

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

Friday, November 7th, 2025 – 9:00 AM

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

Hybrid Meeting – Remote Participation Via Teams

COUNCIL MEMBERS	TOWN STAFF
<b>PRESENT:</b> John Lewis, Committee Chair Brandy Turner, Committee Vice-Chair Steven King, Mayor Pro Tem Laura Kronick, Town Councilmember	Madeline VanDenHoek, Town Manager Jennifer Phillips, Director of Finance Laurie Young, Finance Manager Steve Murray, Senior Accountant
<b>ATTENDED REMOTELY:</b> Scott Gilson	
<b>ABSENT WITH PRIOR NOTICE:</b> Kim Brandon, Greg Bland	
<b>ABSENT WITHOUT PRIOR NOTICE:</b> Johan Moum, Heather Paul	

**1. Call Regular Meeting to Order at 9:07 AM**

**2. Roll Call**

**3. Approved Minutes from September 29, 2025 meeting**

Motion from Laura Kronick, and 2<sup>nd</sup> by Brandy Turner. Approved 4/0.

**4. Feedback regarding November 3, 2025 Town Council DRAFT proposed 2026 Budget**

Jennifer presented an overview of the presentation she made at the 11/3/25 TC meeting, highlighting that the General Fund is financially challenged.

John asked clarifying questions about (1) the \$2.5M TriView portion of sales tax, to which it was explained that we changed our budget to include TriView’s portion of sales tax in total revenue, and well as in expense, to provide a more accurate presentation of sales tax, and (2) if the TC approved increasing the Mill Levy to 5.57 Mills, and the answer was Yes.

Steve King asked if we lowered the assessed property tax values, to which Jennifer answered that property taxes values established in 2024 (for 2025) are set for 3 years, and won’t change until 2028.

Brandy asked for a clarifying question about our fee study, and Jennifer explained that all fees are being evaluated and that the challenge is not having a long range plan, in that future fees cannot be assessed if no long range plan is in place.

Jennifer’s final remarks about the General Fund 2026 budget were that continual uses of prior years’ reserves is not sustainable, and that the estimated reserve of 31.8% meets TC direction but does not include funds being set aside for asset replacement, nor an emergency fund.

Steve Murray presented the draft Capital Improvements Plan. He explained that page 6 of his presentation shows the Capital Outlay amounts in our 2026 budget. Steve also explained that the list of long range capital plan are not budget items but what the Town would like to see and needs in the future, and ended his presentation with the public works and police listings of vehicle useful life.

*Town Staff follow up item is to answer Steve King's question of whether or not the Town can add a gas tax.*

## **5. Revenue Option Overview**

Jennifer presented the following as possible additional revenue options:

- (1) Lodging tax on 1 hotel in town, and Short Term Rental regulations, of approx. 100 known STRs in town. Although this is a possible revenue option there are also manpower and software costs involved, plus this would need to go to a vote of the people.  
*Town Staff follow up item is to provide committee with a list of CML's tax measures that passed and failed.*
- (2) Use tax change from 2% to 3.5%, estimated \$750K revenue increase and would need to go to a vote of the people.
- (3) Property tax Mill Levy increase above the allowable increase to 5.57 Mills.
- (4) A sales tax increase. Steve King asked if TC is able to advocate for sales tax measures. John asked if we are able to survey the community to find out what the community prefers, to which Madeline answered that we would share the results from the 2021 Community Surveys, which is posted on the Town's website at [2021 Community Surveys | Monument, CO](#).

Brandy questioned which of the revenue options give the Town the biggest bang for their buck, to which Jennifer answered a sales tax increase and use tax increase.

*Town Staff follow up needed to Scott's question of what vote result was to prior election item for lodging tax, and to Steve King's question asking for clarification of the PPRTA district boundaries.*

## **Next Steps**

The committee would like to see more information about all 4 of the revenue options.

## **6. Schedule next meetings**

Jennifer mentioned the need for the Committee to have regularly scheduled monthly meetings in 2026, with a set day and time. She will send out a Doodle Poll.

## **9. Public Comment**

None

## **10. Adjourn at 10:16AM**

Motion from Brandy Turner, and 2<sup>nd</sup> by Laura Krnick. Approved 4/0.

Respectfully Submitted,

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Laurie Young, Finance Manager