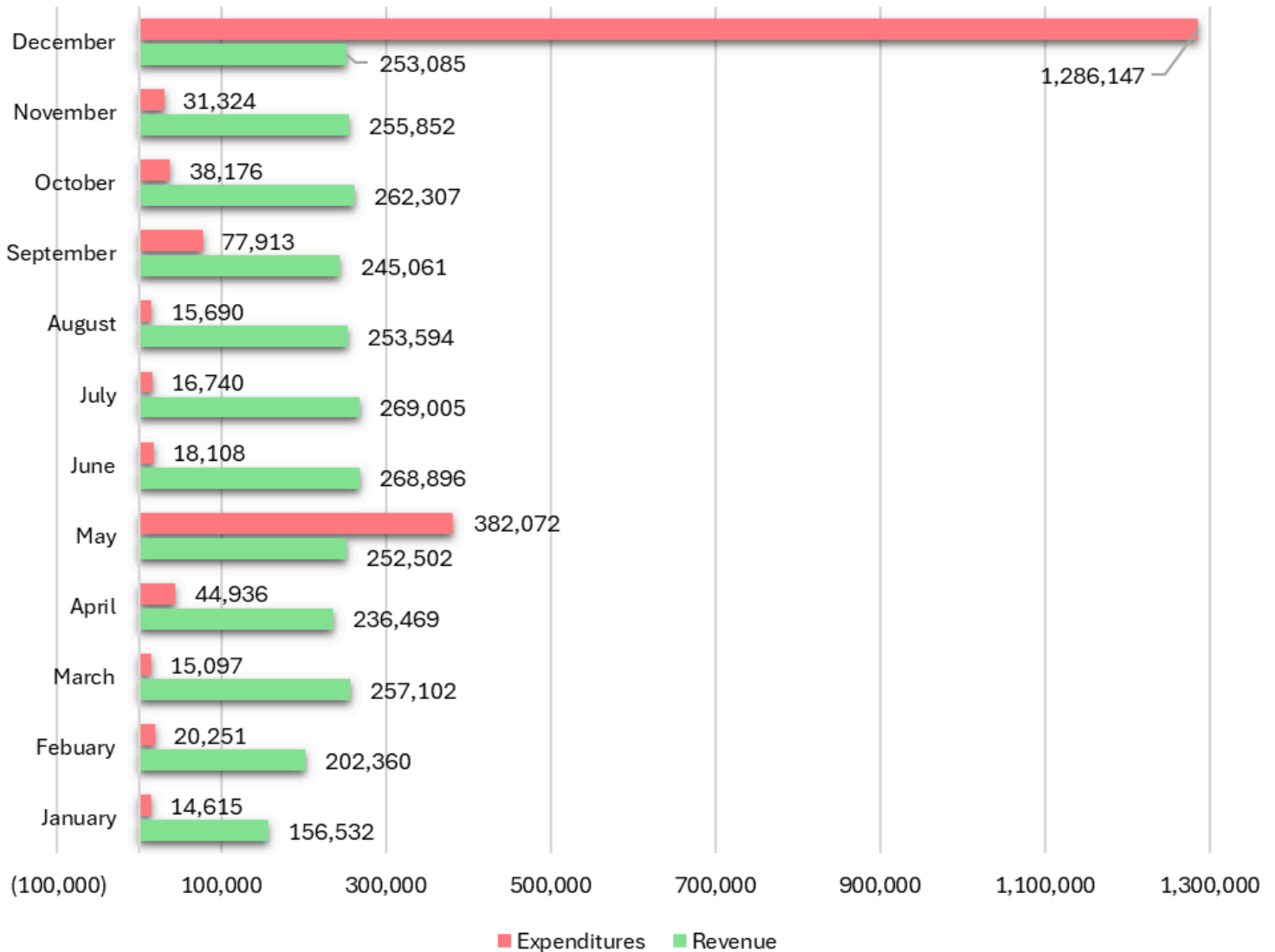
December						
	2025 YTD	2024 Actuals	2023 Actuals	2025 Actuals / 2024 Actuals	2025 Budget	2025 Actuals / 2025 Budget
Sales Tax	2,727,292	2,611,166	2,478,382	104%	2,797,620	97%
Grant Revenue	-	-	-	-	-	-
Investment Income	185,474	216,344	209,035	86%	35,000	530%
Total Revenue	2,912,766	2,827,510	2,687,417	103%	2,832,620	103%

2A Water & Infrastructure Expenditures by Source - 2025 YTD



December						
	2025 YTD	2024 Actuals	2023 Actuals	2025 Actuals / 2024 Actuals	2025 Budget	2025 Actuals / 2025 Budget
Dues and Subscriptions	9,995	7,949	-	126%	8,750	114%
Technical Services	42,396	11,867	9,287	357%	71,237	60%
Travel, Training, & Meetings	943	2,537	1,883	37%	2,500	-
Water Tank	208,511	-	251,507	-	-	-
Water Treatment Plant	-	-	-	-	-	-
Capital Projects	208,511	-	-	-	2,100,000	-
Loop Water	122,250	-	-	-	750,000	-
Professional Services	180,325	88,296	11,327	-	150,000	120%
259 Beacon Lite Building	-	27,725	21,758	-	-	-
Transfer to Water Fund	1,274,400	1,270,800	1,271,400	100%	1,271,400	100%
Total Expenditures	2,047,330	1,409,173	1,567,161	145%	4,353,887	47%

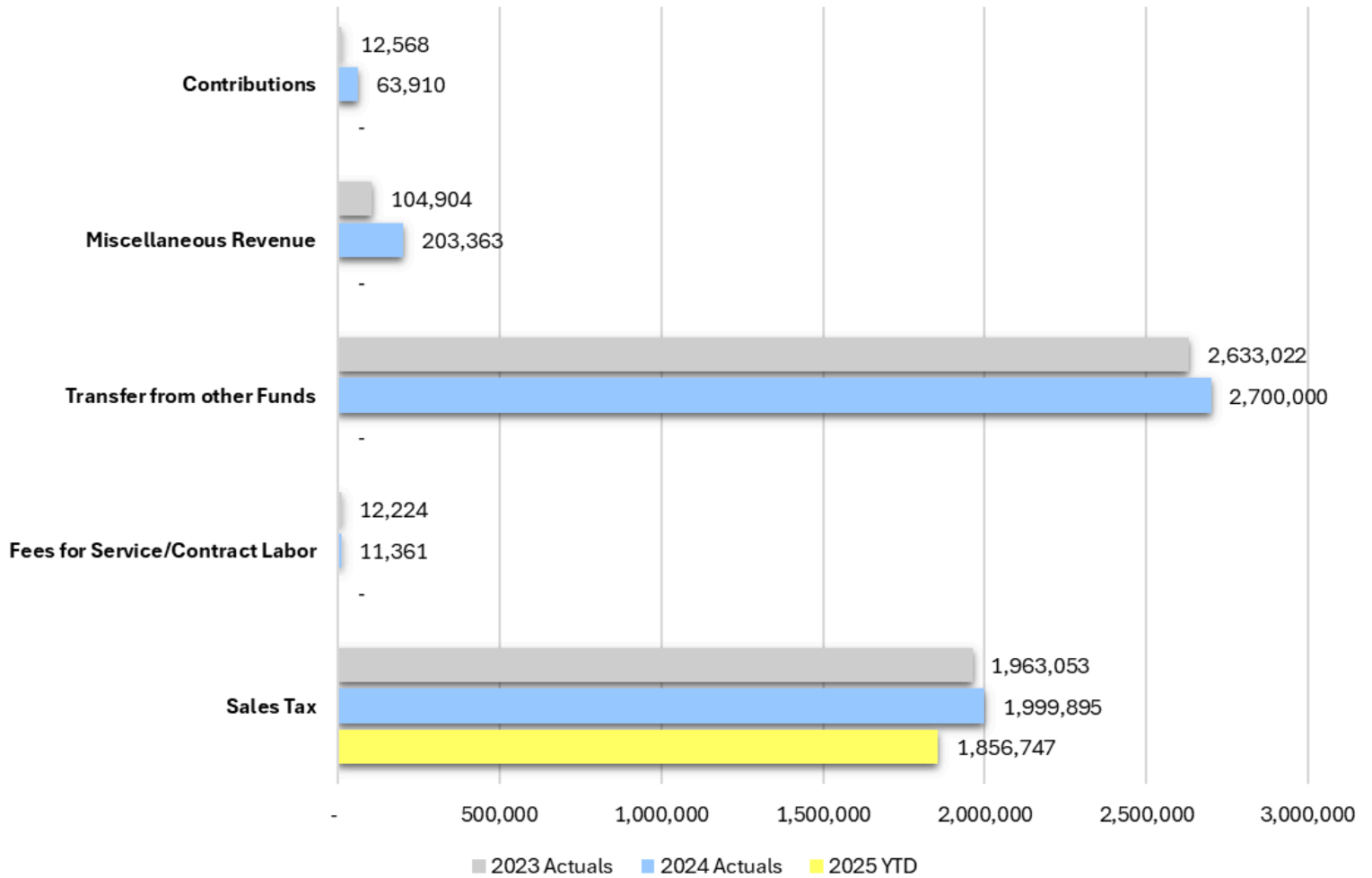
2A Water & Infrastructure Revenues and Expenditures by Month



General Fund Revenues and Expenditures by Month				
Month	Beginning Balance	Revenue	Expenditures	Ending Balance
January	\$ 9,559,396	\$ 156,532	\$ 14,615	\$ 9,701,313
February	9,701,313	202,360	20,251	\$ 9,883,422
March	9,883,422	257,102	15,097	\$ 10,125,428
April	10,125,428	236,469	44,936	\$ 10,316,961
May	10,316,961	252,502	382,072	\$ 10,187,390
June	10,187,390	268,896	18,108	\$ 10,438,178
July	10,438,178	269,005	16,740	\$ 10,690,443
August	10,690,443	253,594	15,690	\$ 10,928,347
September	10,928,347	245,061	77,913	\$ 11,095,495
October	11,095,495	262,307	38,176	\$ 11,319,627
November	11,319,627	255,852	31,324	\$ 11,544,155
December	11,544,155	253,085	1,286,147	\$ 10,511,093
Total	\$ 9,559,396	\$ 2,912,766	\$ 1,961,069	\$ 10,511,093

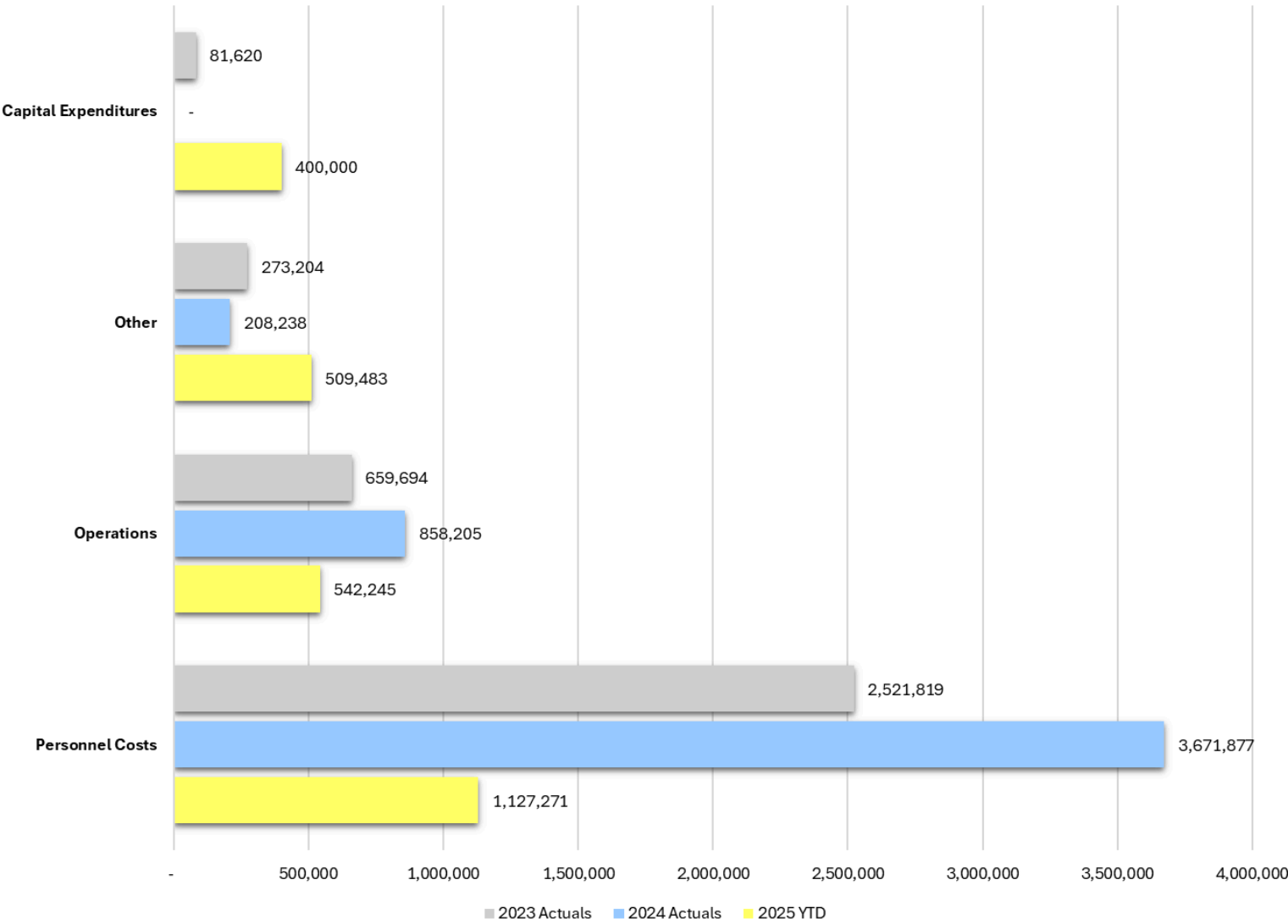
*December Expenses increased as a transfer to the Water Department for payment of the COP Bond

2F Public Safety Revenue by Source - 2025 YTD



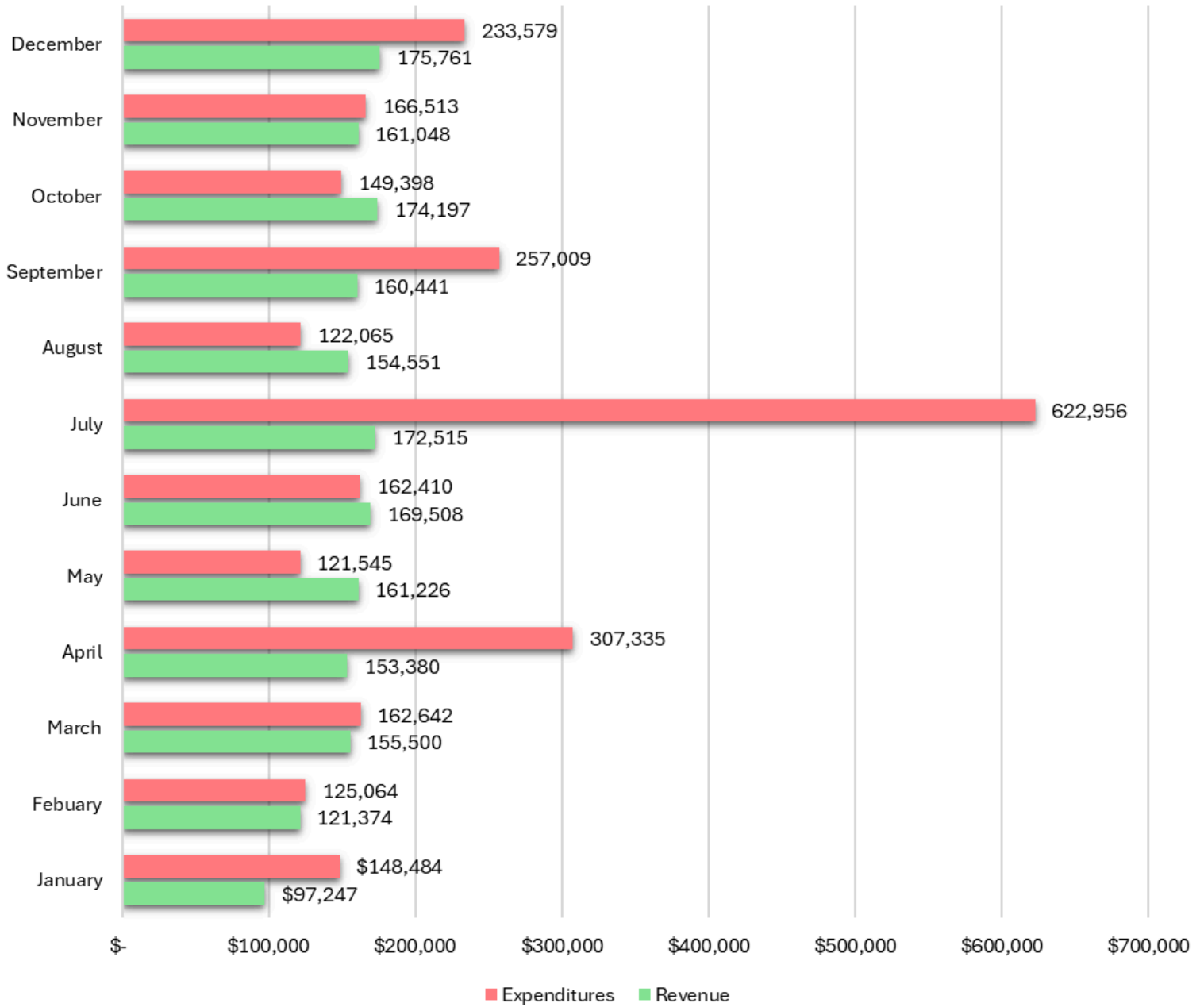
December						
	2025 YTD	2024 Actuals	2023 Actuals	2025 Actuals / 2024 Actuals	2025 Budget	2025 Actuals / 2025 Budget
Sales Tax	1,856,747	1,999,895	1,963,053	93%	1,852,314	100%
Interest Income	-	-	-	-	-	-
Fees for Service/Contract Labor	-	11,361	12,224	-	-	-
Transfer from other Funds	-	2,700,000	2,633,022	-	-	-
Miscellaneous Revenue	-	203,363	104,904	-	-	-
Contributions	-	63,910	12,568	-	-	-
Net Revenue	1,856,747	4,978,529	4,725,770	37%	1,852,314	100%

2F Public Safety Expense by Source - 2025 YTD



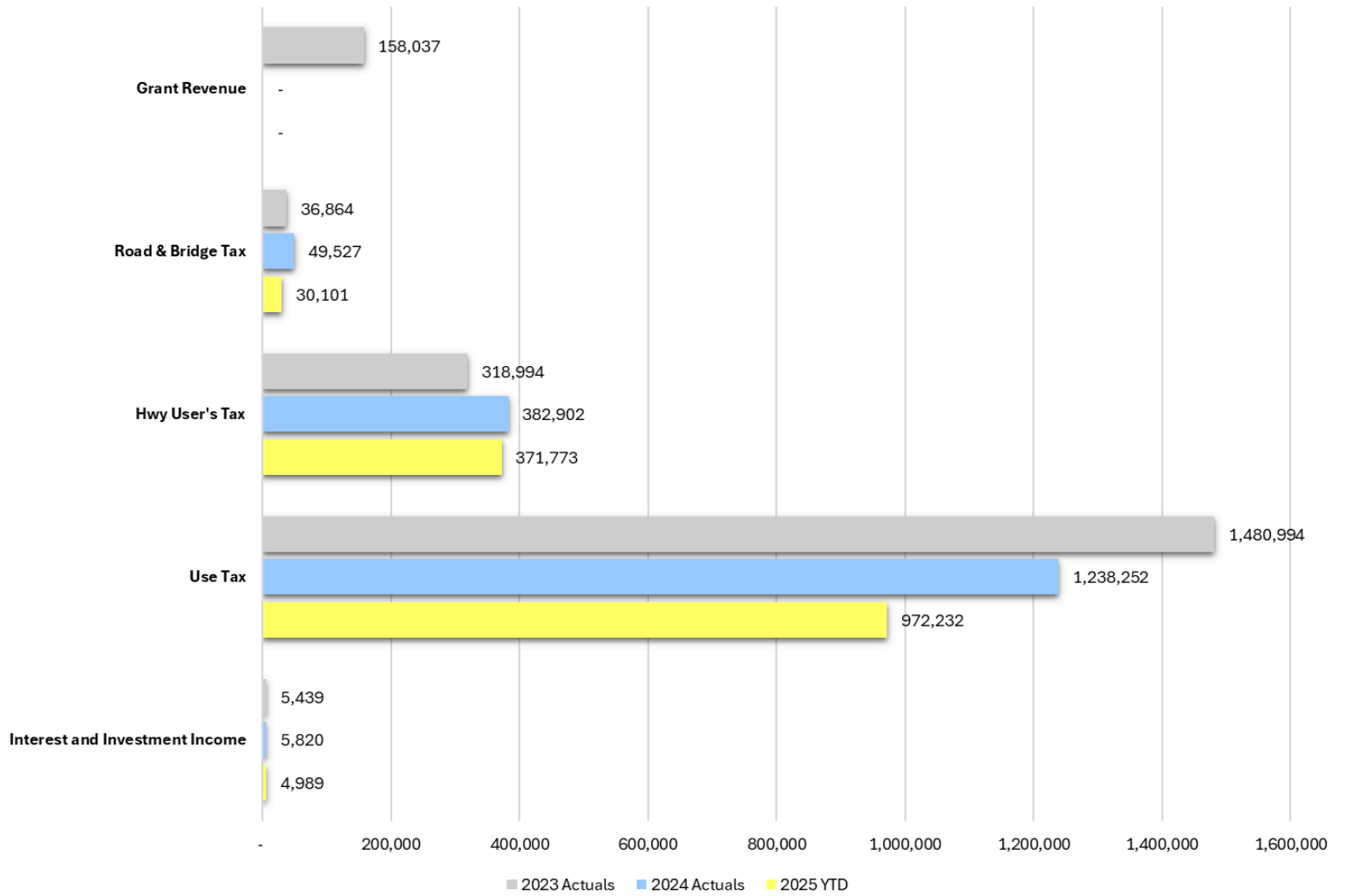
December						
	2025 YTD	2024 Actuals	2023 Actuals	2025 Actuals / 2024 Actuals	2025 Budget	2025 Actuals / 2025 Budget
Personnel Costs	1,127,271	3,671,877	2,521,819	31%	1,022,101	110%
Operations	542,245	858,205	659,694	82%	631,973	86%
Debt Service	-	-	-	-	-	-
Other	509,483	208,238	273,204	245%	376,541	135%
Capital Expenditures	400,000	-	81,620	-	400,000	-
Total Expenditures	2,579,000	4,738,320	3,536,338	54%	2,430,615	106%

2F Public Safety Revenues and Expenditures by Month



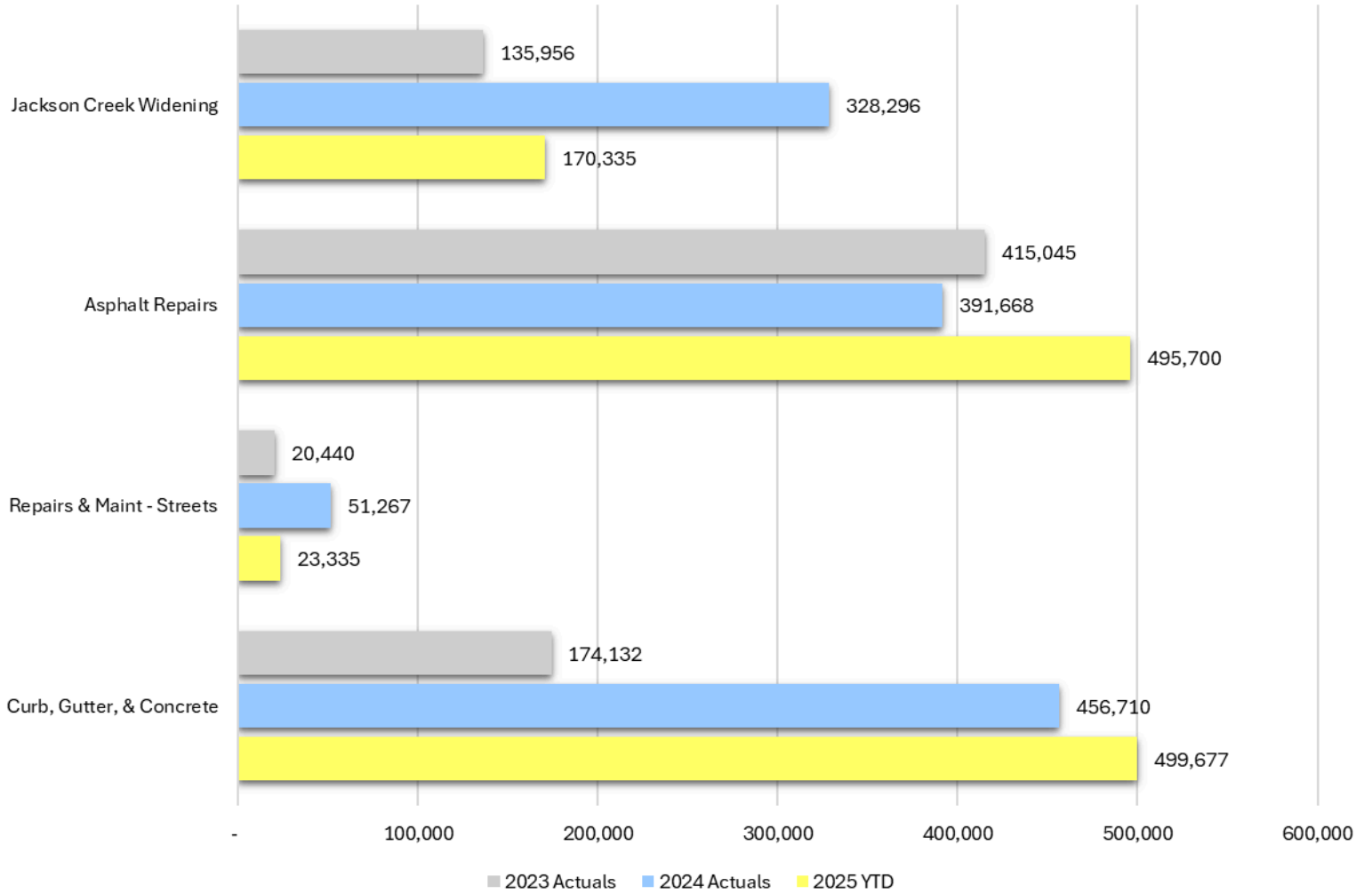
General Fund Revenues and Expenditures by Month				
Month	Beginning Balance	Revenue	Expenditures	Ending Balance
January	\$ 1,301,741	\$ 99,247	\$ 148,484	\$ 1,252,504
February	1,252,504	121,374	125,064	1,248,814
March	1,248,814	155,500	162,642	1,241,672
April	1,241,672	153,380	307,335	1,087,717
May	1,087,717	161,226	121,545	1,127,398
June	1,127,398	169,508	162,410	1,134,496
July	1,134,496	172,515	622,956	684,055
August	684,055	154,551	122,065	716,541
September	716,541	164,297	257,009	623,829
October	623,829	163,395	149,398	637,825
November	637,825	161,048	166,513	632,361
December	632,361	175,761	233,579	574,543
Total	\$ 1,301,741	\$ 1,851,801	\$ 2,579,000	\$ 574,543

Capital Project Fund Revenue by Source - 2025 YTD



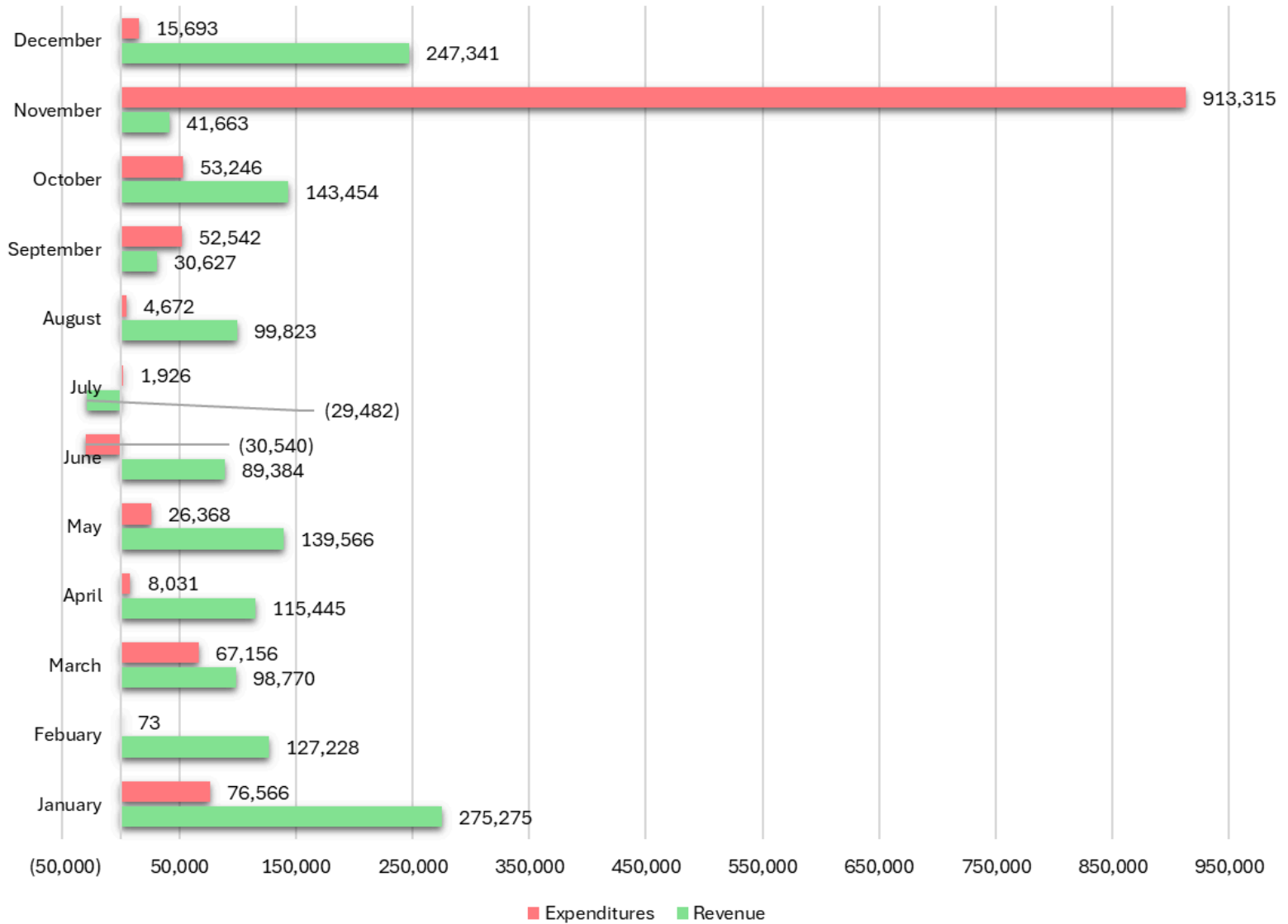
	2025 YTD	2024 Actuals	2023 Actuals	2025 Actuals / 2024 Actuals	2025 Budget	2025 Actuals / 2025 Budget
Interest and Investment Income	4,989	5,820	5,439	86%	2,000	249%
Use Tax	972,232	1,238,252	1,480,994	79%	1,010,614	96%
Hwy User's Tax	371,773	382,902	318,994	97%	318,994	117%
Road & Bridge Tax	30,101	49,527	36,864	61%	36,864	82%
Grant Revenue	-	-	158,037	-	5,868,518	-
Total Revenue	1,379,095	1,676,500	2,000,328	82%	7,236,991	19%

Capital Project Fund Expense by Source - 2025 YTD



December						
	2025 YTD	2024 Actuals	2023 Actuals	2025 Actuals / 2024 Actuals	2025 Budget	2025 Actuals / 2025 Budget
Curb, Gutter, & Concrete	499,677	456,710	174,132	109%	500,000	100%
Repairs & Maint - Streets	23,335	51,267	20,440	46%	40,000	58%
Asphalt Repairs	495,700	391,668	415,045	127%	500,000	99%
Jackson Creek Widening	170,335	328,296	135,956	52%	675,775	25%
Total Expenditures	1,189,047	1,227,942	745,574	97%	1,715,775	69%

Capital Project Revenues and Expenditures by Month



General Fund Revenues and Expenditures by Month				
Month	Beginning Balance	Revenue	Expenditures	Ending Balance
January	\$ 3,183,460	275,275	76,566	\$ 3,382,169
February	3,382,169	127,228	73	\$ 3,509,325
March	3,509,325	98,770	67,156	\$ 3,540,938
April	3,540,938	115,445	8,031	\$ 3,648,352
May	3,648,352	139,566	26,368	\$ 3,761,550
June	3,761,550	89,384	(30,540)	\$ 3,881,474
July	3,881,474	(29,482)	1,926	\$ 3,850,067
August	3,850,067	99,823	4,672	\$ 3,945,218
September	3,945,218	30,627	52,542	\$ 3,923,303
October	3,923,303	143,454	53,246	\$ 4,013,511
November	4,013,511	41,663	913,315	\$ 3,141,859
December	3,141,859	247,341	15,693	\$ 3,373,508
Total	\$ 3,183,460	\$ 1,379,095	\$ 1,189,047	\$ 3,373,508
Committed Grant Revenue		\$ 7,228,212		\$ 10,601,720

*November Expenses increased as the payment for multiple curb, gutter, and sidewalk projects completed, in addition to asphalt repair work.

Investment Presentation & Overview 2025

Investment Overview 2025
Feb 2, 2026



INVESTMENT POLICY

The Town's principal investment objectives are: (Reso 25-2023, April 23rd)

- Preservation of capital and protection of investment principal.
- Maintenance of sufficient liquidity to meet anticipated cash flows.
- Attainment of a market rate of return.
- Diversification to avoid incurring unreasonable market risks.
- Conformance with all applicable Town policies, State statutes and Federal regulations



WELLS FARGO SWEEP

The Town sweeps its operating account each night down to 2.5 M:

Investment income per month:

- January - \$49,968
- February - \$44,379
- March - \$48,902
- April - \$48,784
- May - \$50,835
- June - \$47,275

- July - \$53,249
- August – \$51,981
- September - \$53,158
- October - \$51,475
- November - \$45,887
- December - \$44,837

Total Wells Fargo
Sweep Q4 2025:
\$590,730



FIRST NATIONAL CD's

The Town of Monument has a 1-year auto renewing \$400,000 CD from February 25 – February 26 @ 4.75% investment income is paid quarterly.

- Q1 payment - \$ 1,718
- Q2 payment - \$ 1,449
- Q3 payment - \$ 2,314
- Q4 payment - \$ 2,339

Total First National CD Q4: 2025 \$ 7,820



COLORADO TRUST ACCOUNT

Colorado Trust Accounts are made up of money that we have in reserve accounts:

- General Fund Reserve – YTD: _____ \$ 33,571
- Christmas Donation Fund – YTD: _____ \$ 135
- Conservation Trust Fund – YTD: _____ \$ 1,459
- Monument Lake Water Storage Fund – YTD: _____ \$ 33,801
- Water Fund Revenues – YTD: _____ \$ 29,142
- D.O.J. Equitable Sharing account – YTD: _____ \$ 3.76
- Traffic Impact Fees – YTD: _____ \$5,583



COLORADO TRUST ACCOUNT CONTINUED

- Community Development –YTD: _____ \$ 1,842
- Storm Drainage Fees –YTD: _____ \$ 1,875
- 2A Water ASD Fund –YTD: _____ \$ 185,474
- Development Surety Bonds Payable –YTD: _____ \$ 17,220
- Capital Project Fund –YTD : _____ \$ 4,989
- American Rescue Plan Funds: _____ \$ 50,767

Total Colorado Trust Interest Income Q3 2025: \$ 365,862



BOK FINANCIAL

Principal Assets or Cash Equivalents - \$13,988

- January – 1,802
- February - \$2,786
 - March - \$ 38
 - April - \$42
 - May - \$40
 - June - \$768
- July - \$129
- August - \$45
- September - \$45
- October - \$44
- November – \$44
- December – \$151

**Total BOK Financial January –
June 2025: \$ 5,934**

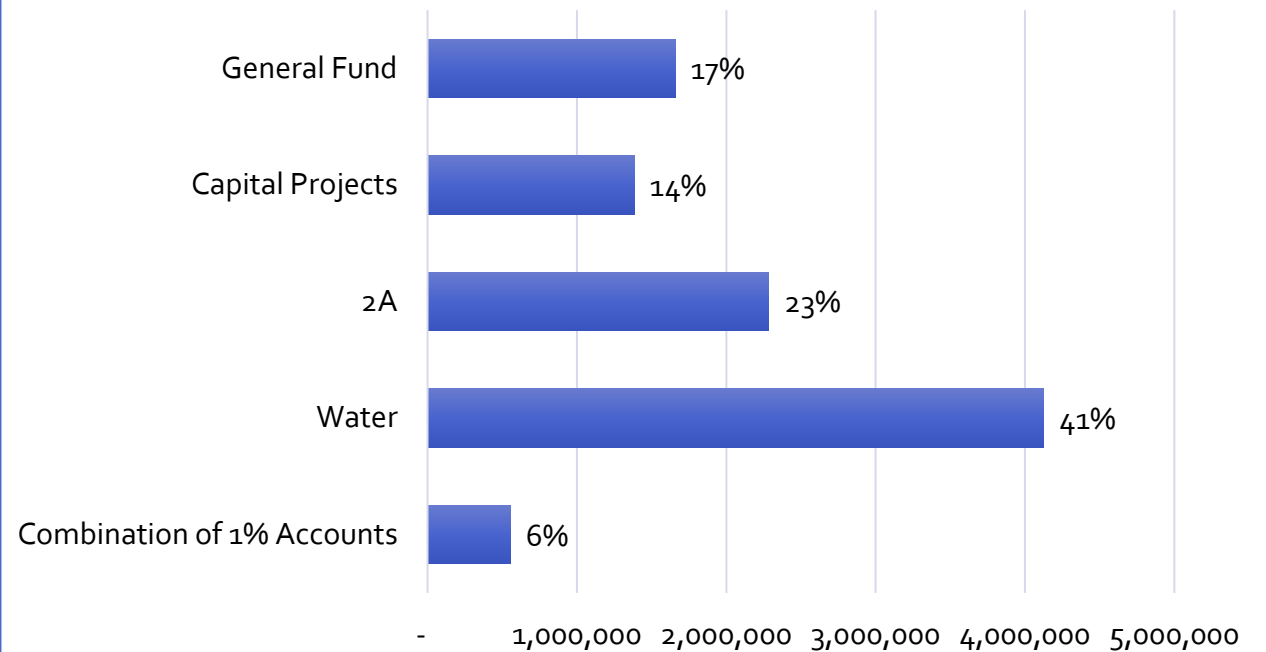


PIPER SANDLER

Treasury Security Holdings with Piper Sandler:

<u>02/28/2026</u>	<u>\$2,855,000</u>
<u>05/18/2026</u>	<u>\$2,485,090</u>
<u>08/17/2026</u>	<u>\$2,656,000</u>
<u>05/03/2029</u>	<u>\$2,853,000</u>
<u>Total</u>	<u>\$10,849,090</u>

Allocation of Piper Sandler Investments



Total Revenue Q4 2025: \$509,580



QUARTER 4 - 2025 INVESTMENT INCOME

Piper Sandler January – December 2025: \$ 509,580

Wells Fargo Sweep January – December 2025: \$ 590,730

First National January – December 2025: \$ 7,820

Colorado Trust Interest Income January – December 2025: \$ 365,862

BOK Financial January – December 2025: \$ 5,934

Total - \$ 1,479,926



NEXT STEP

Bring to Town Council updated Investment Policy for review and adoption



QUESTIONS?



Sales Tax Self Collect Q4 2025 update

2025 Sales tax self collect
February 02, 2026



SELF COLLECT NUMBERS

Received Month	Sales Tax Month	Business Income Amt	# of Returns	SUTS	GovOS	Zero returns
February	January	\$ 714,881	998	327	671	269
March	February	\$ 840,715	1,784	442	1,342	532
April	March	\$ 1,081,238	2,108	581	1,527	601
May	April	\$ 1,074,738	1,898	642	1,256	557
June	May	\$ 1,130,680	1,901	682	1,219	538
July	June	\$ 1,198,097	2,167	732	1,435	611
August	July	\$ 1,259,138	1,990	725	1,265	568
September	August	\$ 1,083,919	2,005	782	1,223	549
October	September	\$ 1,135,206	2,321	867	1,454	646
November	October	\$ 1,204,657	2,085	815	1,270	587
December	November	\$ 1,137,510	2,102	896	1,206	563
January (PRELIM)	December	\$ 1,205,647	2,112	513	1,599	726
	TOTALS	\$ 13,066,425	23,471			



BUSINESS INTERACTION

Audits

- 1 audit completed in November \$62K
- 1 ongoing and close to resolved

Delinquent Accounts (high level)

- 2 of 3 delinquent accts outstanding from Oct presentation are current
- 3 x “Notice of Final Determination” issued 1/13/26 - \$103K

Our 2nd year of Self Collection will allow us to generate comparable data and analysis



2025 VENDOR FEE DISCOUNT

Received Month	
February	\$ (8,277)
March	\$ (11,113)
April	\$ (13,930)
May	\$ (14,148)
June	\$ (13,789)
July	\$ (15,310)
August	\$ (13,838)
September	\$ (14,109)
October	\$ (15,937)
November	\$ (14,878)
December	\$ (15,517)
January (PRELIM)	\$ (14,714)
	\$ (165,560)

**Per Ordinance 21-2025, approved 11/17/25
this discount will be discontinued in 2026**



ADDITIONAL INFORMATION

Continued strong relationship between Sales Tax & Business License process

State-Wide SUTS issue

- Missing returns in GovOS from the SUTS system.
- Confirmed receipt of payments, no return to match with payments – ongoing issue
- 1/26/16 meeting with CTAC, DOR, SUTS and GovOS

Continue to receive sales tax from DOR (back taxes)

DOR payments	
Received Month	
April	\$ 2,574
May	\$ 20,012
June	\$ 22,484
July	\$ 12,425
August	\$ 7,148
September	\$ 20,212
October	\$ 7,668
November	\$ 8,658
December	\$ 3,877
	\$ 105,059

