



**TOWN OF MONUMENT
CITIZENS SERVICE LEVELS ADVISORY COMMITTEE
MEETING AGENDA**

THURSDAY, MAY 14, 2026 – 4:00 PM

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

[Participate Via Microsoft Teams](#)

1. Call to Order:

2. Roll Call:

3. Approval of the Minutes:

a. Meeting Minutes - April 9, 2026

4. 2040 Comprehensive Plan and Economic Development – Dan Ungerleider, Planning Director:

5. Adjournment:

**TOWN OF MONUMENT, CITIZENS SERVICE LEVELS ADVISORY COMMITTEE
REGULAR MEETING MINUTES**

Thursday, April 09, 2026 – 4:00 PM

Monument Town Hall, Council Chambers – 645 Beacon Lite Rd., Monument CO 80132

Hybrid Meeting – Remote Participation Via Teams

COMMITTEE MEMBERS	TOWN STAFF
PRESENT: John Lewis, Committee Chair Steven King, Mayor Pro Tem Laura Kronick, Town Councilmember Dan DeBoo Sery Cybulski, new member Desire Mings, new member	Madeline VanDenHoek, Town Manager Jennifer Phillips, Director of Finance Laurie Young, Finance Manager Steve Murray, Senior Accountant
ATTENDED REMOTELY: Brandy Turner, Johan Mouv	
ABSENT WITH PRIOR NOTICE: Greg Bland, Scott Gilson	
ABSENT WITHOUT PRIOR NOTICE:	

1. Call Regular Meeting to Order at 4:02 PM

2. Roll Call

New members: Sery Cybulski and Desire Mings, who provided a brief introduction about themselves.

3. Approved Minutes from March 12, 2026 meeting

Motion by Dan DeBoo, 2nd by Brandy Turner. All in favor, 6/0

4. Water Rate Study – Steve Murray, Senior Accountant

Steve Murry explained the history of the Town’s water rates and provided a presentation on the Town’s recent water rate study by Willdan.

Water rates increased by 5% each year from 2016-2020, and no rate increases have been made sense. \$10M of the Water Enterprise Fund’s reserve was identified as Water Impact Fees and therefore need to be moved to Restricted funds.

Willdan recommends that the Town increase water rates by 10% over the next 5 years, effective January 1, 2027.

John Lewis asked why no water rate increases between 2020 and 2025, to which Jennifer answered that no one had questioned, there was no discussion with TC and at the time water fund was in good shape.

Desiree Mings asked if water fund revenue included Development Fees, to which Jennifer answered yes, the Town imposes a Water Impact Fee, which will also be looked at by Willdan in the rate study.

Sery Cybulski asked if the water rate increase would impact Residential and Commercial customers, to which Steve Murray answered, yes. Steve went on to explain that the average monthly water bill with a 10% increase would become \$96.35.

Brandy Turner expressed concern about 10% increase being a hard sell and asked if there are alternative solutions. Sery and John both like the idea of an Incremental approach to increasing rates.

Steven King suggested the Town add a Renewable water fee, like neighboring water districts. Steve Murray explained to the committee that the Town has approximately 1600 water customers, and that the Town spreads the fixed costs across the water revenue from those 1600 customers. The entire Town water budget is \$2.6M.

Additional discussion was regarding future water sources. Jennifer explained that those present a hefty price tag and will be discussed with Town Council at future meetings.

Jennifer explained to the committee that it is the Town's responsibility to take care of water infrastructure (without making a profit), and to do so a rate increase is necessary. She also explained that if the water fund were to get to a point of needing to be funded by the General Fund, then that would require cutting services within the General Fund.

Dan Deboo and Laura Kronick expressed the need to communicate a water rate increase with great finesse and provide an education campaign to residents.

Johann also asked about State of Federal money for rebates, to which Jennifer answered it would be unlikely.

The same presentation will go before Town Council on Monday, 4/20.

5. Public Education Campaign – Madeline VanDenHoek, Town Manager

Madeline explained that the Town plans to launch an education campaign to share information about revenue and taxes. The information will come from Finance, Water and Planning, and will be shared on the Town's website and social media. The goal is to launch this in Q2 2026.

This was a well-liked idea by the entire committee.

6. Public Comment

none

Next Meeting

5/14/2026

8. Adjourn at 4:57pm

Motion by Dan DeBoo, 2nd by Desire Mings. All in favor, 6/0

Respectfully Submitted,

Laurie Young, Finance Manager