



**MONUMENT TOWN COUNCIL
REGULAR MEETING AGENDA**

MONDAY, JULY 6, 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: 962 647 192#

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 - July 6, 2026
- b. Meeting Minutes - June 15, 2026
- c. Invoices Over \$25K

4. 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.*

5. Introductions:

6. Recognition:

- a. Milestone Anniversaries - *(Madeline VanDenHoek)*

7. Presentations:

- a. 2026-2028 Strategic Plan Progress Report - *(Madeline VanDenHoek)*
- b. Water Rates Study - *(Jennifer Phillips)*

8. Discussion Items:

- a. Loop Water Authority Member Agency Invoice - *(Madeline VanDenHoek)*

9. Ordinances: *Public hearing(s) required.*

- a. Ordinance No. 15-2026 - An Ordinance Granting Approval of the Falcon Commerce Center Phase 2 Preliminary PUD Major Amendment Located in the South 43 Acres of Falcon Commerce Center Known As Area D - *(Jenna Gorney)*

b. Ordinance No. 16-2026 - An Ordinance Granting Approval of the Santa Fe Meadows Final Planned Unit Development Located in the South 43 Acres of Falcon Commerce Center Known As Area D - (*Jenna Gorney*)

c. Ordinance No. 17-2026 - An Ordinance Amending Title 18 Land Development Code Section 18.03.340 Relating To Accessory Uses and Structures - (*Jenna Gorney*)

10. Resolutions:

a. Resolution No. 44-2026 - A Resolution for the Town Council to Approve the Purchase of Shadow Systems Handguns and Required Accessories for Monument Police Department Officers' On-Duty Use - (*Chief Regan*)

b. Resolution No. 47-2026 - A Resolution Authorizing a New Tap to be Installed to Two (2) Out of District Commercial Buildings - (*Jennifer Phillips*)

c. Resolution No. 48-2026 - A Resolution Authorizing Change Oder No. 1 To Contract With RD Mill Abatement For Asbestos Removal and Demolition - (*Jennifer Phillips*)

d. Resolution No. 49-2026 - A Resolution Authorizing Appointment of Presiding Municipal Judge and Approval of Professional Services Agreement - (*Jennifer Phillips*)

11. Future Agenda Item Authorization:

12. Council Comments:

13. Executive Sessions:

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

14. Reconvene In Open Session: *Council may act in open session on item(s) discussed in executive session.*

15. Adjournment:

**MONUMENT TOWN COUNCIL
MEETING MINUTES**

Monday, June 15, 2026 - 5:30 PM

Monument Town Hall - 645 Beacon Lite Rd., Monument CO 80132
Hybrid Meeting - Remote Participation Via Teams

1. Study Session Starting at 5:30 PM:

- a. Paid Parking at Monument Lake

2. Call Regular Meeting to Order at 6:30 PM, Pledge of Allegiance, Roll Call:

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

TOWN COUNCIL	TOWN STAFF
PRESENT: Mayor Mitch LaKind Mayor Pro Tem Steve King Councilmember Sana Abbott Councilmember Marco Fiorito Councilmember Kenneth Kimple Councilmember Laura Kronick Councilmember Chad Smith	Madeline VanDenHoek, Town Manager Ashley Hernandez-Schlagel, Town Attorney Laura Hogan, Director of Administration/Deputy Clerk Tina Erickson, Town Clerk Patrick Regan, Police Chief Andrew Archuleta, Assistant Director of Public Works Laurie Young, Senior Accountant Steve Murray, Town Accountant Dan Ungerleider, Director of Planning Jenna Gorney, Senior Planner Will Williams, Director of IT
ATTENDED REMOTELY:	
ABSENT WITH PRIOR NOTICE:	
ABSENT WITHOUT PRIOR NOTICE:	

3. Disclosures of Conflicts of Interest:

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

No disclosures of conflict of interest were received.

4. Approval of the Consent Agenda:

- a. Agenda - June 15, 2026
- b. Meeting Minutes - June 1, 2026
- c. Resolution No. 42-2026 - A Resolution to Purchase a Crack Seal Machine
- d. Resolution No. 43-2026 - A Resolution Approving an Intergovernmental Agreement Between the Town of Monument and the El Paso County Department of Economic Development Allowing for the Use of Community Development Block Grant Funds for the Federal Fiscal Years of 2027-2029

Councilmember Fiorito made a motion to approve the consent agenda as presented, the motion was seconded by Councilmember Smith. Roll call vote was taken and the motion passed 7 to 0.

5. Public Comments For Items Not on the Agenda:

Patrick Doherty addressed Council regarding limber pine trees planted near the road to the lake that have been damaged by deer. He suggested removing and relocating the trees and expressed concerns about the cost of the plantings, recommending alternative tree species for future projects.

Jaden Anderson raised concerns regarding trespassing and repeated fence damage near Spaatz Road and Remuda Road. Mayor Pro Tem King and Mayor LaKind noted that the area is outside Town limits but stated they would discuss the matter with El Paso County officials.

6. Oaths of Office:

- a. Officer Cameron Brown, Officer Brandon Cordova, and Sergeant Josh Teeples

Chief Regan led Officer Cameron Brown, Officer Brandon Cordova, and Sergeant Josh Teeples in their oaths of office.

7. Presentations:

- a. Use Tax Survey

Courtney Seivers of Magellan Strategies presented the results of the community use tax survey, as included in the packet. Mayor LaKind noted that Castle Rock's use tax is higher than the Town's and suggested that increasing the use tax could potentially help moderate growth. VanDenHoek asked for Council's direction regarding next steps. Councilmember Fiorito expressed support for submitting a ballot measure, describing the use tax as a tool to focus development and encourage growth to pay for itself. Mayor Pro Tem King stated that use tax should match sales tax and that the CSLAC supports the proposal. Mayor LaKind

requested the survey results be posted on the Town's website and promoted to the public. VanDenHoek stated that educational information could be provided to residents.

b. HB26-1001 Housing Developments on Qualifying Properties

Douglas Stallworthy of Collins Cole Winn & Ulmer PLLC presented information regarding HB26-1001 and its associated impacts, as included in the packet. Stallworthy stated that no specific language is currently required for adoption, noted a compliance deadline in late 2027, and indicated that the Town is awaiting additional guidance from the State regarding qualified housing organizations. He also noted that the legislation limits the ability of municipalities to deny certain development projects. Mayor LaKind asked about the definition of affordable housing, potential litigation, penalties for noncompliance, and the number of properties in Monument that could be affected. Stallworthy stated that he was not aware of any significant litigation to date, noted that courts would determine disputes on a case-by-case basis, and explained that developers could seek relief through the courts if a municipality failed to comply with state law. He added that many properties are already subject to annexation agreements that may continue to impose restrictions and limitations. Mayor Pro Tem King expressed concerns regarding the legislation's impact on local control and stated that the Town should utilize the time available before implementation to preserve existing regulations. Mayor Pro Tem King also asked questions regarding development of school district-owned property. Ungerleider stated that the Town is taking appropriate steps to prepare for implementation of the legislation and that housing affordability will be discussed as part of the Comprehensive Plan process. He added that staff will continue evaluating methods available to protect the Town's interests. Stallworthy explained that administrative review evaluates the same factors considered by the Council, with staff determining compliance based on the Town Code and applicable regulations.

c. Data Centers Initial Report

Gorney presented a report on data centers, as included in the Council packet, and requested Council direction regarding potential regulations and timing. The Planning Commission recommended preparing draft text amendments in conjunction with the Comprehensive Plan update. Mayor LaKind asked why a prohibition of data centers was not presented as an option. Gorney stated that prohibition could be considered at the conclusion of a moratorium but recommended additional research before making a final decision. Several Councilmembers expressed concerns regarding infrastructure demands, environmental impacts, and limited community benefits associated with data centers. Other Councilmembers supported conducting additional research and developing regulations to provide flexibility should an appropriate proposal be presented in the future. Discussion also included the relationship of data centers to the Town's strategic objectives, potential impacts of a moratorium, and the

need to define and regulate data centers within the Town Code. Ungerleider stated that staff would work with the Town Attorney to develop appropriate definitions and regulations and return with additional information. Council directed staff to proceed with implementing a moratorium on data centers while further research and code amendments are considered.

8. Future Agenda Item Authorization:

Mayor LaKind and Mayor Pro Tem King volunteered to participate in the candidate information session scheduled for July 28 at 5:30 p.m.

9. Reports:

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

VanDenHoek highlighted some of the accomplishments listed in the May Town Manager's Report that was included in the packet.

10. Council Comments:

Mayor LaKind recognized organizers and participants of the first Monumental Birthday Bash, commending the event's professionalism and success. He noted the positive community response and remarked that planning and funding for the Town's 150th anniversary celebration should begin well in advance.

11. Executive Sessions:

- a. Executive Session Pursuant to §24-6-402(4)(f), C.R.S. For a Personnel Matter Concerning the Town Manager's Performance Evaluation, Who Has Been Notified of the Executive Session and Consented To It
- b. Executive Session Pursuant to §§ 24-6-402(4)(e) and 24-6-402(4)(b), C.R.S., For Determining Positions Relative to Matters That May Be Subject to Negotiation, Developing Strategy For Negotiations, and Instructing Negotiators and For a Conference With the Town Attorney to Receive Legal Advice on Specific Legal Questions Relating to Proposals For Future Town Water Supplies

Mayor LaKind made a motion to enter executive session pursuant to § 24-6-402(4)(f), C.R.S., for a personnel matter concerning the Town Manager's performance evaluation, with the Town Manager having been notified of and consenting to the executive session; and pursuant to §§ 24-6-402(4)(e) and 24-6-402(4)(b), C.R.S., to determine positions relative to matters that may be subject to negotiation, develop negotiation strategy and instruct negotiators, and to confer with the Town Attorney for legal advice regarding proposals for future Town water supplies. The motion was seconded by Councilmember Smith and approved by a vote of 7 to 0. Council entered executive session at 8:42 p.m. Council returned to

open session at 10:35 p.m.

12. Reconvene In Open Session:

13. Adjournment:

Councilmember Kronick moved to adjourn. The motion passed unanimously and the Council adjourned the meeting at 10:37 p.m.

Respectfully Submitted,

Laura Hogan, Deputy Town Clerk

DRAFT



Statement of Account

Collins Cole Winn & Ulmer, PLLC
165 S. Union Blvd, Suite 785
Lakewood, CO 80228

Town of Monument
 645 Beacon Lite Road
 Monument, Colorado 80132

Date: 06/15/2026
 Matter: Town of Monument-General-20028-0001
 Responsible Attorney Robert Cole

Date	Activity	Due Date	Invoice Amount	Payments	Credit	Balance
Invoice #8966	Balance: \$22,183.00					
06/15/2026	Invoice #8966	07/15/2026	\$22,183.00			\$22,183.00
Totals:			\$22,183.00	\$0.00	\$0.00	\$22,183.00

Matter: Town of Monument-Water-20028-0002
 Responsible Attorney Robert Cole

Date	Activity	Due Date	Invoice Amount	Payments	Credit	Balance
Invoice #8966	Balance: \$1,274.00					
06/15/2026	Invoice #8966	07/15/2026	\$1,274.00			\$1,274.00
Totals:			\$1,274.00	\$0.00	\$0.00	\$1,274.00

Matter: Town of Monument-PD-20028-0003
 Responsible Attorney Robert Cole

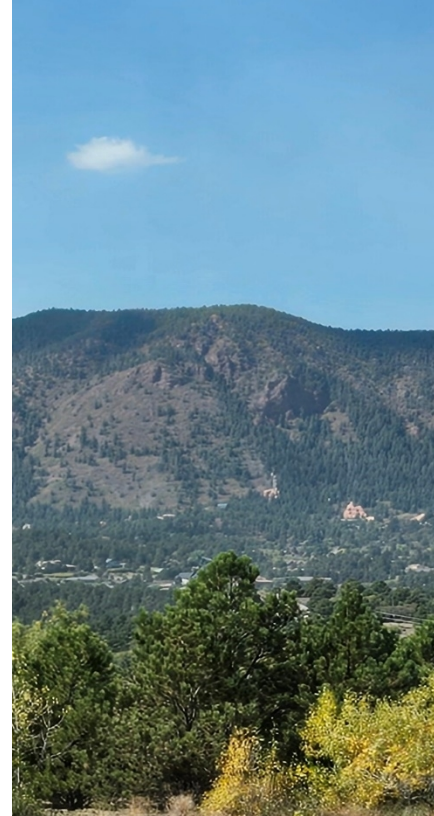
Date	Activity	Due Date	Invoice Amount	Payments	Credit	Balance
Invoice #8966	Balance: \$1,683.50					
06/15/2026	Invoice #8966	07/15/2026	\$1,683.50			\$1,683.50
Totals:			\$1,683.50	\$0.00	\$0.00	\$1,683.50

Matter: Town of Monument-Plannning-20028-0008
 Responsible Attorney Robert Cole

Date	Activity	Due Date	Invoice Amount	Payments	Credit	Balance
Invoice #8966	Balance: \$1,850.00					
06/15/2026	Invoice #8966	07/15/2026	\$1,850.00			\$1,850.00
Totals:			\$1,850.00	\$0.00	\$0.00	\$1,850.00
Totals for all Client Matters:			\$26,990.50	\$0.00	\$0.00	\$26,990.50

Strategic Plan Progress Report

July 6, 2026



Town Vision

- Set conditions for responsible and thoughtfully planned community growth, while maintaining Monument's small-town charm and appeal.
- Protect Monument's natural resources and beauty while enabling community enjoyment of open spaces and recreation opportunities.
- Ensure cooperative, transparent and inclusive Town governance.
- Deliver professional, high-quality town services that the community deserves and expects.
- Consider the interests and perspective of Monument's neighboring communities and residents.

<https://www.townofmonument.org/453/Vision-Strategic-Plan>



Town Strategic Priorities

- **ENSURE LONG TERM FINANCIAL HEALTH AND SUSTAINABILITY:** Take steps to support long-range financial health, forecasting and sustainability to ensure efficient and resilient town services and invest in the Monument community.
- **STRENGTHEN COMMUNITY ENGAGEMENT:** Enhance community engagement, focused on strengthening communication and collaboration with Monument residents, neighboring communities and partners, and town administration.
- **ENABLE RESPONSIBLE COMMUNITY DEVELOPMENT:** Establish clear and accountable plans, processes and procedures that create positive conditions for responsible and enduring community development and growth.
- **REINFORCE A POSITIVE WORK CULTURE:** Continue to promote a positive and professional work culture within the town administration that attracts and retains top talent and further enhances the high-quality services provided to the Monument community.

<https://www.townofmonument.org/453/Vision-Strategic-Plan>



STRATEGIC PRIORITIES PROGRESS SUMMARY

JUNE 2026

TOTAL OBJECTIVES	OVERALL PROGRESS	COMPLETED
29	48%	3



STRATEGIC PRIORITIES PROGRESS SUMMARY

JUNE 2026

PROGRESS BY STRATEGIC PRIORITY			
Priority	Objectives	Avg Progress	Status
FHS - Financial Health & Sustainability	9	36%	⚠ In Progress
SCE - Community Engagement	8	59%	✅ On Track
ERD - Responsible Development	4	54%	✅ On Track
PWC - Positive Work Culture	8	44%	✅ On Track
TOTAL / OVERALL	29	48%	✅ On Track

PROGRESS BY DEPARTMENT			
Department	Objectives	Avg Progress	Completed
Finance (incl. HR)	11	21%	1
Administration	6	43%	0
Information Technology	2	85%	1
Police	3	55%	0
Public Works	7	56%	1



STRATEGIC PRIORITIES PROGRESS SUMMARY

JUNE 2026 – Key Accomplishments

A Long-Range Financial Forecast was presented to the Town Council

Initial fee study results presented to Town Council

Citizens Service Levels Advisory Committee completed recommendations

Proposed water rate increases presented to Town Council in May 2026

Expanded CRO duties have already begun, increased bike patrols are planned for this summer, and consistent social media outreach is still in its infancy. Dedicated SRO presence is ongoing, and the Chief's Advisory Board continues to meet every quarter

Candidate & Election Resource Guide has been created & Town Council Candidate Information 2026 session is scheduled for July 28

An agreement with PPOEM has been executed and work on the Emergency Management Plans is underway

Development Inspection Program Completed

Town Council approved artificial intelligence (AI) Utilization Policy



STRATEGIC PRIORITIES PROGRESS SUMMARY

JUNE 2026

STATUS BREAKDOWN				
Status	FHS	SCE	ERD+PWC	
✓ Completed	0		1	2
☑ On Track	8		7	10
⚠ At Risk	1		0	0
✘ Behind	0		0	0
Needs Status Update	0		0	0

KEY UPCOMING MILESTONES				
Timeframe	Department	Milestone	Priority	
Jul-26	Finance	2025 Audit Report to Council (July 20)	FHS	
Jul-26	Admin	Council Candidate Info Session (July 28)	SCE	
Aug-26	Finance	Preliminary 2027 Budget to Council (Aug 17)	FHS	
Fall 2026	Admin	Monument 2040 Comp Plan for approval	ERD	
Dec-26	Finance	Capital Improvement Plan to Council	FHS	



STRATEGIC PRIORITIES PROGRESS SUMMARY

JUNE 2026

Priority FHS

ENSURE LONG TERM FINANCIAL HEALTH AND SUSTAINABILITY:

- Take steps to support long-range financial health, forecasting and sustainability to ensure efficient and resilient town services and invest in the Monument Community.



STRATEGIC PRIORITIES PROGRESS SUMMARY - JUNE 2026

#	Strategic Objective	Department	% Complete	Trend	Accomplishments, Challenges, Emerging Opportunities and Next Steps
1	Beginning in June 2026 and annually through 2028, the Finance Department will complete an independent financial audit and report results of the audit to Town Council and the public.	Finance	20	☑ On Track	The 2025 Audit was initiated in February and was completed in June. The Final Audit Report will be presented to the Town Council at the July 20, 2026 meeting.
2	Beginning in September 2026 and updated annually through 2028, the Finance Department will develop and present to Town Council for approval a Long Range Financial Forecast.	Finance	20	☑ On Track	A Long Range Financial Forecast was presented to the Town Council on June 1, 2026 along with the Amended 2026 Budget.
3	Beginning in December 2026 and updated annually through 2028, the Finance Department will develop and present to Town Council for approval a 5-year long-range Capital Improvement Plan.	Finance	20	☑ On Track	Work is underway developing the Capital Improvement Plan.
4	Beginning in December 2026 and completed annually through 2028, the Finance Director will complete and present a balanced budget proposal to Town Council for approval.	Finance	15	☑ On Track	The 2027 budget preparation process was launched in April 2026. The preliminary proposed 2027 budget will be presented to the Town Council at the August 17 meeting
5	Beginning in December 2026 and annually through 2028, the Finance Department will complete an evaluation and present to Town Council and public recommendations for any adjustments to town water rates.	Finance	25	☑ On Track	Proposed water rate increases presented to Town Council in May 2026, additional options presented in June 2026.



STRATEGIC PRIORITIES PROGRESS SUMMARY - JUNE 2026

#	Strategic Objective	Department	% Complete	Trend	Accomplishments, Challenges, Emerging Opportunities and Next Steps
5	Beginning in December 2026 and annually through 2028, the Finance Department will complete an evaluation and present to Town Council and public recommendations for any adjustments to town water rates.	Finance	25	<input checked="" type="checkbox"/> On Track	Proposed water rate increases presented to Town Council in May 2026, additional options presented in June 2026.
6	Beginning in December 2026 and annually through 2028, the Finance Department will complete an evaluation and present to Town Council and public recommendations for any adjustments to town service fees.	Finance	25	<input checked="" type="checkbox"/> On Track	Initial fee study results presented to Town Council in June.
7	No later than December 2026, the Information Technology (IT) Department will complete a comprehensive assessment of the Town of Monument's technology environment and identify key actions for implementation and standardization to enhance IT security, reduce financial risk and support long-term fiscal	IT	70	<input checked="" type="checkbox"/> On Track	This is still on track with Pentest RFP to be completed by end of June. Recently completed Finance related Audit with Finance Department. Expect CJIS (Criminal Justice Information Services) audit sometime in 2026.
8	No later than December 2026, the Public Works Department will complete and implement preventative maintenance and asset replacement programs to include: A) Preventative maintenance programs for roads, parks and town facilities, B) Replacement programs for town vehicles and equipment	Public Works	80	<input checked="" type="checkbox"/> On Track	The teams have successfully implemented a comprehensive maintenance program across all departments, enabling regular inspections and the establishment of prioritized repair schedules. Additionally, the fleet team has developed and implemented a structured vehicle and equipment replacement program, ensuring assets are replaced at the appropriate time to maintain reliability, manage costs, and support operational efficiency.
9	No later than June 2026, the Town Manager will present a recommended option to Town Council for a long-term renewable town water supply.	Public Works	50	<input type="checkbox"/> At Risk	Several options have been presented to Council; however, analysis is still ongoing and not all options have been fully developed. It is recommended that this decision be deferred until January 2027 when additional data is available to support a more informed evaluation.
10	No later than December 2027, the Water Department will complete Phase I of a program to reduce water loss and extend the lifespan of the water system.	Public Works	10	<input checked="" type="checkbox"/> On Track	Investigating latest industry standards for reducing water loss extending the lifespan of the system.

STRATEGIC PRIORITIES PROGRESS SUMMARY

JUNE 2026

At Risk Objective

- FHS Objective #9 – No later than June 2026 Present a recommended option to TC for a long-term renewable town water supply.

Proposed

- Several options have been presented to Council; however, analysis is still ongoing and not all options have been fully developed. It is recommended that this decision be deferred until January 2027 when additional data is available to support a more informed evaluation.



STRATEGIC PRIORITIES PROGRESS SUMMARY

JUNE 2026

Priority SCE

STRENGTHEN COMMUNITY ENGAGEMENT

- Enhance community engagement, focused on strengthening communication and collaboration with Monument residents, neighboring communities and partners, and town administration.



STRATEGIC PRIORITIES PROGRESS SUMMARY - JUNE 2026

#	Strategic Objective	Department	% Complete	Trend	Accomplishments, Challenges, Emerging Opportunities and Next Steps
1	No later than June 2026, the Finance Director will complete and present options and recommendations for town expense reductions and revenue enhancements to the Citizens Service Levels Advisory Committee.	Finance	100	✓ Completed	Citizens Service Levels Advisory Committee has met monthly since its inception. Committee recommended paid parking at Monument Lake and increasing the Use Tax from 2% to 3.5%
2	No later than June 2026, the Police Department will formalize and launch a comprehensive community engagement strategy, to include the following elements and actions: <ul style="list-style-type: none"> • Expanded Community Resource Officer duties • Increased bike patrol activities and coverage • Consistent social media outreach • Dedicated School Resource Officer presence • Enhanced public dialogue and transparency through the Chief's Advisory Board 	Police	85	☑ On Track	The MPD command staff has drafted a detailed plan to accomplish all goals with a launch date at the end of June with the return of Lt. Mark Owens. Expanded CRO duties have already begun, increased bike patrols are planned for this summer, and consistent social media outreach is still in its infancy. Dedicated SRO presence is ongoing, and the Chief's Advisory Board continues to meet every quarter.
3	No later than June 2026 and June 2028, the Director of Administration, in coordination with the Town Clerk, will develop, organize and complete a Town Council Candidate Information Session for the 2026 and 2028 Elections.	Admin	40	☑ On Track	The 2026 session is scheduled for July 28, with nomination petition and FCPA presentations prepared. A Candidate & Election Resource Guide has been created as a handout for prospective candidates. The Town Manager and Planning Director have been invited to present, and a volunteer from the Town Council will be needed to provide a councilmember perspective. Feedback will be collected following the 2026 session to inform improvements for the 2028 session.
4	No later than December 2026 and annually through 2028, the Town Manager will develop and implement an updated Emergency Management Program, to include the following elements and actions: <ul style="list-style-type: none"> • Complete an update to the town Emergency Response and Continuity Plans • Initiate emergency preparedness training and exercises annually • Conduct public education and outreach on emergency preparedness • Build town emergency response capabilities, certifications and resources • Develop administrative and finance systems to manage disaster response and recovery 	Admin	40	☑ On Track	An agreement with PPOEM has been executed, and work on the plans is underway, with a targeted completion date of October 2026.



STRATEGIC PRIORITIES PROGRESS SUMMARY - JUNE 2026

#	Strategic Objective	Department	% Complete	Trend	Accomplishments, Challenges, Emerging Opportunities and Next Steps
5	No later than December 2026, the Public Works Department will launch a public information and education campaign about Town projects and maintenance programs.	Public Works	70	☑ On Track	Public Works is partnering with the Monument Fire Department to host a community “Touch-A-Truck” event designed to educate residents about the specialized equipment used in day-to-day municipal operations. This interactive event will provide attendees with the opportunity to explore Public Works and emergency response vehicles, meet staff, and gain a better understanding of the essential services we provide. As part of a broader public education initiative, Public Works staff will also share information about routine maintenance activities conducted throughout the Town, including street maintenance, snow and ice control, and parks maintenance.
6	No later than December 2027, the Town Records Manager will develop and implement a streamlined town-wide electronic records management system (ERMS) to include an online public access portal.	Admin	60	☑ On Track	All the components of a Records Management program exist in at least an initial form, if not a completed one. Major accomplishments include establishing and training Records Liaisons in each department, procuring and implementing Laserfiche, our Electronic Records Management system, and creating a new Public Records Portal in Laserfiche to replace the old Documents-on-Demand system. Ongoing efforts include creating and refining function-specific resources for each department that will help categorize and organize records. These efforts contribute to completing a full records inventory alongside cleanup and organization of backlogs of both physical and digital records. These ongoing areas also represent the greatest challenges, as new records are created every day, and the requirements of addressing or formalizing these tasks shift with every new change in staff, technology, or methodology.
7	No later than December of 2027, the Communications Specialist will develop and complete implementation of a comprehensive town-wide communications plan.	Admin	30	☑ On Track	The general research was the most difficult. Narrowing it down to what was best and most relevant to Monument. Next steps are to continue populating with plan details.
8	Beginning in July 2026 and biannually through 2028, the Water Department will provide an update presentation to the public on water testing and sampling program results, as well information on actions to maintain water quality.	Public Works	50	☑ On Track	Working on public facing presentations to be starting mid to late July.



STRATEGIC PRIORITIES PROGRESS SUMMARY

JUNE 2026

Priority ERD

ENABLE RESPONSIBLE COMMUNITY DEVELOPMENT

- Establish clear and accountable plans, processes and procedures that create positive conditions for responsible and enduring community development and growth.



STRATEGIC PRIORITIES PROGRESS SUMMARY - JUNE 2026

#	Strategic Objective	Department	% Complete	Trend	Accomplishments, Challenges, Emerging Opportunities and Next Steps
1	No later than January 2026 and continuing monthly through 2028, the Public Works Department will implement an updated Development Inspection Program.	Public Works	100	✓ Completed	The Public Works Department successfully implemented and has sustained this by establishing with the Town's engineer IMEG standardized inspection procedures, defining clear roles and responsibilities, and developing a structured schedule to ensure timely and regular oversight of development activities. Through ongoing monthly inspections, the Department has been able to proactively identify concerns, maintain compliance with standards and regulations, and support the orderly development of projects throughout the Town.
2	No later than December 2028, the Town Manager will develop, present and establish a comprehensive Economic Development Strategy, to include the following elements and actions: <ul style="list-style-type: none"> • Complete and adopt the Monument 2040 Comprehensive Plan • Update Town Codes related to business attraction, expansion and retention • Launch an economic development communications plan • Implement plans to identify grant opportunities for pre-identified initiatives 	Admin	65	☑ On Track	Despite delays caused by a funding gap, Monument 2040 Comprehensive Plan Update: Phase1 (Engagement and Access) and Phase 2 (Envision) were completed in May. Phase 3 (Implement), is underway. A draft planning document will be circulated for comment by mid-July, and a final document will be presented for approval by fall 2026. Once adopted, Staff will begin to work with Council and the Economic Development Committee (EDC) to recommended code amendments encouraging/supporting business attraction and retention. The Town Manager is working with the EDC to develop an ED Communications Plan. The Town Manager, Finance Department and Planning Department continue to identify grant opportunities identified by Monument 2040, EDC and CSLAC.
3	No later than December 2028, the Public Works Department will improve operations and maintenance facilities, to include: <ul style="list-style-type: none"> • Completion of a multi-use storage garage for water and public works assets • Integrate garage with vehicle maintenance, inventory, and emergency response needs • Seek Capital Improvement Plan allocation for construction and energy upgrades 	Public Works	30	☑ On Track	Public Works is making steady progress on the development of the new site, which will include a storage garage, a salt/sand dome, and designated landscape material storage areas. The project is anticipated to go out for bid in mid- to late summer, with construction tentatively scheduled to begin in early fall. Once completed, the new garage will be used to store infrequently used equipment, helping to free up space at the existing Public Works facility. This will give the mechanics the room they need when servicing vehicles and equipment. Additionally, the inclusion of a salt/sand dome at the new site will improve snow removal operations by eliminating the need for trucks to travel across town for refilling, resulting in more efficient and timely service.



STRATEGIC PRIORITIES PROGRESS SUMMARY - JUNE 2026

#	Strategic Objective	Department	% Complete	Trend	Accomplishments, Challenges, Emerging Opportunities and Next Steps
4	No later than December 2028, the Town Clerk will develop, initiate and fully implement a Business Outreach and Licensing Compliance Program, and report progress and recommendations annually to Town Council.	Admin	20	<input checked="" type="checkbox"/> On Track	The business outreach program is underway through site visits conducted by the Monument Economic Development Committee, alongside quarterly updates to the town's online business directory to include new brick-and-mortar and home-based businesses. A strengthened compliance approach is being implemented through stricter application reviews and a phased, quarterly monitoring plan that divides the town into four sections to track new businesses and ensure existing businesses maintain current licenses. A key opportunity includes updating and reinstating a comprehensive information packet for new business owners, covering contacts, grant programs, and licensing resources. Next steps focus on completing the directory updates, launching the monitoring process, and finalizing materials for use by the outreach committee.



STRATEGIC PRIORITIES PROGRESS SUMMARY

JUNE 2026

Priority PWC

REINFORCE A POSITIVE WORK CULTURE

- Continue to promote a positive and professional work culture within the town administration that attracts and retains top talent and further enhances the high-quality services provided to the Monument community.



STRATEGIC PRIORITIES PROGRESS SUMMARY - JUNE 2026

#	Strategic Objective	Department	% Complete	Trend	Accomplishments, Challenges, Emerging Opportunities and Next Steps
1	Beginning in March and September of 2026 and annually through 2028, the Human Resources Manager will complete an employee survey and present results and recommendations to the Town Manager and Town Council.	Finance	15	☑ On Track	Each Employee survey is sent via our HRIS in March and September. We have completed March 2026 with a presentation in the following month. The next Survey will be launched September 2nd.
2	No later than May 2026, the Public Works Department will complete crosstraining of public works staff to ensure redundancy and enhance employee skills and experience in the following areas: <ul style="list-style-type: none"> • Water breaks • Snow removal • Street patching 	Public Works	33	☑ On Track	The Public Works team successfully implemented cross-training for snow removal operations during the winter season by integrating Water Department staff with the Streets and Parks teams. Due to the unpredictable nature of water main breaks, formal cross-training in this area has not yet been fully realized. However, plans are in place to expand training opportunities, enabling Streets and Parks personnel to assist more effectively during these emergency repairs. Following water main break incidents, crews will work together on the street patching.
3	No later than December 2026, the Information Technology Department will develop and present a policy for Town Council approval on artificial intelligence (AI) utilization.	IT	100	✓ Completed	Completed AI Workshop with Council in April. Present Resolution 34-2026 to Council on the May 18th Council Meeting. Resolution was approved. Implementation and training has started. Caveat, Town Manager requested quote and implementation of Licensed version of Microsoft Copilot for 16 identified leadership and admin team. Quote received from EnvisionIT. Madeline, Will and Chief Regan will receive full license on 6/15. All others identified will have the full license active license on July 6th
4	No later than December 2026 and annually through 2028, the Human Resources Manager will propose updates to town employee positions and pay plans, and include findings and recommendations as part of the annual balanced budget proposal to Town Council.	Finance	40	☑ On Track	Updates to positions, pay plans are made with the mid year updated budget as well as in the 2027 budget.



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5	No later than December 2026 and annually through 2028, the Human Resources Manager will complete and present to Town Council for approval an update of the Town Employee Handbook.	Finance	50	☑ On Track	Review process of current Handbook started, on track to bring any revisions prior to December of 2026
6	No later than December 2026 and annually through 2028, the Human Resources Manager will complete and present for approval by the Town Manager a Supervisor Procedural Handbook and Training Paths Outline.	Finance	60	☑ On Track	First edition of the Supervisor procedural manual (Supervisor Standards and Guidelines) completed. Workshops around the topics covered are to start in July. Training Paths for positions is being worked on.
7	No later than December 2026 and updated annually through 2028, the Police Department will complete and launch a Leadership Development Plan for department officers to include: <ul style="list-style-type: none"> • Departmental policy for standardized training classes by officer rank • Developmental roadmaps and career enhancement plans for all officers 	Police	40	☑ On Track	This is ongoing; however, with the recent promotion of Sergeant Josh Teeple, the MPD will launch its newly created Sergeant Training Program this month (June).
8	No later than December 2028, the Police Department will complete requirements and successfully attain Colorado accreditation through CACP (Colorado Association Chiefs of Police).	Police	10	☑ On Track	With the realignment of the Court function and by bolstering Records staffing, select personnel will be able to focus on accreditation efforts. We are also budgeting for PowerDMS (a police policy and procedure program) which will be required for accreditation.



TOWN OF MONUMENT STRATEGIC PLAN 2026-2030

STRATEGIC PRIORITIES PROGRESS SUMMARY – JUNE 2026

PROGRESS BY STRATEGIC PRIORITY	
Priority	Objectives
FHS - Financial Health & Sustainability	9
SCE - Community Engagement	8
ERD - Responsible Development	4
PWC - Positive Work Culture	8
TOTAL / OVERALL	29

PROGRESS BY DEPARTMENT	
Department	Objectives
Finance (incl. HR)	11
Administration	6
Information Technology	2
Police	3
Public Works	7

KEY ACCOMPLISHMENTS (COMPLETED OBJECTIVES)	
Priority	Department
SCE	Finance
ERD	Public Works
PWC	IT

ITEMS AT RISK OR NEEDING ATTENTION	
Priority	Department
FHS	Public Works

TOTAL OBJECTIVES	OVERALL PROGRESS
29	48%

Avg Progress	Status
36%	⚠ In Progress
59%	✓ On Track
54%	✓ On Track
44%	✓ On Track
48%	✓ On Track

STATUS BREAKDOWN	
Status	FHS
✓ Completed	0
✓ On Track	8
⚠ At Risk	1
✗ Behind	0
Needs Status Update	0

Avg Progress	Completed
21%	1
43%	0
85%	1
55%	0
56%	1

KEY UPCOMING MILESTONES	
Timeframe	Department
Jul-26	Finance
Jul-26	Admin
Aug-26	Finance
Fall 2026	Admin
Dec-26	Finance

Objective Summary	% Complete
Citizens Service Le	100%
Updated Development	100%
AI Utilization Poli	100%

Objective Summary	% Complete
Long-term renewable	50%

COMPLETED 3	NEED STATUS 0
-----------------------	-------------------------

SCE	ERD+PWC
1	2
7	10
0	0
0	0
0	0

Milestone	Priority
2025 Audit Report to Council (July 20)	FHS
Council Candidate Info Session (July 28)	SCE
Preliminary 2027 Budget to Council (Aug)	FHS
Monument 2040 Comp Plan for approval	ERD
Capital Improvement Plan to Council	FHS



TOWN OF MONUMENT STRATEGIC PLAN 2026-2028

STRATEGIC PRIORITIES PROGRESS REPORT

(JUNE 2026)

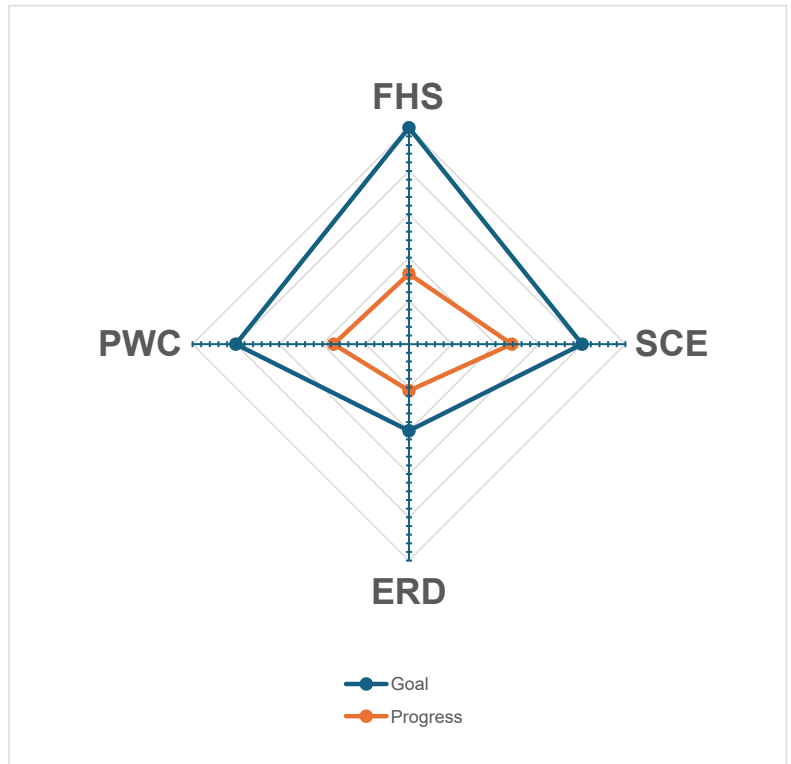
#VALUE!

FHS ENSURE LONG TERM FINANCIAL HEALTH AND SUSTAINABILITY: Take steps to support long-range financial health, forecasting and sustainability to ensure efficient and resilient town services and invest in the Monument community.

SCE STRENGTHEN COMMUNITY ENGAGEMENT: Enhance community engagement, focused on strengthening communication and collaboration with Monument residents, neighboring communities and partners, and town administration.

ERD ENABLE RESPONSIBLE COMMUNITY DEVELOPMENT: Establish clear and accountable plans, processes and procedures that create positive conditions for responsible and enduring community development and growth.

PWC REINFORCE A POSITIVE WORK CULTURE: Continue to promote a positive and professional work culture within the town administration that attracts and retains top talent and further enhances the high-quality services provided to the Monument community.



EXECUTIVE SUMMARY - JUNE 2026

The Town of Monument Strategic Plan 2026-2028 continues to progress across all four strategic priorities. As of June 2026, the town has achieved key milestones while maintaining momentum on ongoing initiatives. One item requires Council attention.

OVERALL PROGRESS:

- 29 strategic objectives across 4 priorities
- 3 objectives completed (100%)
- 25 objectives on track
- 1 objective at risk requiring attention

KEY ACCOMPLISHMENTS THIS PERIOD:

- ✓ AI Utilization Policy approved (Resolution 34-2026) - IT
- ✓ Citizens Service Levels Advisory Committee completed recommendations - Finance
- ✓ Development Inspection Program successfully launched - Public Works

ITEM REQUIRING ATTENTION:

- ▲ FHS #9 - Long Term Resilient Water Supply (50% complete - At Risk)

FHS ENSURE LONG TERM FINANCIAL HEALTH AND SUSTAINABILITY: Take steps to support long-range financial health, forecasting and sustainability to ensure efficient and resilient town services and invest in the Monument Community. note - green cells can be changed, others should not be modified.

#	Strategic Objective	Department	% Complete	Trend	Accomplishments, Challenges, Emerging Opportunities and Next Steps
1	Beginning in June 2026 and annually through 2028, the Finance Department will complete an independent financial audit and report results of the audit to Town Council and the public.	Finance	20	✓ On Track	The 2025 Audit was initiated in February and was completed in June. The Final Audit Report will be presented to the Town Council at the July 20, 2026 meeting.
2	Beginning in September 2026 and updated annually through 2028, the Finance Department will develop and present to Town Council for approval a Long Range Financial Forecast.	Finance	20	✓ On Track	A Long Range Financial Forecast was presented to the Town Council on June 1, 2026 along with the Amended 2026 Budget.
3	Beginning in December 2026 and updated annually through 2028, the Finance Department will develop and present to Town Council for approval a 5-year long-range Capital Improvement Plan.	Finance	20	✓ On Track	Work is underway developing the Capital Improvement Plan.
4	Beginning in December 2026 and completed annually through 2028, the Finance Director will complete and present a balanced budget proposal to Town Council for approval.	Finance	15	✓ On Track	The 2027 budget preparation process was launched in April 2026. The preliminary proposed 2027 budget will be presented to the Town Council at the August 17 meeting
5	Beginning in December 2026 and annually through 2028, the Finance Department will complete an evaluation and present to Town Council and public recommendations for any adjustments to town water rates.	Finance	25	✓ On Track	Proposed water rate increases presented to Town Council in May 2026, additional options presented in June 2026.
6	Beginning in December 2026 and annually through 2028, the Finance Department will complete an evaluation and present to Town Council and public recommendations for any adjustments to town service fees.	Finance	25	✓ On Track	Initial fee study results presented to Town Council in June.
7	No later than December 2026, the Information Technology (IT) Department will complete a comprehensive assessment of the Town of Monument's technology environment and identify key actions for implementation and standardization to enhance IT security, reduce financial risk and support long-term fiscal sustainability.	IT	70	✓ On Track	This is still on track with Pentest RFP to be completed by end of June. Recently completed Finance related Audit with Finance Department. Expect CJIS (Criminal Justice Information Services) audit sometime in 2026.
8	No later than December 2026, the Public Works Department will complete and implement preventative maintenance and asset replacement programs to include: A) Preventative maintenance programs for roads, parks and town facilities, B) Replacement programs for town vehicles and equipment	Public Works	80	✓ On Track	The teams have successfully implemented a comprehensive maintenance program across all departments, enabling regular inspections and the establishment of prioritized repair schedules. Additionally, the fleet team has developed and implemented a structured vehicle and equipment replacement program, ensuring assets are replaced at the appropriate time to maintain reliability, manage
9	No later than June 2026, the Town Manager will present a recommended option to Town Council for a long-term renewable town water supply.	Public Works	50	⚠ At Risk	Several options have been presented to Council; however, analysis is still ongoing and not all options have been fully developed. It is recommended that this decision be deferred until January 2027 when additional data is available to support a more informed evaluation.
10	No later than December 2027, the Water Department will complete Phase I of a program to reduce water loss and extend the lifespan of the water system.	Public Works	10	✓ On Track	Investigating latest industry standards for reducing water loss extending the lifespan of the system.

SCE STRENGTHEN COMMUNITY ENGAGEMENT: Enhance community engagement, focused on strengthening communication and collaboration with Monument residents, neighboring communities and partners, and town administration. note – green cells can be changed, others should not be modified.

#	Strategic Objective	Department	% Complete	Trend	Accomplishments, Challenges, Emerging Opportunities and Next Steps
1	No later than June 2026, the Finance Director will complete and present options and recommendations for town expense reductions and revenue enhancements to the Citizens Service Levels Advisory Committee.	Finance	100	✓ Completed	Citizens Service Levels Advisory Committee has met monthly since its inception. Committee recommended paid parking at Monument Lake and increasing the Use Tax from 2% to 3.5%
2	No later than June 2026, the Police Department will formalize and launch a comprehensive community engagement strategy, to include the following elements and actions: <ul style="list-style-type: none"> • Expanded Community Resource Officer duties • Increased bike patrol activities and coverage • Consistent social media outreach • Dedicated School Resource Officer presence • Enhanced public dialogue and transparency through the Chief’s Advisory Board 	Police	85	✓ On Track	The MPD command staff has drafted a detailed plan to accomplish all goals with a launch date at the end of June with the return of Lt. Mark Owens. Expanded CRO duties have already begun, increased bike patrols are planned for this summer, and consistent social media outreach is still in its infancy. Dedicated SRO presence is ongoing, and the Chief’s Advisory Board continues to meet every quarter.
3	No later than June 2026 and June 2028, the Director of Administration, in coordination with the Town Clerk, will develop, organize and complete a Town Council Candidate Information Session for the 2026 and 2028 Elections.	Admin	40	✓ On Track	The 2026 session is scheduled for July 28, with nomination petition and FCPA presentations prepared. A Candidate & Election Resource Guide has been created as a handout for prospective candidates. The Town Manager and Planning Director have been invited to present, and a volunteer from the Town Council will be needed to provide a councilmember perspective. Feedback will be collected following the 2026 session to inform improvements for the 2028 session.
4	No later than December 2026 and annually through 2028, the Town Manager will develop and implement an updated Emergency Management Program, to include the following elements and actions: <ul style="list-style-type: none"> • Complete an update to the town Emergency Response and Continuity Plans • Initiate emergency preparedness training and exercises annually • Conduct public education and outreach on emergency preparedness • Build town emergency response capabilities, certifications and resources • Develop administrative and finance systems to manage disaster response and recovery 	Admin	40	✓ On Track	An agreement with PPOEM has been executed, and work on the plans is underway, with a targeted completion date of October 2026.
5	No later than December 2026, the Public Works Department will launch a public information and education campaign about Town projects and maintenance programs.	Public Works	70	✓ On Track	Public Works is partnering with the Monument Fire Department to host a community “Touch-A-Truck” event designed to educate residents about the specialized equipment used in day-to-day municipal operations. This interactive event will provide attendees with the opportunity to explore Public Works and emergency response vehicles, meet staff, and gain a better understanding of the essential services we provide. As part of a broader public education initiative, Public Works staff will also share information about routine maintenance activities conducted throughout the Town, including street maintenance, snow and ice control, and parks maintenance.
6	No later than December 2027, the Town Records Manager will develop and implement a streamlined town-wide electronic records management system (ERMS) to include an online public access portal.	Admin	60	✓ On Track	All the components of a Records Management program exist in at least an initial form, if not a completed one. Major accomplishments include establishing and training Records Liaisons in each department, procuring and implementing Laserfiche, our Electronic Records Management system, and creating a new Public Records Portal in Laserfiche to replace the old Documents-on-Demand system. Ongoing efforts include creating and refining function-specific resources for each department that will help categorize and organize records. These efforts contribute to completing a full records inventory alongside cleanup and organization of backlogs of both physical and digital records. These ongoing areas also represent the greatest challenges, as new records are created every day, and the requirements of addressing or formalizing these tasks shift with every new change in staff, technology, or methodology.
7	No later than December of 2027, the Communications Specialist will develop and complete implementation of a comprehensive town-wide communications plan.	Admin	30	✓ On Track	The general research was the most difficult. Narrowing it down to what was best and most relevant to Monument. Next steps are to continue populating with plan details.
8	Beginning in July 2026 and biannually through 2028, the Water Department will provide an update presentation to the public on water testing and sampling program results, as well information on actions to maintain water quality.	Public Works	50	✓ On Track	Working on public facing presentations to be starting mid to late July.

ERD ENABLE RESPONSIBLE COMMUNITY DEVELOPMENT: Establish clear and accountable plans, processes and procedures that create positive conditions for responsible and enduring community development and growth. note - green cells can be changed, others should not be modified.

#	Strategic Objective	Department	% Complete	Trend	Accomplishments, Challenges, Emerging Opportunities and Next Steps
1	No later than January 2026 and continuing monthly through 2028, the Public Works Department will implement an updated Development Inspection Program.	Public Works	100	✓ Completed	The Public Works Department successfully implemented and has sustained this by establishing with the Town's engineer IMEG standardized inspection procedures, defining clear roles and responsibilities, and developing a structured schedule to ensure timely and regular oversight of development activities. Through ongoing monthly inspections, the Department has been able to proactively identify concerns, maintain compliance with standards and regulations, and support the orderly development of projects throughout the Town.
2	No later than December 2028, the Town Manager will develop, present and establish a comprehensive Economic Development Strategy, to include the following elements and actions: <ul style="list-style-type: none"> • Complete and adopt the Monument 2040 Comprehensive Plan • Update Town Codes related to business attraction, expansion and retention • Launch an economic development communications plan • Implement plans to identify grant opportunities for pre-identified initiatives 	Admin	65	✓ On Track	Despite delays caused by a funding gap, Monument 2040 Comprehensive Plan Update: Phase 1 (Engagement and Access) and Phase 2 (Envision) were completed in May. Phase 3 (Implement), is underway. A draft planning document will be circulated for comment by mid-July, and a final document will be presented for approval by fall 2026. Once adopted, Staff will begin to work with Council and the Economic Development Committee (EDC) to recommended code amendments encouraging/supporting business attraction and retention. The Town Manager is working with the EDC to develop an ED Communications Plan. The Town Manager, Finance Department and Planning Department continue to identify grant opportunities identified by Monument 2040, EDC and CSLAC.
3	No later than December 2028, the Public Works Department will improve operations and maintenance facilities, to include: <ul style="list-style-type: none"> • Completion of a multi-use storage garage for water and public works assets • Integrate garage with vehicle maintenance, inventory, and emergency response needs • Seek Capital Improvement Plan allocation for construction and energy upgrades 	Public Works	30	✓ On Track	Public Works is making steady progress on the development of the new site, which will include a storage garage, a salt/sand dome, and designated landscape material storage areas. The project is anticipated to go out for bid in mid- to late summer, with construction tentatively scheduled to begin in early fall. Once completed, the new garage will be used to store infrequently used equipment, helping to free up space at the existing Public Works facility. This will give the mechanics the room they need when servicing vehicles and equipment. Additionally, the inclusion of a salt/sand dome at the new site will improve snow removal operations by eliminating the need for trucks to travel across town for refilling, resulting in more efficient and timely service.
4	No later than December 2028, the Town Clerk will develop, initiate and fully implement a Business Outreach and Licensing Compliance Program, and report progress and recommendations annually to Town Council.	Admin	20	✓ On Track	The business outreach program is underway through site visits conducted by the Monument Economic Development Committee, alongside quarterly updates to the town's online business directory to include new brick-and-mortar and home-based businesses. A strengthened compliance approach is being implemented through stricter application reviews and a phased, quarterly monitoring plan that divides the town into four sections to track new businesses and ensure existing businesses maintain current licenses. A key opportunity includes updating and reinstating a comprehensive information packet for new business owners, covering contacts, grant programs, and licensing resources. Next steps focus on completing the directory updates, launching the monitoring process, and finalizing materials for use by the outreach committee.

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Proposed Water Rate Increases Follow-Up

TOWN COUNCIL
JULY 6, 2026

Overview

- Sources of funding for Water operations, maintenance, capital and system expansion
- Water Rate Study conducted
- Proposed Water Rate increases presented to Council on May 4, 2026
 - Council requested:
 - Additional options based on water usage
 - Add sewer fee to comparison chart
 - Compare rates to neighboring districts

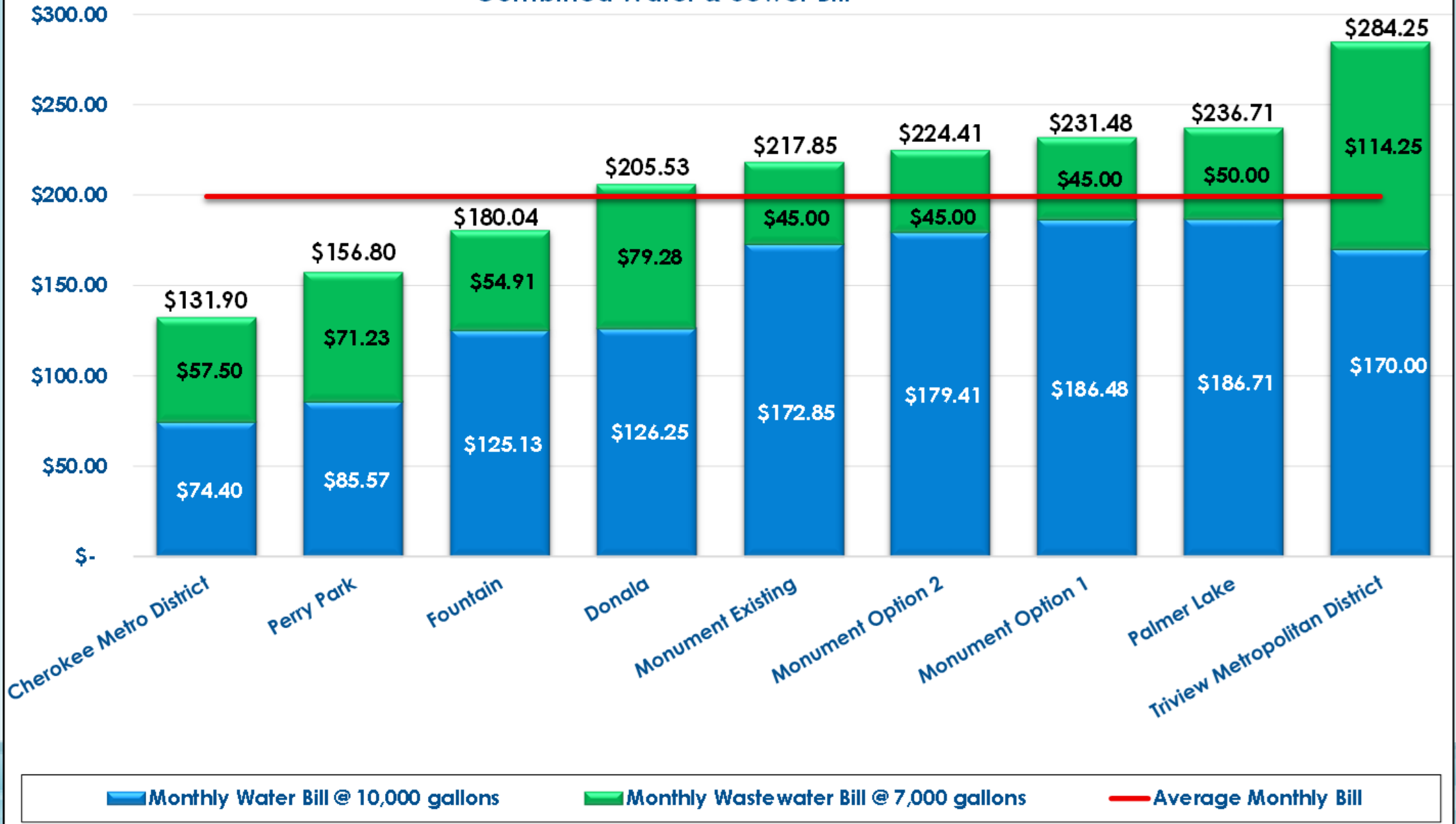
Water Enterprise Fund

- Water Fund is intended to be self supporting
 - Operations
 - Maintenance
 - Capital Outlay/Projects
- Water Rate Study conducted in 2015
- Water Rates increased by 5% each year 2016-2020
- No rate increases 2020-2025

2025 Water Rate Study – Status Quo

	2026	2027	2028	2029	2030
Beginning Fund Balance	\$9,698,000	\$6,764,000	\$4,103,000	\$1,703,000	(\$246,000)
Revenue	\$4,555,000	\$4,500,000	\$4,467,000	\$4,443,000	\$4,463,000
Expenditures	\$7,489,000	\$7,161,000	\$6,867,000	\$6,392,000	\$7,227,000
Ending Fund Balance	\$6,764,000	\$4,103,000	\$1,703,000	(\$246,000)	(\$3,010,000)

Neighboring Utility Comparison Combined Water & Sewer Bill



2025 Water Rate Study – Presented to Town Council

1,572 residential customers

205 commercial

Average Monthly Residential

Customer Utility Bill = \$96.35

Original rate increase recommendation:

Annual 10% Rate Increase – Residential Customer

2025	2026	2027	2028	2029	2030
\$96.35	\$105.97	\$116.57	\$128.22	\$141.04	\$155.15

2025 Water Rate Study

Average Monthly Residential
Customer Utility Bill = \$96.35

Different rate increases based on usage for both residential and commercial – Option 1

Residential

Usage	Increase
0-3,000 gallons*	0%
3,001-12,000 gallons	12%
12,001-24,000 gallons	10%
Above 24,000 gallons	11%

Commercial

Usage	Increase
0-3,000 gallons*	0%
3,001-12,000 gallons	8%
12,001-24,000 gallons	8%
Above 24,000 gallons	8%

* All customers are eligible for the 0% rate increase; Average usage is 5,500 gallons per month

2025 Water Rate Study

Average Monthly Residential
Customer Utility Bill = \$96.35

Graduated rate increases based on usage for both residential and commercial – Option 2

Usage	Increase
0-3,000 gallons*	0%
3,001-24,000 gallons	10%
Above 24,000 gallons	15%

* All customers are eligible for the 0% rate increase; Average usage is 5,500 gallons per month

2025 Water Rate Study – Estimated Revenue for all Three Scenarios

	2026	2027	2028	2029	2030
Beginning Fund Balance	\$9,698,000	\$6,901,000	\$4,654,000	\$2,985,000	\$2,128,000
Revenue	\$4,692,000	\$4,914,000	\$5,198,000	\$5,535,000	\$5,918,000
Expenditures	\$7,489,000	\$7,161,000	\$6,867,000	\$6,392,000	\$7,227,000
Ending Fund Balance	\$6,901,000	\$4,654,000	\$2,985,000	\$2,128,000	\$819,000

Next Steps:

- Staff recommendation = Option 2
- Council to:
 - Consider rate increase options
 - Provide direction to staff
- Staff to:
 - Finalize rate study
 - Prepare resolution to increase water rates
 - Review water revenue in 2027 to ensure adequate funding



MEMORANDUM

TO: The Mayor and Town Council
FROM: Jennifer Phillips, Finance Director
DATE: July 6, 2026
RE: Approval of the LOOP Water Authority Invoice in the amount of \$219,815.00

BACKGROUND:

Beginning in 2022, the Town of Monument has been actively participating in the LOOP Water Authority to discuss the feasibility of a regional water system with the goals of reusing water, repurposing existing water infrastructure and reducing the region's reliance on non-renewable Denver Basin groundwater.

To date, the Town has paid a total of \$357,143 to participate in this regional effort which has funded the initial planning phases of a feasibility study. The Town's 2026 LOOP Water Authority member contribution totals \$439,630 which is budgeted in the Adopted 2026 Budget using 2A Water and Infrastructure Funds.

The LOOP Water Authority has recently hired an executive director, and it is anticipated that plans for the project will be at 60% completion before the end of the year. This is a major decision milestone for all the agencies involved and will provide the necessary information to make an informed decision in early 2027 if the project is feasible.

DISCUSSION

The Town has been actively engaged in exploring a variety of reuse and renewal water projects, with the vision of reducing reliance on the Denver Basin and securing water for future generations. All options being explored, including the LOOP Water Authority project, have benefits and drawbacks along with cost implications for the Town and water rate payers and therefore are being carefully considered.

With approval of the LOOP Water Authority invoice, the Town Council affirms its continued involvement in the LOOP Water Authority exploration and feasibility phase of the project. Exploratory work will continue on other projects, with more information being brought to the Town Council in the near future.

RECOMMENDATION: Staff recommend continuing to participate in the LOOP Water Authority through 2026 and approving the 50% member funding contribution in the amount of \$219,815.00

THE LOOP WATER AUTHORITY c/o FROMM & COMPANY, LLC PO Box 630588 Highlands Ranch, CO 80163 (303) 912-8401 Please note that we have updated our Address		INVOICE NO. TOM-2026-1
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Town of Monument
Attn: Tom Tharnish
645 Beacon Lite Rd.
Monument, CO 80132

DUE DATE	AMOUNT DUE
7/10/2026	\$ 219,815.00

INVOICE NO.	DATE INVOICE MAILED	INVOICE AMOUNT
TOM-2026-1	6/24/2026	\$ 219,815.00
DESCRIPTION		NET AMOUNT
2026- 50% MEMBER FUNDING CONTRIBUTION		\$ 219,815.00
TOTAL 2026 CONTRIBUTION: \$439,630		
TOTAL AMOUNT DUE BY:		7/10/2026 \$ 219,815.00

Loop Water Authority



MEMORANDUM

TO: The Honorable Mayor and Town Council
FROM: Jenna Gorney, Senior Planner
DATE: July 6, 2026
SUBJECT: Ordinance No. 15-2026 - An Ordinance Granting Approval of the Falcon Commerce Center Phase 2 Preliminary PUD Plan Major Amendment, located in the south 43 acres of Falcon Commerce Center [Public Hearing]

Ordinance No. 16-2026 – An Ordinance Granting Approval of the Santa Fe Meadows Final PUD Plan, located in the south 43 acres of Falcon Commerce Center [Public Hearing]

BACKGROUND.

The Applicant, Elite Properties LLC (AKA Classic Homes), is requesting approval of a Major Amendment to the Preliminary Planned Unit Development (PPUDMA) for Falcon Commerce Center Phase 2 and approval of a Final PUD (FPUD) for Santa Fe Meadows in Area D of the Falcon Commerce Center. Area D (the “Subject Property”) is approximately 42.66 acres located at the south end of Terrazzo Drive in the Falcon Commerce Center, adjacent to the Santa Fe Trail and the United States Air Force Academy.

Development of the Subject Property is currently governed by the terms established by [Resolution No. 56-2022](#), a resolution approving a Preliminary PUD (PPUD) for Falcon Commerce Center Phase 2. Under the provisions of the aforementioned PPUD, the Subject Property is approved for 500 residential units or 205,840 sf of non-residential uses. The proposed development will contain 59% or 295 less residential units, thus requiring the Applicant to request PPUDMA and FPUD Approval under the Town’s Land Use provisions for PUD Amendments ([Sec 18.03.470](#)).

On June 10, 2026, the Planning Commission held public hearings for both requests and unanimously recommended approval for both requests. A copy of the Staff Report to Planning Commission and the draft June 10 Planning Commission meeting minutes are attached with this transmittal.

DETAILS.

The Santa Fe Meadows Final PUD Plan includes the development of a 205-lot residential community on approximately 42.67 acres, consisting of 135 single-family detached homes and 70 townhome units. Compared to previous approvals, the plan significantly reduces residential density by approximately 59 percent, resulting in lower traffic generation and a

reduced overall development intensity while maintaining compliance with all applicable zoning and development standards. The community is designed to provide a diverse range of housing options and incorporates neighborhood parks, open space amenities, and trail connections to the regional Santa Fe Trail system. Utilizing existing infrastructure and adhering to Town design and development requirements, the Final PUD Plan is consistent with the approved Preliminary PUD, satisfies all applicable review criteria, and provides a compatible, high-quality residential component within the larger mixed-use Falcon Commerce Center development.

The development was reviewed and considered by the Town engineer and the Town's referral agencies and partners, including Monument Fire District, Forest Lakes Metropolitan District, School District 38, and the United States Air Force Academy. All concerns expressed, including potential noise impacts by area USAFA training activities, were addressed by the Applicant during this review and confirmed during the Planning Commission public hearing on June 10, 2026 (see June 10, 2026, PC Staff Report).

FINDINGS OF FACT.

On June 10, 2026, the Planning Commission held public hearings for both requests and unanimously recommended approval for both requests based on the following Findings of Fact:

1. The proposed Major Amendment to the Falcon Commerce Center Phase 2 Preliminary Planned Unit Development will not adversely affect the quality, character, or long-term development vision of Area D or the overall Falcon Commerce Center Phase 2 PUD. Rather, the amendment reduces residential density and transitions the approved housing mix from multifamily to single-family attached and detached residential development. This change decreases anticipated traffic generation, lowers overall development intensity, and provides housing opportunities that are more responsive to current market demands within the Town of Monument. The proposed amendment remains compatible with surrounding land uses and continues to support the goals and objectives established for the Falcon Commerce Center development.
2. The proposed Final Planned Unit Development (PUD) Plan for Santa Fe Meadows meets the applicable review criteria set forth in Section 18.03.460(D) of the Land Development Code and is consistent with the approved Preliminary PUD. The plan demonstrates compliance with applicable development standards and provides for orderly, coordinated development that is compatible with surrounding land uses and supported by adequate public infrastructure and services.

SUGGESTION ACTION 1.

I move to **ADOPT/DENY** Ordinance No.15-2026, an Ordinance granting approval of the Falcon Commerce Center Phase 2 Preliminary Plan Major Amendment, located in the south 43 acres of Falcon Commerce Center – Area D, supported by the attached and linked exhibits together with the Findings of Fact provided in the Staff Report.

SUGGESTED ACTION 2.

I move to **ADOPT/DENY** Ordinance No. 16-2026, an ordinance granting approval of the Final Planned Unit Development Plan for Santa Fe Meadows, located in the south 43 acres of Falcon Commerce Center, supported by the attached and linked exhibits together with the Findings of Fact provided in the Staff Report, subject to the following conditions:

1. Approval of the Final PUD Plan for Santa Fe Meadows is contingent upon Town Council approval of the proposed Major PUD Amendment for Falcon Commerce Center Phase 2 Preliminary PUD.
2. Submittal of the Final Plat application materials for the Santa Fe Meadows Final PUD shall include a geotechnical report in order to address the presence of shallow groundwater in proximity to the proposed detention ponds.

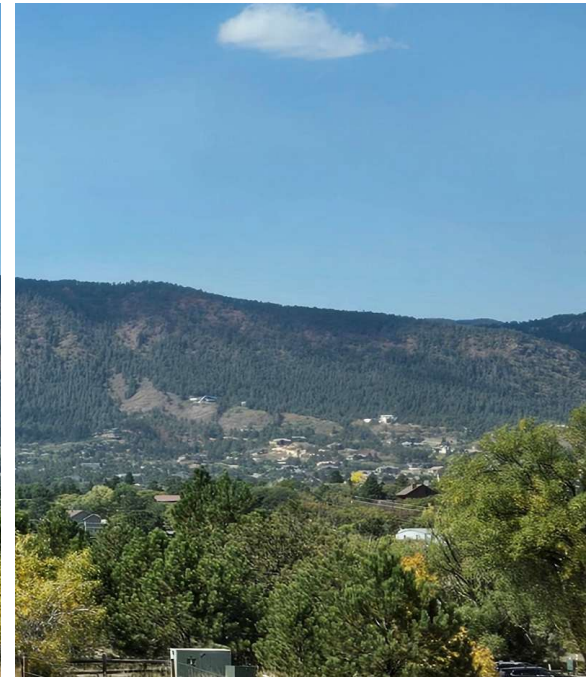
ATTACHMENTS AND LINKED DOCUMENTS.

1. Staff Presentation
2. Applicant Narrative [\[link\]](#)
1. Falcon Commerce Center Preliminary PUD Major Amendment, prepared by A. Roman, N.E.S. Inc., dated 02/04/2026 (clouded) [\[link\]](#), (unclouded) [\[link\]](#)
2. Falcon Commerce Center Preliminary PUD Plan, prepared by N.E.S. Inc., recorded 08/16/2022 [\[link\]](#)
3. Santa Fe Meadows Final PUD Plan, prepared by A. Roman, N.E.S. Inc., dated 06/10/2026 [\[link\]](#)
4. Planning Commission Staff Report, dated June 10, 2026 [\[link\]](#)
5. Draft Planning Commission Minutes, dated June 10, 2026 [\[link\]](#)
6. Ordinance No.15-2026, An Ordinance granting approval of the Falcon Commerce Center Phase 2 Preliminary Plan Major Amendment
7. Ordinance No.16-2026, An Ordinance granting approval of the Final PUD Plan for Santa Fe Meadows

Santa Fe Meadows Major PUD Amendment & Final PUD Plan

Staff Presentation

Town Council Meeting – 7/6/2026



INTRODUCTION

The applicant, Elite Properties of America LLC, requests approval of a Major Planned Unit Development (PUD) Amendment for Falcon Commerce Center Phase 2 and a Final PUD Plan for Santa Fe Meadows.

The amendment revises Area D to allow both detached and attached single-family uses instead of multifamily, and a density reduction of 59% representing a shift toward a mix of for-sale housing. This change maintains the overall PUD framework while increasing flexibility and supporting lower-density development.

The Santa Fe Meadows Final PUD Plan proposes a 205-lot residential community on 42.67 acres, including 135 single-family homes and 70.



PUBLIC HEARING NOTICE



**Santa Fe Meadows
Major PUD Amendment &
Final PUD Plan**
File Number: 26MON-SPUD00001
File Number: 26MON-PUDA00002

AFFIDAVIT – MAILING

Final PUD Amendment & Final PUD Plan

I, Andrea Roman, (print name) as the owner authorized agent, (check one) for the property located at property schedule number(s) 7136004006, in the Town of Monument, El Paso County, Colorado do hereby attest that I reviewed the records of the El Paso County Assessor on the day of May 26, 2026, and have sent letters via first class U.S. mail to the owners of record for the properties within 500-feet of the perimeter property line of the proposed Final PUD Plan for Karl Malone Powersports, giving notice of forthcoming public hearings for Planning Commission on **June 10, 2026** and Town Council on **July 6, 2026** in compliance with Town Code Section 18.01.260-Public notice requirements., F. Mailed notice, on May 26, 2026, which is at least 15 days prior to the date of the hearings.

Signed: AR
Print Name: Andrea Roman
Owner/Authorized Agent (circle one)
State of, Colorado
County of: El Paso County

Sworn and subscribed to before me, a Notary Public, by Andrea Roman, this 26th day of 2026, who is either personally known to me or who has produced _____ as identification.

My Commission Expires: September 15, 2026

Notary Public for the State of Colorado, County of El Paso

Print Name: Gwendolyn Dowd Egbert GDE

**GWENDOLYN DOWD EGBERT
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19954016648
MY COMMISSION EXPIRES SEPTEMBER 15, 2026**



**Santa Fe Meadows
Major PUD Amendment &
Final PUD Plan**
File Number: 26MON-SPUD00001
File Number: 26MON-PUDA00002

**AFFIDAVIT – POSTED NOTICE
Major PUD Amendment & Final PUD Plan**

I, ANDREW NETTER, (print name) as the owner authorized agent, (check one) for the property located at property schedule number 7136004006, in the Town of Monument, El Paso County, Colorado do hereby attest that I installed, ONE sign along Terrazzo Drive, facing out to traffic, in compliance with Town Code Section 18.01.260-Public notice requirements., E. Posted Notice. On 05/22/2026 (month/day), 2026, which is at least 15 days prior to the public hearing, scheduled for **Planning Commission on June 10, 2026**, and **Town Council on July 6, 2026**, for the proposed development application: **Santa Fe Meadows, Major PUD Amendment & Final PUD.**

Signed: AN
Print Name: ANDREW NETTER
Owner/Authorized Agent (circle one)
State of, COLORADO
County of: EL PASO

Sworn and subscribed to before me, a Notary Public, by Andrew Netter, this 22nd day of 2026, who is either personally known to me or who has produced _____ as identification.

My Commission Expires: September 15, 2026

Notary Public for the State of Colorado, County of El Paso

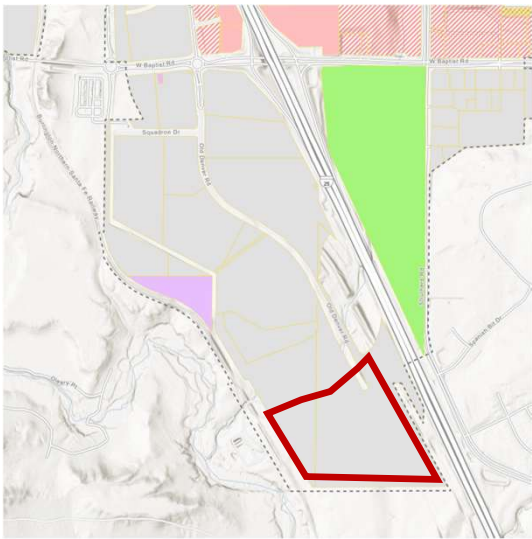
Print Name: Gwendolyn D. Egbert GDE

**GWENDOLYN DOWD EGBERT
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19954016648
MY COMMISSION EXPIRES SEPTEMBER 15, 2026**



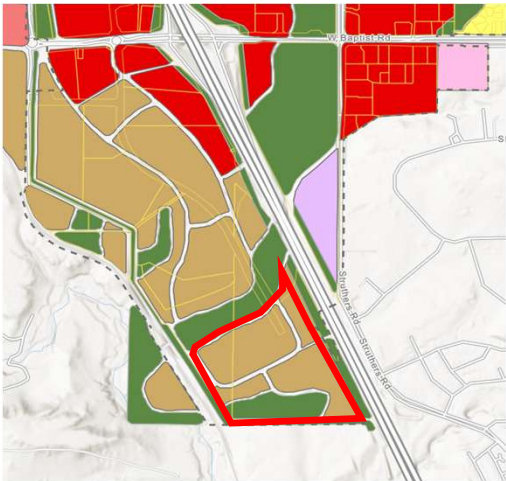
SURROUNDING ZONING LOCATION, LAND USE

- **North** – Falcon Commerce Center Final PUD – Phase 2 – Area F (Open Space)
- **South** – United States Air Force Academy (USAFA)
- **East** – CDOT Open Space, Interstate 25
- **West** – Upper Monument Creek WW Treatment Facility



2017 Future Land Use Plan

- BC - Business Campus
- CC - Community Commercial
- D - Downtown
- LI - Light Industrial/Warehouse
- LL - Large Lot Residential
- MU - Mixed Use
- PR - Parks, Trails, Open Space
- PS - Public/Quasi-public/Utility
- RA - Residential Attached
- SFD - Single Family Dwellings
- PS - (School) Public/Quasi-public/Utility



CODE REFERENCES

- **Major PUD Plan Amendment**
- **Final PUD Plan for Santa Fe Meadows subdivision.**

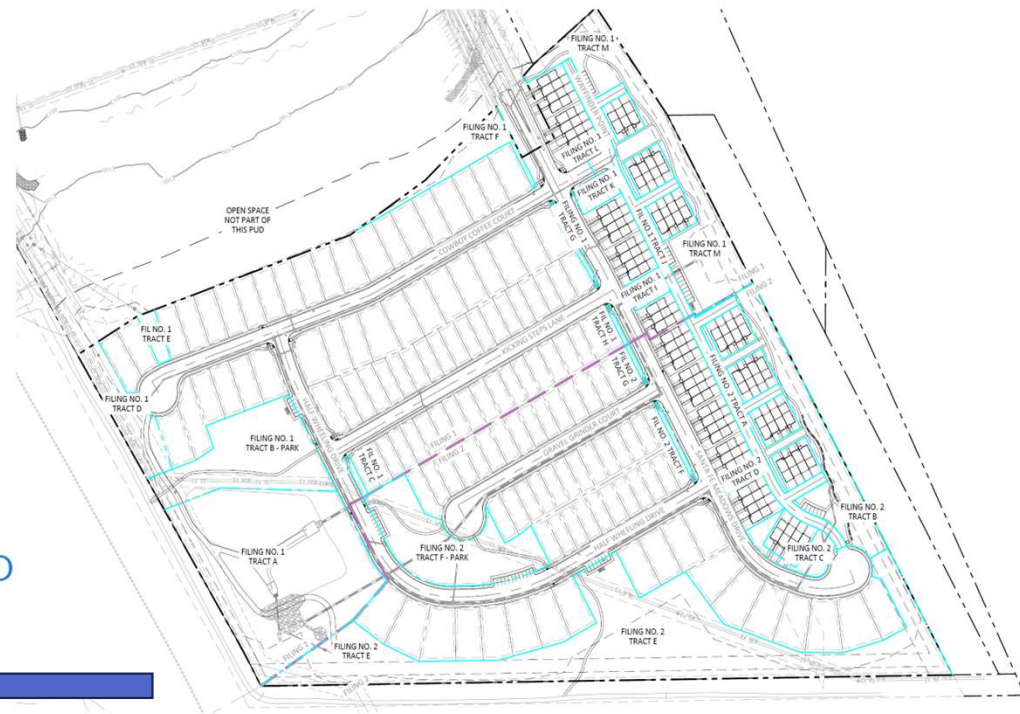
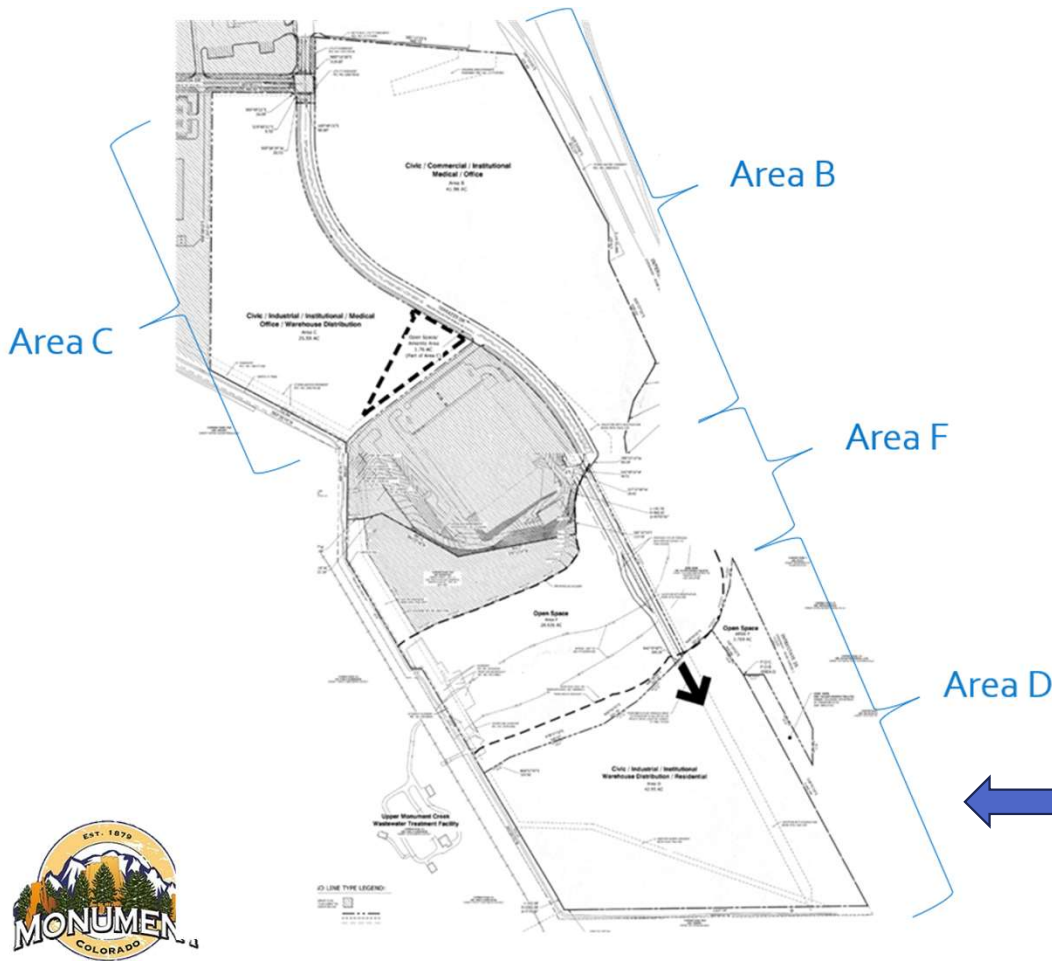
Pursuant to [LDC section 18.03.470](#), the reduction of density in excess of 20 percent as well as a proposal to change the dwelling type of the development from multifamily to single family attached and detached requires a Major PUD Amendment. As such the applicant is presenting the Amendment to the Preliminary Plan concurrently with the Final PUD Plan.

As required by [LDC Section 18.03.460](#) – Final PUD Plan, the Santa Fe Meadows Final PUD Plan is substantially consistent with the proposed Amended Preliminary PUD by providing a compatible residential component within the broader mixed-use Falcon Commerce Center as, the Land Use Chart for the Preliminary PUD proposed the option of residential uses for this space. Other uses permitted for Area D included Civic, Industrial, Institutional and Warehouse Distribution.



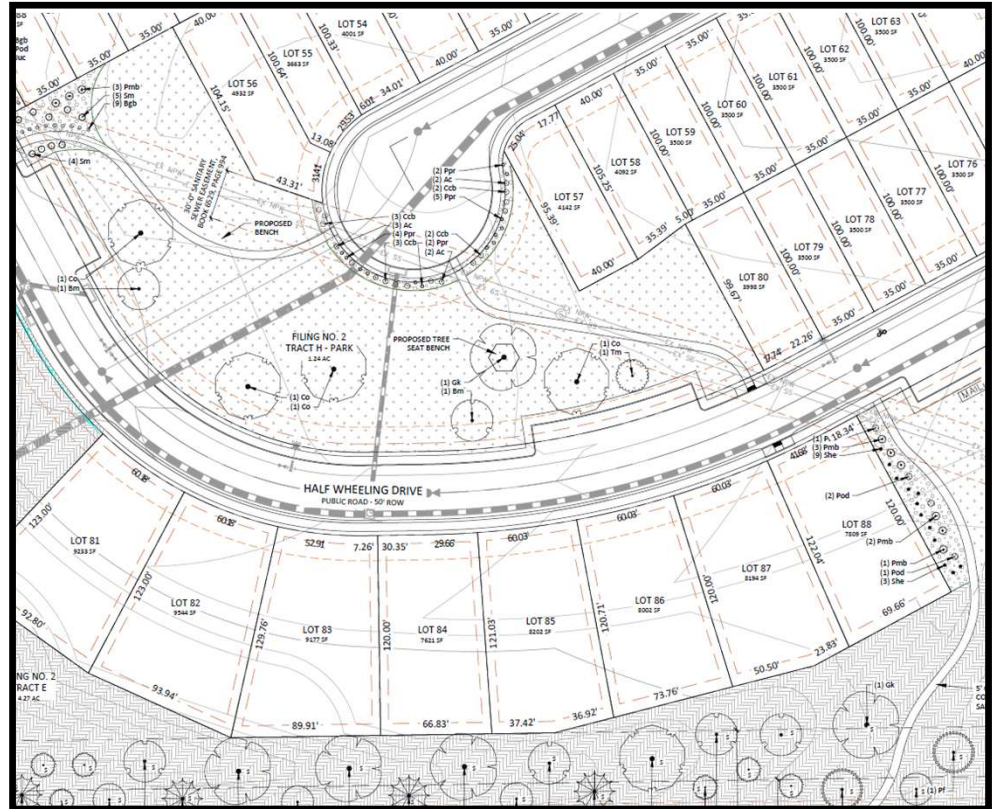
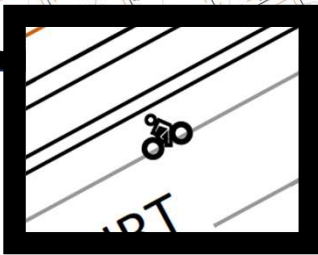
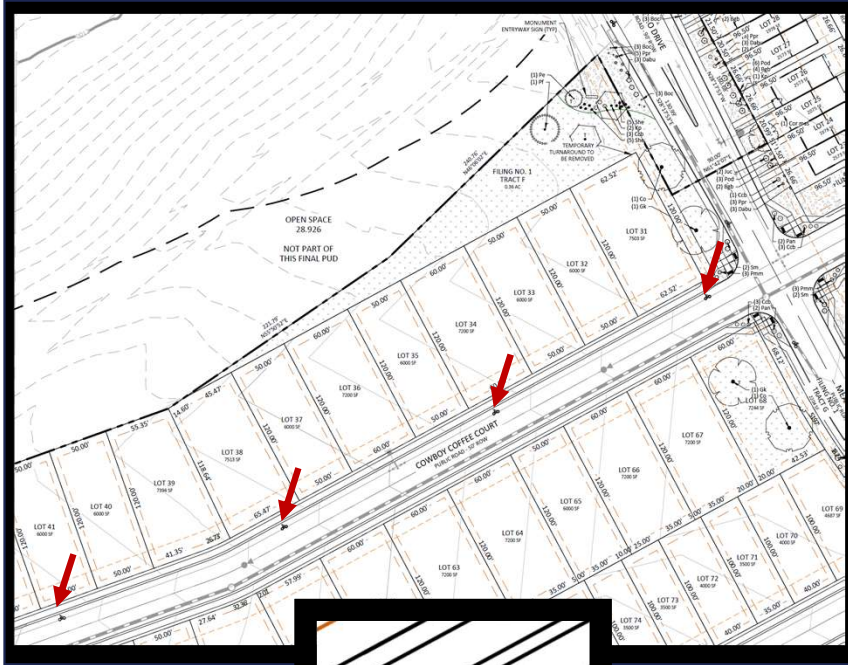
PROJECT DETAILS

Acreeage, Circulation, Housing Products



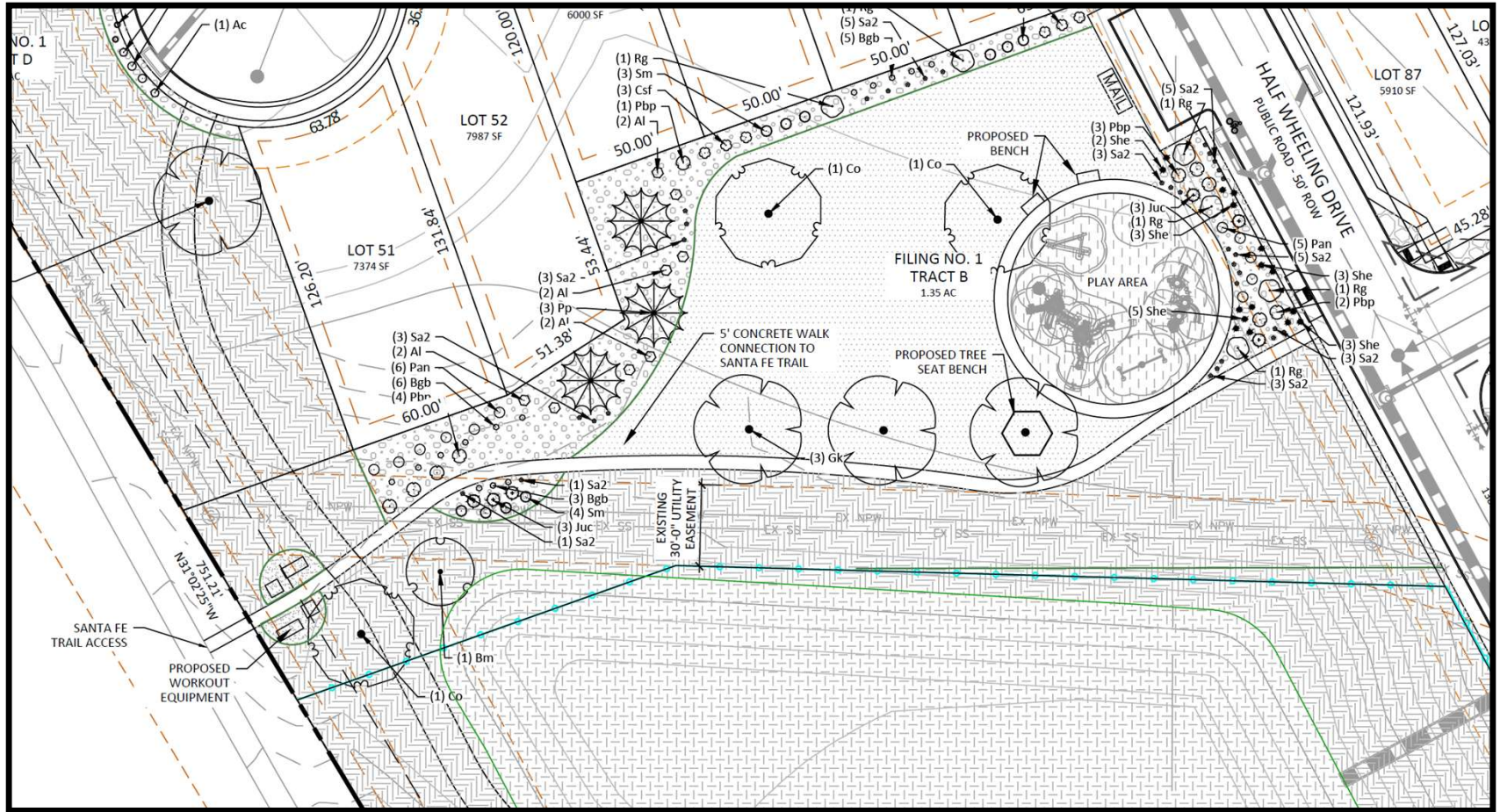
PROJECT DETAILS

Bike Route and Park Lands

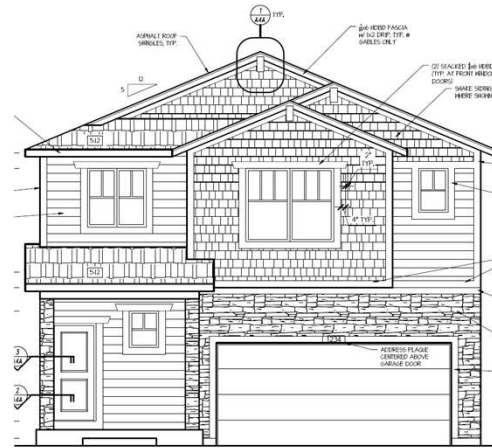
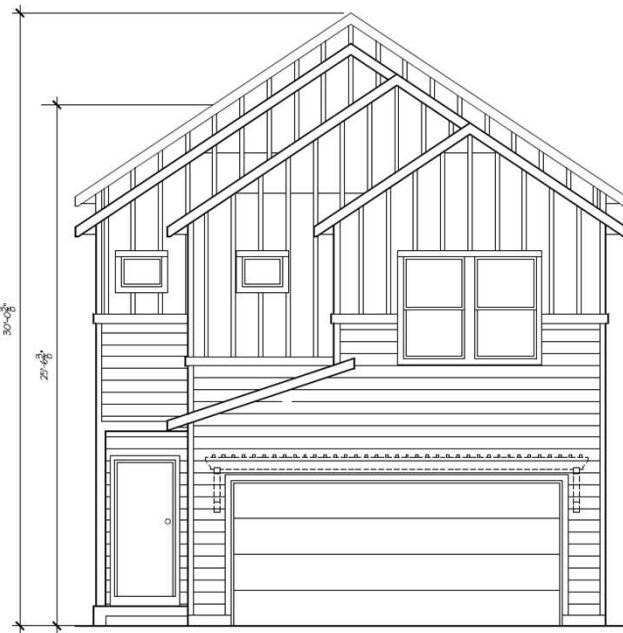


PROJECT DETAILS

Bike Route and Park Lands



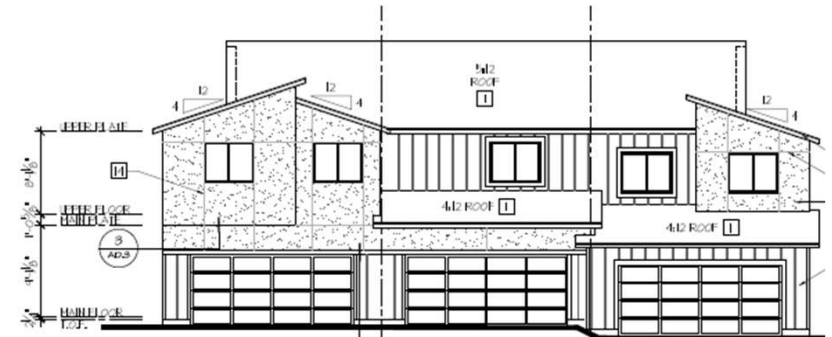
PROJECT DETAILS



(1A) ELEVATION
Front Elevation
SCALE: 1/4" = 1'-0"



Layout and Architecture



3 **Rear Elevation**
18'-0" P.O. (22x34) 116'-0" P.O. (114')
UNIT 2E ELEVATION - 4'-0"
UNIT 1 ELEVATION - 4'-0"
UNIT 2E ELEVATION - 4'-0"

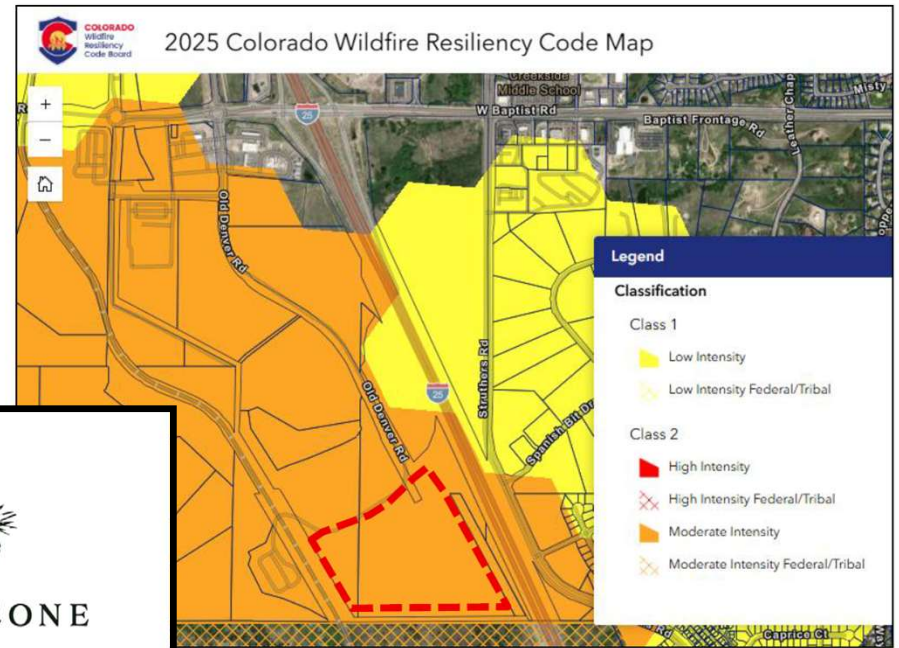
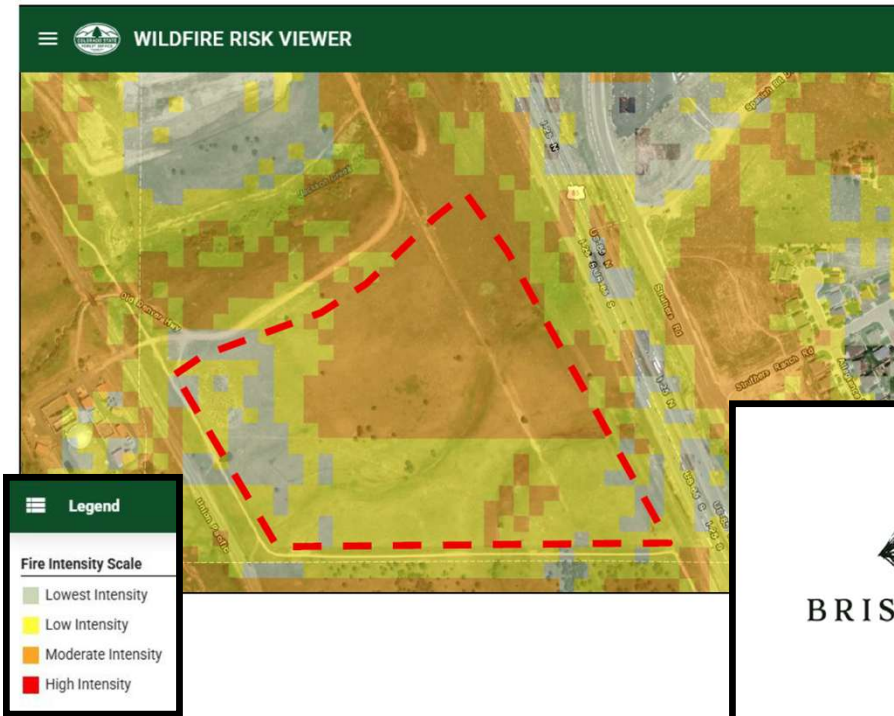


1 **Front Elevation**
18'-0" P.O. (22x34) 116'-0" P.O. (114')
UNIT 2E ELEVATION - 4'-0"
UNIT 1 ELEVATION - 4'-0"
UNIT 2E ELEVATION - 4'-0"



PROJECT DETAILS

Landscaping, Wildfire, Environmental Assessment



PROJECT DETAILS

Traffic Analysis

Previously Approved Traffic Impact Study
for Falcon Commerce Center

- Assumed 640 dwelling units
or
- 350,000 sf of light industrial

SM Rocha LLC. 3/23/2026

- 205 dwelling units for area D
- site-generated traffic is expected to create no negative impact to traffic operations

Final Drainage Report

Classic Consulting May 2026

Conclusions

- stormwater drainage improvements have been prepared in accordance with all applicable master drainage studies and previous reports as well as the Colorado Springs Drainage Criteria Manuals



PROJECT DETAILS

Review Agency Comments - USAFA

Noise Report

for Jacks Valley Training Area at the

United States Air Force Academy,
Colorado

Prepared For:
10th Civil Engineer Squadron



November 2025



April 28, 2026

Steven G. Schlosser
Vice President / Project Manager
Classic Homes
2138 Flying Horse Club Drive
Colorado Springs, Colorado 80921

Re: Results of Noise Analysis for the Santa Fe Meadows Project

Steven,

Per your request, Hankard Environmental conducted an analysis of noise for the Santa Fe Meadows residential project (Project) in the town of Monument in El Paso County, Colorado. The Project, which is anticipated to include approximately 70 townhome units and 137 single-family residences, is proposed on approximately 43 acres of vacant land situated between Interstate 25 (I-25) and the Colorado Joint Line railroad, as shown in Figure 1.

The purpose of this analysis is to assess the compatibility of developing residential units at this site given the presence of noise from traffic on I-25, rail traffic on the Colorado Joint Line, as well as that from aircraft operations at the Air Force Academy, weapons firing and training activities at the United States Air Force Jacks Valley Training Complex and Aardvark Auxiliary Airfield, both of which are part of the Air Force Academy.

As part of our noise analysis, Hankard Environmental conducted noise measurements on April 16 and April 17, 2026 during a training event at the United States Air Force Jacks Valley Training Complex. The survey's primary purpose was to measure noise from military activities, but noise levels from the highway and trains were also measured.

Compatibility of residential land use in the presence of noise from these sources is assessed herein according to the El Paso County Land Development Code. The following provides a description of the applicable noise standards, the noise level prediction methodology employed, the results of the analysis, and a comparison to the applicable noise standards.

APPLICABLE NOISE STANDARDS

El Paso County Land Development Code (LDC) Section 8.4.2(B)(2)(b) *Environmental Considerations for Noise Hazards for Roadway and Railroad Mitigation* requires an assessment of the feasibility of providing noise mitigation measures where noise from traffic, railroad, airport, or military installations is present. The following noise sources were considered in this analysis:

- Highways: I-25, which is located approximately 300 feet east of the townhomes.
- Railroads: The Colorado Joint Line, which is located approximately 200 feet west of the single-family residences and carries regular northbound and southbound rail traffic.

COLORADO • WISCONSIN
CO phone (303) 666-0617 • www.hankardinc.com • WI phone (608) 345-1445



PROJECT DETAILS

Overall Geohazard Report



Town Engineer Review

Town Engineer's review of the submittal documents culminated in approval of all technical plans together with a requirement to submit a geotechnical report with the submittal of the construction documents in order to address the presence of shallow groundwater in proximity to the proposed detention ponds. Such submittal requirement has been included in the draft approving ordinance as a condition of approval of the Final PUD Plan for Santa Fe Meadows.



CRITERIA FOR REVIEW - PUD Amendment §18.03.470

3. *Density. The density of any permitted use area shall not be increased administratively, except:*
- Where a density transfer between use areas involves no more than a twenty-percent increase in density in any use area, and*
 - There is no change in dwelling type, e.g., single-family detached to multifamily.*

The applicant proposes a dwelling change from multifamily units to single family units thus requiring the amendment to be reviewed as a major amendment and as an administrative approval of a minor amendment.

7. *Decreased Number of Dwelling Units. A decrease of the number of dwelling units in a use area of up to twenty (20) percent, with no change in dwelling type, is allowed.*

The applicant proposes a 59% reduction in density from 500 multifamily units to 205 single family units.

8. *Text Changes. Non-substantial changes to the text of an approved final PUD, as determined by the Director to add clarity, are allowed when such changes do not change standards or commitments.*

While text changes are considered as part of the request, such changes are substantial in regard to planned density and dwelling type. As such shall be reviewed as a major amendment.



CRITERIA FOR REVIEW – Final PUD Plan §18.03.460

1. *The final PUD is consistent with the Preliminary PUD*
2. *Circulation is designed for the type of traffic generated, and emergency access.*
3. *Functional parks, open space, and connectivity*
4. *A variety of development and housing types and styles is proposed.*
5. *Privacy for individuals, families and neighbors is provided*
6. *Building design results in a quality architectural design*
7. *The landscaping is a quality design that enhances the site.*
8. *Adequate off-street parking will be provided.*
9. *The Town may increase or decrease off-street parking spaces*
10. *The final PUD has been shown to fit within the context of the planned land use pattern and roadway and utility systems of the larger surrounding area.*



PLANNING COMMISSION RECOMMENDATION

On June 10th, 2026 Planning Commission held a public hearing and voted 4 to 0 to forward a recommendation for approval to Town Council together with the suggested recommendations of approval for the Final PUD Plan



RECOMMENDED MOTION/ACTION

Motion 1) I move to adopt/deny Ordinance No. 15-2026, an Ordinance granting approval of the Falcon Commerce Center Phase 2 Preliminary Plan Major Amendment, located in the south 43 acres of Falcon Commerce Center – Area D, supported by the attached and linked exhibits together with the Findings of Fact defined in the Staff Report.

Motion 2) I move to adopt/deny Ordinance No. 16-2026, an ordinance granting approval of the Final PUD Plan for Santa Fe Meadows, located in the south 43 acres of Falcon Commerce Center, supported by the attached and linked exhibits together with the Findings of Fact defined in this Memo subject to the following conditions:

- 1) Approval of the Final PUD Plan for Santa Fe Meadows is contingent upon Town Council approval of the proposed Major PUD Amendment for Falcon Commerce Center Phase 2 Preliminary PUD.
- 2) Submittal of the Final Plat application materials for the Santa Fe Meadows Final PUD shall include a geotechnical report in order to address the presence of shallow groundwater in proximity to the proposed detention ponds.



POSSIBLE ACTIONS

- Approve as presented with suggested conditions of approval
- Deny one or both applications
- Remand one or both applications back to Planning Commission for reconsideration based on any bulleted concerns



RECOMMENDED MOTION/ACTION

Motion 1) I move to adopt/deny Ordinance No. 15-2026, an Ordinance granting approval of the Falcon Commerce Center Phase 2 Preliminary Plan Major Amendment, located in the south 43 acres of Falcon Commerce Center – Area D, supported by the attached and linked exhibits together with the Finding of Fact defined in the Town Council Staff Memo.

Motion 2) I move to adopt/deny Ordinance No. 16-2026, an ordinance granting approval of the Final PUD Plan for Santa Fe Meadows, located in the south 43 acres of Falcon Commerce Center, supported by the attached and linked exhibits together with the Finding of Fact defined in the Town Council Staff Memo subject to the following conditions:

- 1) Approval of the Final PUD Plan for Santa Fe Meadows is contingent upon Town Council approval of the proposed Major PUD Amendment for Falcon Commerce Center Phase 2 Preliminary PUD.
- 2) Submittal of the Final Plat application materials for the Santa Fe Meadows Final PUD shall include a geotechnical report in order to address the presence of shallow groundwater in proximity to the proposed detention ponds.



**TOWN OF MONUMENT
ORDINANCE NO. 15-2026**

**AN ORDINANCE GRANTING APPROVAL OF THE FALCON COMMERCE CENTER
PHASE 2 PRELIMINARY PUD MAJOR AMENDMENT LOCATED IN THE SOUTH 43 ACRES
OF FALCON COMMERCE CENTER KNOWN AS AREA D**

WHEREAS, the Town of Monument (“Town”) is a home rule municipality duly organized and existing under Article XX of the Colorado Constitution and the Town’s Home Rule Charter approved by the electors on November 8, 2022 (“Charter”); and

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

WHEREAS, Elite Properties of America LLC, is seeking approval of the Falcon Commerce Center Phase 2 Preliminary PUD Plan Major Amendment, to permit a 59% density reduction in Area D (the “Property”) and to permit a change from a multi-family dwelling housing product to single family attached and detached units. The property is legally described on Exhibit A; and

WHEREAS, the Monument Planning Commission conducted a public hearing on this application on June 10, 2026, and made a recommendation of APPROVAL by a vote of 4 to 0, based upon the Finding of Fact attached hereto as Exhibit B; and subject to the Conditions of Approval defined herein;

WHEREAS, approval of the Major PUD Amendment advances the Town’s objective to enable responsible community development by establishing a clear and accountable framework for future residential development consistent with adopted plans and applicable regulation;

WHEREAS, on July 6, 2026, the Monument Town Council received the Planning Commission’s recommendation and conducted a public hearing and hereby determined that Falcon Commerce Center Phase 2 Preliminary PUD Plan Major Amendment does not adversely affect the quality or overall development vision for Area D specifically, or the Falcon Commerce Phase 2 PUD overall and;

WHEREAS, this Ordinance was introduced by title and voted upon at the regular meeting of the Town Council on July 6, 2026.

THE TOWN COUNCIL OF THE TOWN OF MONUMENT, COLORADO, ORDAINS:

Section 1. Incorporation. The recitals set forth above are incorporated and ordained as if set forth in this section in full.

Section 2. Approval. The Town Council approves the Falcon Commerce Center Phase 2 Preliminary PUD Plan Major Amendment, prepared by N.E.S. Inc., dated 02/04/2026 located in the south 43 acres of Falcon Commerce Center.

Section 3. Publication. Pursuant to Subsection 6.5, 3. of the Town of Monument Home Rule Charter and Subsection 2.04.030, G. of the Monument Municipal Code, upon approval this Ordinance shall be published on the Town’s office website in full for not less than ten (10) days.

Section 4. Authentication and Filing. Upon passage this Ordinance shall be authenticated by the Mayor and Town Clerk and maintained by the Town Clerk in such form as is sufficient to assure reasonable access by the public. Failure to authenticate any ordinance shall not invalidate it or suspend its operation.

Section 5. Effective Date. This Ordinance shall become effective and be in full force and effect ten (10) days after final publication.

Section 6. Severability. If any portion of this Ordinance or the application thereof to any person or circumstances shall be found to be invalid by a court, such invalidity shall not affect the remaining portions or applications of the ordinance which can be given effect without the invalid portion or application, provided such remaining portions or applications are not determined by the court to be inoperable.

INTRODUCED, PASSED, and ADOPTED/REJECTED, by the Town Council of the Town of Monument, Colorado this 6th day of July 2026 by a vote of for and against.

TOWN OF MONUMENT, COLORADO

By: _____
Mitch LaKind, Mayor

Attest:

Laura Hogan, Deputy Town Clerk

EXHIBIT A

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF EAST HALF OF SECTION 35, AND A PORTION OF THE WEST HALF OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THAT COURSE ON THE EASTERLY LINE OF THE TRACT OF LAND AS DESCRIBED IN THE LAND SURVEY PLAT RECORDED UNDER RECEPTION NUMBER 217900186, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED ON THE NORTHERLY END BY A NO. 4 REBAR AND YELLOW PLASTIC SURVEYORS CAP STAMPED "WKC & ASSOC PLS 4842" .3' BELOW GROUND SURFACE AND AT THE SOUTHERLY END BY A NO. 4 REBAR AND YELLOW PLASTIC SURVEYORS CAP STAMPED "WKC & ASSOC PLS 4842" .6' BELOW GROUND SURFACE, ASSUMED TO BEAR S28°41'19"E, A DISTANCE OF 1,449.99 FEET.

COMMENCING AT THE NORTHERLY END OF THAT COURSE ON THE EASTERLY BOUNDARY LINE OF THE LAND SURVEY RECORDED UNDER RECEPTION NUMBER 217900186 WHICH BEARS S28°41'19"E, A DISTANCE OF 1,445.99 FEET, BEING THE POINT OF BEGINNING; THENCE ON THE BOUNDARY OF SAID LAND SURVEY THE FOLLOWING FIVE (5) COURSES:

S28°41'19"E, A DISTANCE OF 1,445.99 FEET;

S89°08'35"W, A DISTANCE OF 1,637.54 FEET;

S89°26'37"W, A DISTANCE OF 47.43 FEET TO A POINT ON CURVE;

ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S62°30'36"W, HAVING A DELTA OF

03°23'44", A RADIUS OF 2,060.08 FEET, A DISTANCE OF 122.08 FEET TO A POINT OF TANGENT;

N31°02'25"W, A DISTANCE OF 751.21 FEET;

THENCE N58°57'47"E, A DISTANCE OF 169.96 FEET; THENCE N70°27'12"E, A DISTANCE OF 549.97 FEET;

THENCE N55°50'52"E, A DISTANCE OF 221.79 FEET; THENCE N46°06'02"E, A DISTANCE OF 262.25 FEET;

THENCE N42°39'42"E, A DISTANCE OF 109.28 FEET; THENCE N49°49'01"E, A DISTANCE OF 201.02 FEET,

TO A POINT ON THE EASTERLY LINE OF SAID LAND SURVEY; THENCE S35°19'12"E, ON SAID EASTERLY LINE, A DISTANCE OF 300.06 FEET TO THE POINT OF BEGINNING.

EXCEPTING THE PORTION WITHIN THE PARCEL DEDICATED FOR TERRAZZO DRIVE, A 90 FOOT PUBLIC

RIGHT OF WAY IN THE PLAT OF FALCON COMMERCE CENTER FILING NO. 3 RECORDED AUGUST 27, 2024 UNDER RECEPTION NO. 224715394

EXHIBIT B
FINDINGS OF FACT

- 1) The proposed Major Amendment to the Falcon Commerce Center Phase 2 Preliminary Planned Unit Development will not adversely affect the quality, character, or long-term development vision of Area D or the overall Falcon Commerce Center Phase 2 PUD. Rather, the amendment reduces residential density and transitions the approved housing mix from multifamily to single-family attached and detached residential development. This change decreases anticipated traffic generation, lowers overall development intensity, and provides housing opportunities that are more responsive to current market demands within the Town of Monument. The proposed amendment remains compatible with surrounding land uses and continues to support the goals and objectives established for the Falcon Commerce Center development.

**TOWN OF MONUMENT
ORDINANCE NO. 16-2026**

**AN ORDINANCE GRANTING APPROVAL OF THE SANTA FE MEADOWS FINAL
PLANNED UNIT DEVELOPMENT LOCATED IN THE SOUTH 43 ACRES OF FALCON
COMMERCE CENTER KNOWN AS AREA D**

WHEREAS, the Town of Monument (“Town”) is a home rule municipality duly organized and existing under Article XX of the Colorado Constitution and the Town’s Home Rule Charter approved by the electors on November 8, 2022 (“Charter”); and

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

WHEREAS, Elite Properties LLC, is seeking approval of the Santa Fe Meadows Final Planned Unit Development (the “Property”) legally described on Exhibit A, to allow for the construction 205 single family residential dwelling units; and

WHEREAS, the Monument Planning Commission conducted a public hearing on this application on June 10, 2026, and made a recommendation of APPROVAL by a vote of 4 to 0, based upon the Finding of Fact attached hereto as Exhibit B; and subject to the Conditions of Approval defined herein.

WHEREAS, approval of the Final PUD Plan advances the Town’s objective to enable responsible residential development by establishing a clear and accountable framework for future residential development consistent with adopted plans and applicable regulations.

WHEREAS, on July 6, 2026, the Monument Town Council received the Planning Commission’s recommendation and conducted a public hearing and hereby determined that Santa Fe Meadows Final Planned Unit Development is in conformance with the approved Preliminary PUD for the property and the conditions outlined in the Land Development Code, Sections 18.03.440, 18.03.450, and 18.03.460 et. seq.; and

WHEREAS, this Ordinance was introduced by title and voted upon at the regular meeting of the Town Council on July 6, 2026.

THE TOWN COUNCIL OF THE TOWN OF MONUMENT, COLORADO, ORDAINS:

Section 1. Incorporation. The recitals set forth above are incorporated and ordained as if set forth in this section in full.

Section 2. Approval. The Town Council approves the Santa Fe Meadows Final Planned Unit Development, prepared by N.E.S. Inc., dated 6/10/2026, located in the south 43 acres of Falcon Commerce Center – Area D, subject to the following conditions:

1. Approval of the Final PUD Plan for Santa Fe Meadows is contingent upon Town Council approval of the proposed Major PUD Amendment for Falcon Commerce Center Phase 2 Preliminary PUD.
2. Submittal of the Final Plat application materials for the Santa Fe Meadows Final PUD shall include a geotechnical report in order to address the presence of shallow groundwater in proximity to the proposed detention ponds.

Section 3. Publication. Pursuant to Subsection 6.5, 3. of the Town of Monument Home Rule Charter and Subsection 2.04.030, G. of the Monument Municipal Code, upon approval this Ordinance shall be published on the Town's office website in full for not less than ten (10) days.

Section 4. Authentication and Filing. Upon passage this Ordinance shall be authenticated by the Mayor and Town Clerk and maintained by the Town Clerk in such form as is sufficient to assure reasonable access by the public. Failure to authenticate any ordinance shall not invalidate it or suspend its operation.

Section 5. Effective Date. This Ordinance shall become effective and be in full force and effect ten (10) days after final publication.

Section 6. Severability. If any portion of this Ordinance or the application thereof to any person or circumstances shall be found to be invalid by a court, such invalidity shall not affect the remaining portions or applications of the ordinance which can be given effect without the invalid portion or application, provided such remaining portions or applications are not determined by the court to be inoperable.

INTRODUCED, PASSED, and ADOPTED/REJECTED, by the Town Council of the Town of Monument, Colorado this 6th day of July 2026 by a vote of for and against.

TOWN OF MONUMENT, COLORADO

By: _____
Mitch LaKind, Mayor

Attest:

Laura Hogan, Deputy Town Clerk

EXHIBIT A

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF EAST HALF OF SECTION 35, AND A PORTION OF THE WEST HALF OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THAT COURSE ON THE EASTERLY LINE OF THE TRACT OF LAND AS DESCRIBED IN THE LAND SURVEY PLAT RECORDED UNDER RECEPTION NUMBER 217900186, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED ON THE NORTHERLY END BY A NO. 4 REBAR AND YELLOW PLASTIC SURVEYORS CAP STAMPED "WKC & ASSOC PLS 4842" .3' BELOW GROUND SURFACE AND AT THE SOUTHERLY END BY A NO. 4 REBAR AND YELLOW PLASTIC SURVEYORS CAP STAMPED "WKC & ASSOC PLS 4842" .6' BELOW GROUND SURFACE, ASSUMED TO BEAR S28°41'19"E, A DISTANCE OF 1,449.99 FEET.

COMMENCING AT THE NORTHERLY END OF THAT COURSE ON THE EASTERLY BOUNDARY LINE OF THE LAND SURVEY RECORDED UNDER RECEPTION NUMBER 217900186 WHICH BEARS S28°41'19"E, A DISTANCE OF 1,445.99 FEET, BEING THE POINT OF BEGINNING; THENCE ON THE BOUNDARY OF SAID LAND SURVEY THE FOLLOWING FIVE (5) COURSES:

S28°41'19"E, A DISTANCE OF 1,445.99 FEET;

S89°08'35"W, A DISTANCE OF 1,637.54 FEET;

S89°26'37"W, A DISTANCE OF 47.43 FEET TO A POINT ON CURVE;

ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S62°30'36"W, HAVING A DELTA OF

03°23'44", A RADIUS OF 2,060.08 FEET, A DISTANCE OF 122.08 FEET TO A POINT OF TANGENT;

N31°02'25"W, A DISTANCE OF 751.21 FEET;

THENCE N58°57'47"E, A DISTANCE OF 169.96 FEET; THENCE N70°27'12"E, A DISTANCE OF 549.97 FEET;

THENCE N55°50'52"E, A DISTANCE OF 221.79 FEET; THENCE N46°06'02"E, A DISTANCE OF 262.25 FEET;

THENCE N42°39'42"E, A DISTANCE OF 109.28 FEET; THENCE N49°49'01"E, A DISTANCE OF 201.02 FEET,

TO A POINT ON THE EASTERLY LINE OF SAID LAND SURVEY; THENCE S35°19'12"E, ON SAID EASTERLY LINE, A DISTANCE OF 300.06 FEET TO THE POINT OF BEGINNING.

EXCEPTING THE PORTION WITHIN THE PARCEL DEDICATED FOR TERRAZZO DRIVE, A 90 FOOT PUBLIC

RIGHT OF WAY IN THE PLAT OF FALCON COMMERCE CENTER FILING NO. 3 RECORDED AUGUST 27, 2024 UNDER RECEPTION NO. 224715394

EXHIBIT B
FINDINGS OF FACT

1. The proposed Final Planned Unit Development (PUD) Plan for Santa Fe Meadows meets the applicable review criteria set forth in Section 18.03.460(D) of the Land Development Code and is consistent with the approved Preliminary PUD. The plan demonstrates compliance with applicable development standards and provides for orderly, coordinated development that is compatible with surrounding land uses and supported by adequate public infrastructure and services.



MEMORANDUM

TO: The Honorable Mayor and Town Council
FROM: Jenna Gorney, Senior Planner
DATE: July 6, 2026
SUBJECT: Second Amendment to Accessory Dwelling Unit (ADU) Regulations – State Law Compliance

PURPOSE.

The purpose of this ordinance is to adopt targeted amendments to the Town’s Accessory Dwelling Unit (ADU) regulations to ensure full and continued compliance with recent changes to Colorado state law and subsequent implementation guidance issued by the Colorado Department of Local Affairs (DOLA).

HISTORY.

During the 2024 Colorado Legislative Session, House Bill 24-1152 was adopted, establishing Section 29-35-101 et seq., C.R.S., which requires municipalities to allow and administratively approve one accessory dwelling unit as an accessory use to a single-unit detached dwelling in all zoning districts where such dwellings are permitted. In response, the Town previously adopted ADU regulations intended to meet these requirements.

Following adoption, DOLA issued additional guidance clarifying how the Town must structure ADU standards to be more consistent with state law. That guidance identified the need for more objective standards and confirmed that certain local limitations to the previous amendments adopted could be interpreted as inconsistent with statutory intent if not properly structured.

This second amendment refines the Town’s ADU regulations to incorporate those clarifications and ensure the code clearly aligns with state requirements while preserving local development standards.

The redlined revisions confirm the applicability of ADU allowances within Planned Unit Developments and Planned Developments, and refine objective development standards related to ADU location, height, setbacks, and parking.



These amendments are corrective and clarifying in nature. They do not represent a policy shift. Instead, these changes respond to clarifications provided by the Colorado Department of Local Affairs regarding the implementation of House Bill 24-1152 and are necessary to ensure that the Town's recently adopted ADU regulations are applied in a manner consistent with state law.

STRATEGIC PRIORITIES. Town Council has adopted the Town of Monument Strategic Priorities for 2026–2028, which include a focus on enabling responsible community development through clear, consistent, and accountable plans, processes, and procedures. This amendment is consistent with these priorities by clarifying code requirements and maintaining alignment with applicable Colorado State statutes governing accessory dwelling unit (ADU) regulations.

FISCAL IMPACT. There is no known fiscal impact resulting from this action.

RECOMMENDED ACTION. A motion to **APPROVE** Ordinance No. 17-2026, An Ordinance Amending Title 18 Land Development Code Section 18.03.340 Related to Accessory Uses and Structures.

Attachments.

1. Staff Presentation
2. Ordinance No. 17-2026 – An Ordinance Amending Title 18 Land Development Code Section 18.03.340 Related to Accessory Uses and Structures.
3. Ordinance 23-2025 – An Ordinance Amending Title 18 Land Development Code Amending Section 18.03.340 Relating to Accessory Uses and Structures ([link](#))

18.03.340 D. Accessory Dwelling Units

State Guided Revisions

7/6/2026 Town Council



2. Requirements for ADUs

g. Pursuant to C.R.S. § 29-35-403, the Town shall allow one ADU on a lot in any zoning district that allows single-family detached dwellings. Any new or previously approved Planned Unit Development (PUD) or Planned Development (PD) that permits single-family detached dwellings shall not impose any restriction on the establishment of an ADU more than the ADU regulations that apply outside of a PUD/PD under this Code. All ADUs must comply with the standards set forth in this section

Guidance clarified that Town code must be explicit in addressing ADUs in PUDs and confirm that even if the covenants of a PD or PUD prohibit the construction of a PUD, those restrictions would be invalid.



4. ADU Specific Development Standards

- b. ADUs shall be compatible with and architecturally consistent with the principal structure and the surrounding neighborhood. Determinations of compatibility shall include considerations of the height, scale, mass, or bulk of structures; architectural features; and building materials



4. ADU Specific Development Standards

- c. The floor area of an ADU shall not exceed fifty (50) percent of the floor area of the principal structure or ~~six-seven~~ hundred ~~and fifty~~ (~~600~~750) square feet, whichever is ~~less~~greater. In the Large Lot Residential District the floor area of an ADU may be greater than ~~six-seven~~ hundred ~~and fifty~~ (750~~600~~) square feet, but shall not exceed one thousand two hundred fifty (1,250) square feet. In no case can an ADU be smaller than 500 sq. ft.

Guidance clarified the requirement to permit a minimum of 750 sq. ft. for and ADU and also clarified a required minimum size of 500 sq. ft.



4. ADU Specific Development Standards

- e. Setbacks. Rear yard setbacks for detached ADUs may follow the setback requirements established for accessory structures within the applicable zoning district. An ADU must comply with existing setbacks applicable to the principal building. For attached or integrated ADUs, only the portion of the structure that contains the accessory dwelling unit may utilize a reduced rear yard setback equal to that required for accessory structures, or five feet, whichever is greater. The minimum rear yard setback for a detached ADU shall be the lesser of five (5) feet or the minimum accessory structure setback established for the zoning district.



4. ADU Specific Development Standards

g. Parking. ~~Additional parking is not required to be provided in conjunction with the construction or conversion of an ADU One (1) off-street parking space shall be provided for each attached or detached ADU unless the Director of Planning or designee approves an alternative parking arrangement. The off-street parking space may be shared parking.~~

~~i. Exception. One off street parking space will be required if all of the following conditions apply~~

~~A. there is no existing off-street parking space on the lot and;~~

~~B. the lot is located on a block where on-street parking is prohibited for any reason and;~~

~~C. the lot is located in a zone district that requires one or more parking spaces for the principal dwelling.~~



STRATEGIC PRIORITIES ADVANCED

Town Council has adopted the Town of Monument Strategic Priorities for 2026–2028, which include a focus on **enabling responsible community development** through clear, consistent, and accountable plans, processes, and procedures. This amendment is consistent with these priorities by clarifying code requirements and maintaining alignment with applicable Colorado State statutes governing accessory dwelling unit (ADU) regulations.



RECOMMENDED ACTION

A motion to APPROVE/DENY Ordinance No. 17-2026, an Ordinance amending Title 18 Land Development Code Section 18.03.340 Related to Accessory Uses and Structures.



ORDINANCE NO. 17-2026

**AN ORDINANCE AMENDING TITLE 18 LAND DEVELOPMENT CODE
SECTION 18.03.340 RELATING TO ACCESSORY USES AND STRUCTURES**

WHEREAS, the Town of Monument (“Town”) is a home rule municipality duly organized and existing under Article XX of the Colorado Constitution and the Town’s Home Rule Charter approved by the electors on November 8, 2022 (“Charter”); and

WHEREAS, the Members of the Town Council (“Council”) have been duly elected and qualified; and

WHEREAS, in the 2024 Colorado Legislative Session, House Bill 24-1152 (“HB 24-1152”) established municipal permitting procedures by adopting Section 29-35-101 *et. sec.*, C.R.S., which requires local governments to adopt an Ordinance establishing an administrative approval process for an accessory dwelling unit as an accessory use to a single-unit detached dwelling in any part of the subject jurisdiction where the jurisdiction allows single-unit detached dwellings within a municipality; and

WHEREAS, the Town previously adopted regulations governing accessory dwelling units in order to comply with the requirements of House Bill 24-1152 and to establish objective standards and an administrative review process for such uses; and

WHEREAS, subsequent guidance provided by the Colorado Department of Local Affairs has clarified certain provisions necessary to ensure that local accessory dwelling unit regulations are fully consistent with state law; and

WHEREAS, the Town seeks to amend the recently adopted accessory dwelling unit regulations to incorporate updates and clarifications consistent with that guidance in order to ensure the Town’s code effectively complies with state requirements while maintaining clear and objective development standards; and

WHEREAS, the Town Council finds that updating the Town’s accessory dwelling unit regulations in this manner is in the best interest of the public’s health, safety, and welfare.

**THE TOWN COUNCIL OF THE TOWN OF MONUMENT, COLORADO,
ORDAINS:**

Section 1. Incorporation. The recitals set forth above are incorporated and ordained as if set forth in this section in full.

Section 2. Repeal and replace Subsection 18.03.340.D of the Monument Municipal Code. Subsection 18.03.340.D is hereby deleted in its entirety and a new Subsection 18.03.340.D, as set forth in Exhibit A, attached hereto and incorporated herein, is adopted.

Section 3. Publication. Pursuant to Section 6.5, 3. of the Charter and Subsection 2.04.040 F. of the Code, upon approval, this Ordinance shall be published on the Town’s official website in full, not less than ten (10) days.

Section 4. Authentication and Filing. Upon Passage, this Ordinance shall be authenticated by the Mayor and Town Clerk and Maintained by the Town Clerk in such a form as is sufficient to assure reasonable access to the public. Failure to authenticate any such ordinance shall not invalidate it or suspend its operation.

Section 5. Effective Date. This Ordinance shall become effective and be in full force and effect ten (10) days after final publication.

Section 6. Severability. If any portion of this Ordinance or the application thereof to any person or circumstance shall be found to be invalid by a court, such invalidity shall not affect the remaining portions or applications of the ordinance which can be given effect without the invalid portion or application, provided such remaining portions or applications are not determined by the court to be inoperable.

INTRODUCED, PASSED, AND ADOPTED/REJECTED, by the Town Council or the Town of Monument, Colorado this ____ day of _____, 2026 by a vote of ____ for and ____ against.

TOWN OF MONUMENT, COLORADO

By: _____
Mitch LaKind, Mayor

Attest:

Laura Hogan, Deputy Town Clerk

ORDINANCE NO. -2026
EXHIBIT A

Article 3. - District Uses

18.03.340 - Accessory uses and structures.

D. Accessory Dwelling Units.

1. Permit Required. No Accessory Dwelling Unit (ADU) shall be constructed, established, or occupied without first obtaining a permit issued by the Director of Planning or designee. An ADU shall require site plan approval in accordance with Section 18.03.150. An ADU in a non-residential zone district shall require a conditional use permit.
2. Requirements for an ADU.
 - a. An ADU must be designed, erected, altered, used and occupied in conformity with all regulations established in this title and upon performance of all conditions set forth in this title. A temporary structure, mobile home or recreational vehicle shall not be used as an ADU.
 - b. An ADU must be connected to the Town's and/or a district's central water and/or sewer systems in conformance with the applicable utility regulations. An ADU may be served by a permitted well system capable of serving an ADU. Separate water and sewer taps shall not be permitted for ADUs.
 - c. An ADU must be on the same lot as the principal use. An ADU cannot be conveyed separately to the principal use unless first legally subdivided in accordance with this Code.
 - d. Where the principal building is designated as a historic property—listed on the National Register of Historic Places, the Colorado State Register of Historic Properties, or as a contributing structure or landmark by the Town—an ADU shall be permitted only in compliance with applicable historic preservation standards and procedures.
 - e. ADUs shall not encroach on recorded easements unless the Town or easement holder, as applicable, has granted a license for encroachment into the easement.
 - f. It shall be the responsibility of the property owner to comply with any applicable private covenants, conditions and restrictions affecting the lot, including, but not limited to, Homeowners' Association requirements. The Town is not responsible for reviewing or enforcing private covenants, conditions and restrictions that may limit or prohibit an ADU or parking restrictions that would prevent shared parking.
 - g. Pursuant to C.R.S. § 29-35-403, the Town shall allow one ADU on a lot in any zoning district that allows single-family detached dwellings. Any new or

previously approved Planned Unit Development (PUD) or Planned Development (PD) that permits single-family detached dwellings shall not impose any restriction on the establishment of an ADU more than the ADU regulations that apply outside of a PUD/PD under this Code. All ADUs must comply with the standards set forth in this section

3. Location. ADUs shall be located as follows:

- a. Within the principal building, separated by a wall, door, or combination thereof;
- b. As an addition to the principal building; or
- c. Within a detached building located on the same lot as the principal structure.
- d. Attached or integrated ADUs may be located in the front and side. Detached ADUs shall be located only in the side or rear yard, including corner yards in a detached structure.

4. ADU Specific Development Standards.

- a. No more than one (1) ADU shall be permitted on any lot.
- b. ADUs shall be compatible with and architecturally consistent with the principal structure and the surrounding neighborhood. Determinations of compatibility shall include considerations of the height, scale, mass, or bulk of structures; architectural features; and building materials
- c. The floor area of an ADU shall not exceed fifty (50) percent of the floor area of the principal structure or ~~six-seven~~ hundred ~~and fifty~~ (600750) square feet, whichever is ~~less~~ greater. In the Large Lot Residential District the floor area of an ADU may be greater than ~~six-seven~~ hundred ~~and fifty~~ (750600) square feet, but shall not exceed one thousand two hundred fifty (1,250) square feet. In no case can an ADU be smaller than 500 sq. ft.
- d. Attached or integrated ADUs shall not exceed the maximum permitted height of the principal building in the applicable zoning district, nor twenty-five (25) feet. Detached ADUs shall comply with the height restriction in the applicable zone district, except that no detached ADU shall exceed sixteen (16) feet in height, unless the detached ADU is created through the conversion of an existing garage, and does not exceed twenty-five (25) feet in height.
- e. Setbacks. Rear yard setbacks for detached ADUs may follow the setback requirements established for accessory structures within the applicable zoning district. An ADU must comply with existing setbacks applicable to the principal building. For attached or integrated ADUs, only the portion of the structure that contains the accessory dwelling unit may utilize a reduced rear yard setback equal to that required for accessory structures, or five feet, whichever is greater. The minimum rear yard setback for a detached ADU shall be the

~~lesser of five (5) feet or the minimum accessory structure setback established for the zoning district.~~

f. Where an ADU requires a new outside entrance in addition to the entrance of the principal dwelling unit, only one (1) entrance visible from the street frontage shall be permitted. Additional entrances shall be located on the side or rear elevations of the principal dwelling unit. External stairs shall not be used to access a second-story ADU unless serving an existing second-story entrance.

g. Parking. ~~Additional parking is not required to be provided in conjunction with the construction or conversion of an ADU. One (1) off-street parking space shall be provided for each attached or detached ADU unless the Director of Planning or designee approves an alternative parking arrangement. The off-street parking space may be shared parking.~~

i. Exception. One off street parking space will be required if all of the following conditions apply

A. there is no existing off-street parking space on the lot and;

B. the lot is located on a block where on-street parking is prohibited for any reason and;

C. the lot is located in a zone district that requires one or more parking spaces for the principal dwelling.

h. Owner Occupancy Required. The property owner must demonstrate that the property owner resides on the parcel when an application is submitted:

i. To construct or convert an accessory dwelling unit. This exception does not apply for an accessory dwelling unit that is being constructed simultaneously with a new primary dwelling unit.

j. Short-Term Rentals Prohibited. No ADU or any dwelling unit on the same lot as an ADU may be used for short-term rentals. For purposes of this provision, rental of any dwelling unit for thirty (30) days or less is a short-term rental.

5. Use Tax Rebate.

a. The Town hereby establishes a one-time, fifty (50) percent Use Tax Rebate for the construction of ADUs intended for occupancy by qualifying low- to moderate-income households.

b. A one-time fifty (50) percent Use Tax Rebate is available to individuals or households who:

i. Qualify as "low-income" or "low- and moderate-income" under Title 24, Subtitle B, Chapter V, Subchapter C, Part 570, Subpart A, Section 570.3 of the Federal Code of Regulations, and

- ii. Demonstrate that they will own and reside on the property at the time the application is submitted.
- c. Properties used for short-term rentals, defined as any dwelling available to be rented for thirty (30) days or fewer, are not eligible for the Use Tax Rebate.
- d. The Planning Department shall ensure that applicants are informed of the availability of the Use Tax Rebate.
- e. The Planning Department shall track all applications requesting or qualifying for the Use Tax Rebate and maintain records for reporting and

ORDINANCE NO. 23-2025

**AN ORDINANCE AMENDING TITLE 18 LAND DEVELOPMENT CODE
AMENDING SECTION 18.03.340 RELATING TO ACCESSORY USES AND
STRUCTURES**

WHEREAS, the Town of Monument (“Town”) is a home rule municipality duly organized and existing under Article XX of the Colorado Constitution and the Town’s Home Rule Charter approved by the electors on November 8, 2022 (“Charter”); and

WHEREAS, the Members of the Town Council (“Council”) have been duly elected and qualified; and

WHEREAS, in the 2024 Colorado Legislative Session, House Bill 24-1152 (“HB 24-1152”) established municipal permitting procedures by adopting Section 29-35-101 *et. sec.*, C.R.S., which requires local governments to adopt an Ordinance establishing an administrative approval process for an accessory dwelling unit as an accessory use to a single-unit detached dwelling in any part of the subject jurisdiction where the jurisdiction allows single-unit detached dwellings within a municipality; and

WHEREAS, the Town desires to comply with the requirements of HB 24-1152 by establishing its own objective standards and administrative review process to be used by the Town regarding the review of accessory dwelling unit permits; and

WHEREAS, The Town finds it in the public’s best interest to comply with state requirements and establish clear, objective permitting standards for accessory dwelling units, ensuring their timely, consistent, and accessible use in alignment with the Town Council’s goals.

**THE TOWN COUNCIL OF THE TOWN OF MONUMENT, COLORADO,
ORDAINS:**

Section 1. Incorporation. The recitals set forth above are incorporated and ordained as if set forth in this section in full.

Section 2. Repeal and replace Subsection 18.03.340.D of the Monument Municipal Code. Subsection 18.03.340.D is hereby deleted in its entirety and a new Subsection 18.03.340.D, as set forth in Exhibit A, attached hereto and incorporated herein, is adopted.

Section 3. Publication. Pursuant to Section 6.5, 3 of the Charter and Subsection 2.04.040 F of the Code, upon approval, this Ordinance shall be published on the Town’s official website in full, not less than ten (10) days.

Section 4. Authentication and Filing. Upon Passage, this Ordinance shall be authenticated by the Mayor and Town Clerk and Maintained by the Town Clerk in such a form as is sufficient to assure reasonable access to the public. Failure to authenticate any such ordinance shall not invalidate it or suspend its operation.

Section 5. Effective Date. This Ordinance shall become effective and be in full force and effect ten (10) days after final publication.

Section 6. Severability. If any portion of this Ordinance or the application thereof to any person or circumstance shall be found to be invalid by a court, such invalidity shall not affect the remaining portions or applications of the ordinance which can be given effect without the invalid portion or application, provided such remaining portions or applications are not determined by the court to be inoperable.

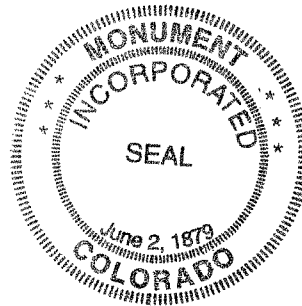
INTRODUCED, PASSED, AND ADOPTED/REJECTED, by the Town Council or the Town of Monument, Colorado this 1st day of December, 2025 by a vote of 7 for and 0 against.

TOWN OF MONUMENT, COLORADO

By: *Mitch LaKind*
Mitch LaKind, Mayor

Attest:

Tina Erickson
Tina Erickson, Town Clerk



ORDINANCE NO. 23-2025
EXHIBIT A

Article 3. - District Uses

Section 18.03.340 – Accessory Uses and Structures

D. Accessory Dwelling Units.

1. Permit Required. No Accessory Dwelling Unit (ADU) shall be constructed, established, or occupied without first obtaining a permit issued by the Director of Planning or designee. An ADU shall require site plan approval in accordance with Section 18.03.150. An ADU in a non-residential zone district shall require a conditional use permit.
2. Requirements for an ADU.
 - a. An ADU must be designed, erected, altered, used and occupied in conformity with all regulations established in this title and upon performance of all conditions set forth in this title. A temporary structure, mobile home or recreational vehicle shall not be used as an ADU.
 - b. An ADU must be connected to the Town's and/or a district's central water and/or sewer systems in conformance with the applicable utility regulations. An ADU may be served by a permitted well system capable of serving an ADU. Separate water and sewer taps shall not be permitted for ADUs.
 - c. An ADU must be on the same lot as the principal use. An ADU cannot be conveyed separately to the principal use unless first legally subdivided in accordance with this code.
 - d. Where the principal building is designated as a historic property—listed on the National Register of Historic Places, the Colorado State Register of Historic Properties, or as a contributing structure or landmark by the Town—an ADU shall be permitted only in compliance with applicable historic preservation standards and procedures.
 - e. ADUs shall not encroach on recorded easements unless the Town or easement holder, as applicable, has granted a license for encroachment into the easement.
 - f. It shall be the responsibility of the property owner to comply with any applicable private covenants, conditions and restrictions affecting the Lot, including but not limited to Homeowner Association requirements. The Town is not responsible for reviewing or enforcing private covenants, conditions and restrictions that may limit or prohibit an ADU or parking restrictions that would prevent shared parking.
3. Location. ADUs shall be located as follows:
 - a. Within the principal building, separated by a wall, door, or combination thereof;
 - b. As an addition to the principal building; or
 - c. Within a detached building located on the same lot as the principal structure.
 - d. Attached or integrated ADUs may be located in the front and side. Detached ADUs shall be located only in the side or rear yard, including corner yards in a detached structure.
4. ADU Specific Development Standards.
 - a. No more than one (1) ADU shall be permitted on any lot.
 - b. ADUs shall be compatible with and architecturally consistent with the principal structure and the surrounding neighborhood.

- c. The floor area of an ADU shall not exceed fifty percent (50%) of the floor area of the principal structure or six hundred (600) square feet, whichever is less. In the Large Lot Residential District the floor area of an ADU may be greater than six hundred (600) square feet, but shall not exceed one thousand two hundred fifty (1,250) square feet.
- d. Attached or integrated ADUs shall not exceed the maximum permitted height of the principal building in the applicable zoning district, nor twenty-five feet (25'). Detached ADUs shall comply with the height restriction in the applicable zone district, except that no detached ADU shall exceed sixteen feet (16') in height, unless the detached ADU is created through the conversion of an existing garage, and does not exceed twenty-five feet (25') in height.
- e. An ADU must comply with existing setbacks applicable to the principal building. The minimum rear yard setback for a detached ADU shall be the lesser of five feet (5') or the minimum accessory structure setback established for the zoning district.
- f. Where an ADU requires a new outside entrance in addition to the entrance of the principal dwelling unit, only one (1) entrance visible from the street frontage shall be permitted. Additional entrances shall be located on the side or rear elevations of the principal dwelling unit. External stairs shall not be used to access a second-story ADU unless serving an existing second-story entrance.
- g. Parking. One (1) off-street parking space shall be provided for each attached or detached ADU unless the Director of Planning or designee approves an alternative parking arrangement. The off-street parking space may be shared parking.
- h. Owner Occupancy Required. The property owner must demonstrate that the property owner resides on the parcel when an application is submitted:
 - i. To construct or convert an accessory dwelling unit. This exception does not apply for an accessory dwelling unit that is being constructed simultaneously with a new primary dwelling unit.
- i. Short-Term Rentals Prohibited. No ADU or any dwelling unit on the same lot as an ADU may be used for short-term rentals. For purposes of this provision, rental of any dwelling unit for thirty days or less is a short-term rental.



MEMORANDUM

TO: The Honorable Mayor and Town Council
FROM: Patrick Regan, Police Chief
DATE: July 6, 2026
RE: Shadow Systems Handgun and Accessories Purchase

BACKGROUND: The Monument Police Department currently utilizes multiple generations of aging duty handguns, several of which are approaching the end of their practical service life. In 2025, the department began transitioning officers to the Shadow Systems handgun platform after evaluating reliability, performance, parts compatibility, and long-term sustainability.

The proposed purchase will complete the transition for the remaining sworn personnel by providing 27 duty handguns and associated accessories. Standardizing the department's handgun platform improves training consistency, simplifies maintenance and armorer support, streamlines parts replacement, and ensures officers are equipped with modern duty firearms that meet current operational needs.

A competitive bid process was conducted via Invitation for Bids (IFB) through BidNet Direct, with three vendors submitting responses. ProForce Law Enforcement submitted the lowest responsive and most complete bid.

FISCAL IMPACT: Funds for this purchase were specifically allocated within the approved 2026 2F budget.

- Approved Budget: **\$29,750**
- Proposed Purchase Amount: **\$27,275.93**

STAFF RECOMMENDATION: Recommend approval of the purchase of 27 Shadow Systems duty handguns and associated accessories from ProForce Law Enforcement in the amount of **\$27,275.93**.

TOWN OF MONUMENT

RESOLUTION NO. 44-2026

A RESOLUTION FOR THE TOWN COUNCIL TO APPROVE THE PURCHASE OF SHADOW SYSTEMS HANDGUNS AND REQUIRED ACCESSORIES FOR MONUMENT POLICE DEPARTMENT OFFICERS' ON-DUTY USE

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

WHEREAS, the citizens of Monument voted for the 2F ballot measure in 2021 to provide the police department with additional funds to purchase equipment, including firearms; and

WHEREAS, in 2025, the Police Department's staff determined its handgun inventory needed to be replaced, with the initial police officer handgun transition to the Shadow Systems product occurring that year; and

WHEREAS, the Police Department's staff has reviewed the needs of the agency, determining the purchase of 27 Shadow Systems handguns with accessories is required to effectively equip the remainder of the sworn police officers with the modern, high-quality, and capable Shadow Systems handgun; and

WHEREAS, a competitive bid process was conducted for the purchase of the firearms and accessories, with three separate bids received, and ProForce Law Enforcement submitting the lowest and most complete responsive bid in the amount of \$27,275.93; and

WHEREAS, the Police Department's staff specifically allocated funds in the 2026 2F budget to accommodate these purchases (\$29,750).

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

The Town Council hereby approves the purchase of 27 Shadow Systems handguns with accessories from ProForce Law Enforcement totaling **\$27,275.93**.

PASSED AND RESOLVED by the Town Council of the Town of Monument, El Paso County, Colorado, this 6th day of July by a vote of ____ for and ____ against.

TOWN OF MONUMENT

Mitch LaKind, Mayor

ATTEST:

Laura Hogan, Deputy Clerk



INVITATION FOR BIDS

Handgun Purchase

IFB NO:	26-003
IFB ISSUANCE DATE:	051926__
BID DUE DATE:	052726_____

INTRODUCTION

The Town of Monument, Colorado (Town) is located along the I-25 just 20 miles north of Colorado's second-largest city, Colorado Springs, and is an easy drive to Denver just 53 miles to the north. The Town is a rapidly growing community, with excellent schools, beautiful surroundings and easy access to outdoor recreation, all with that small-town feeling that provides the quality of life that makes Monument so desirable.

The Town is a home rule incorporated community, serving a population of 11,000 residents in north El Paso County. The Town operates under a council-manager form of government consisting of a Mayor, Mayor Pro-Tem, five Council Members and a Town Manager. The Municipal Judge is appointed by and reports to the Town Council.

1. BID INFORMATION

The Town of Monument hereby solicits Firm Fixed Price (FFP) Bids, as detailed in this Invitation for Bids (IFB) for Shadow Systems handguns and accessories.

This IFB is posted to BidNet Direct and is available to all vendors free of charge, following free registration at the BidNet Direct website <https://www.bidnetdirect.com/>

SUBMITTALS FOR THIS PROJECT WILL ONLY BE ACCEPTED ON THE BIDNET DIRECT PLATFORM.

This Invitation for Bid (IFB) is available on BidNet (www.bidnetdirect.com). All addenda or amendments shall be issued through BidNet and may not be available through any other source.

SPECIAL TERMS

Please note the following definitions of terms as used herein:

The term "Town" means the Town of Monument.

The term "Contractor" or "Consultant" means the Bidder whose offer is accepted and is awarded the contract to provide the products or services specified in the IFB.

The term "Offer" or "Bid" means a bid submitted in response to this IFB.

The term "Offeror" or "Bidder" means the person, firm, or corporation that submits a formal bid or offer and that may or may not be successful in being awarded the contract.

The term "Project" refers to _____ Project.

The term “Invitation for Bid” or “IFB” means this solicitation of formal, competitive, sealed bids from prospective bidders in which the intent is to award a contract to the resultant lowest responsible and responsive bidder.

BID ISSUE DATE: Invitation for Bid (IFB) Number _003_-2026 is being issued and posted on www.bidnetdirect.com on 051926

SUBMISSION OF BIDS

Bids are to be submitted electronically on BidNet Direct (www.bidnetdirect.com). Please review the submission requirements well in advance of submission date and time, and allow for ample time to upload each required document. Offerors are solely responsible to ensure all required bid documents are uploaded and submitted correctly, and that a confirmation number is obtained upon successful submission.

Customer support for BidNet Direct may be reached at (800) 835-4603.

Bids shall be received on or before: 2:00PM 05.27.26. A public opening will be held at ____NA____ and/or via Microsoft Teams at that time. Web access and dial in information is below:

Bid bond is required if total bid exceeds N/A.

The cost of Bid preparation is not a reimbursable cost. Bid preparation shall be at the Bidder’s sole expense and is the Bidder’s total and sole responsibility.

LATE BIDS/LATE MODIFICATIONS OF BIDS

Bids, withdrawals or modifications of Bids received after the time set for opening, as designated above, are considered “late bids”, and will not be accepted by the Town. Bidders are solely responsible for ensuring their bids arrive on time and to the place specified in this Invitation for Bid.

MISTAKES IN BIDS - CONFIRMATION OF BID

If it appears from a review of a Bid that a mistake has been made, the Bidder may be requested to confirm its Bid in writing. Situations in which the confirmation may be requested include obvious, apparent errors on the face of a Bid or a Bid unreasonably lower than the other Bids submitted.

MINOR INFORMALITIES/IRREGULARITIES IN BIDS

A minor informality or irregularity is one that is merely a matter of form and not of substance. It also pertains to some immaterial defect in a Bid or variation of a Bid from the

exact requirements of the invitation that can be corrected or waived without being prejudicial to other Bidders. The defect or variation is considered immaterial when the effect on price, quantity, quality, or delivery is negligible when contrasted with the total cost or scope of the goods and/or services being acquired.

If the Town determines that a Bid submitted contains a minor informality or irregularity, then the Town shall either give the Bidder an opportunity to cure any deficiency resulting from the minor informality or irregularity or waive the deficiency, whichever is to the advantage of the Town. In no event will the Bidder be allowed to change the Bid amount.

REJECTION OF BIDS

The Town has the authority to reject any Bid based on, but not limited to, the following:

- Any Bid that fails to conform to the essential requirements of the Invitation for Bids shall be rejected.
- Any Bid that does not conform to the applicable specifications shall be rejected unless the IFB authorizes the submission of alternate bids and the items or services offered as alternates meet the requirements specified in the IFB.
- A Bid that fails to conform to the specified delivery schedule.
- A Bid shall be rejected when the Bidder imposes conditions that would modify requirements of the IFB or limit the Bidder's liability to the City, since to allow the Bidder to impose such conditions would be prejudicial to other Bidders. For example, Bids shall be rejected in which the Bidder:
 - Protects against future changes in conditions, such as increased costs, if total possible costs to the Town cannot be determined. This includes failure to completely fill out required bid schedule.
 - Fails to state a price and indicates that price shall be "price in effect at time delivery".
 - States a price but qualifies it as being subject to "price in effect at time of delivery".
 - Takes exceptions to the IFB terms and conditions.
 - Inserts the Bidder's terms and conditions.
 - Limits the rights of the City under any Contract/Invitation for Bid clause.
 - Any Bid in which the price is considered to be unreasonable or is over budget.
 - Any Bid if the prices are determined to be unbalanced. G. Bids received from any person or contractor that is suspended, debarred, proposed for debarment, or under investigation for fraud, including failure to pay federal, state, local or city taxes.
 - When a bid guarantee is required and the bidder fails to furnish the guarantee in accordance with the requirements of the IFB.
 - Low Bids received from bidders who are determined to be non-responsible in accordance with the City's Procurement Rules and Regulations.
 - Any Bid that was prepared and submitted by a vendor who has been determined by the Town to have an unfair advantage over other Bidders.

2. BID PREPARATION AND AWARD

Bidders are expected to examine the drawings, specifications, bid documents, proposed contract forms, terms and conditions, and all other instructions and solicitation documents. Bidders are expected to visit the job-site to determine all requirements and conditions that will affect the work. Failure to do so will not relieve a Bidder from their responsibility to know what is contained in this Invitation for Bid, or site conditions affecting the work.

The Bidder certifies that it has checked all of its figures and understands that the Town will not be responsible for any errors or omissions on the part of the Bidders in preparing its Bid.

All items, (unless the invitation specifically states otherwise) including any additive or deductive alternates on the Bid Form, must be completely filled out or the Bid will be determined non-responsive and ineligible for consideration for award.

The Bidder declares that the person or persons signing this Bid is/are authorized to sign on behalf of the firm listed and to fully bind the Bidder to all the requirements of the IFB.

The Bidder certifies that no person or firm other than the Bidder or as otherwise indicated has any interest whatsoever in the Bid or the contract that may be entered into as a result of the Bid and that in all respects the Bid is legal and firm, submitted in good faith without collusion or fraud.

By submitting a Bid, the Bidder certifies that it has complied and will comply with all requirements of local, state, and federal laws, and that no legal requirements have been or will be violated in making or accepting this Bid. Bidders are expected to review the City's Procurement Rules and Regulations, which will be used when determining whether a Bidder is responsive and responsible and awarding contracts in the best interest of the City.

If there is a discrepancy between the unit price and the total price, the unit price shall be used to determine the applicable total price. Bidders are responsible for including profit and overhead associated with the project when determining their unit prices.

BASIS OF AWARD

The Town of Monument intends to award a contract to the lowest responsive and responsible Bidder whose Bid meets the requirements and the criteria set forth in the Invitation for Bids and is determined to be in the best interest of the Town.

The Town reserves the right to reject any or all Bids and to waive informalities and/or irregularities in a Bid. Whether or not a contract is awarded as a result of this Invitation for Bid, as stated above, Bid preparation costs are not reimbursable.

Total Bid will be evaluated and awarded as follows: It is the Town's intent to award this bid based on the TOTAL BASE BID, not on a line item by line item basis.

PERIOD OF ACCEPTANCE

The Bidder agrees that its Bid shall remain open for acceptance by the Town for a period of sixty (60) calendar days from the date specified in the IFB for receipt of Bids.

CONTRACT AWARD

The signature of the Bidder indicates that within ten (10) calendar days from acceptance of its Bid, it will execute a contract with the Town and, if indicated in this IFB, furnish a project specific Certificate of Insurance naming the Town as Additional Insured, furnish Performance, Labor and Materials, Payment and Maintenance Bonds and any other documents required by the Specifications or Contract Documents.

NOTICE TO PROCEED

Work may not start under any awarded contract until a written notice to proceed is issued by the Town. The Town may issue the Notice to Proceed any time after the contract is signed and, if required, insurance and bonds have been provided in accordance with this IFB.

AMENDMENTS TO THE SOLICITATION

Amendments are also referred to as addendum or addenda; and these terms shall be considered synonymous. It is the Bidder's responsibility to contact the Town to confirm the number of Amendments which have been issued.

If this solicitation is amended, then all specifications, terms and conditions, which are not specifically amended, remain unchanged.

Bidders shall acknowledge receipt of any amendment to this solicitation by signing and returning the amendment and by identifying the amendment number and date in the space provided on the form for submitting a Bid.

Acknowledged amendments must be received prior to Bid opening. Bidders are encouraged to include signed addenda or initialed acknowledgment with returned Bids.

EXPLANATIONS TO PROSPECTIVE BIDDERS

Any prospective Bidder desiring an explanation or interpretation of the IFB documents, drawings, specifications, etc., must request it in writing within ten days of the Bid due date to allow enough time for a reply to reach all prospective offerors before the time for

submission of offers. Oral explanations or instructions given before the opening of Bids will not be binding. Any information provided to a prospective Bidder during the Bid preparation stage will be promptly furnished to all other prospective Bidders as an amendment to the solicitation, if that information is necessary in submitting Bids or if the lack of it would be prejudicial to other prospective Bidders.

QUESTIONS AND OTHER REQUESTS FOR INFORMATION

All questions must be submitted in writing to the Town.

All questions must be submitted via email and must be received no later than 1:00PM 05.27.26. Requests for Information, support and questions shall be directed to:

SECURITY REQUIREMENTS

Bid Security

- If the total amount of the accumulative Bid is more than \$50,000, or a bond is required elsewhere in this IFB, the Bidder is required to furnish with their Bid a bid security in the form of a bank certified check, bank cashier's check or a one-time bid bond underwritten by a company licensed to issue bonds in the State of Colorado and acceptable to the Town in an amount equal to at least 5% of the total amount of the Bid payable without condition to the Town.
- The Bid security shall guarantee that the Bid will not be withdrawn or modified for a period of sixty (60) calendar days after the time set for the receipt of Bids, and, if the Bid is accepted within those sixty (60) calendar days, that the person, firm or corporation submitting same shall within ten (10) calendar days after being notified of the acceptance of its Bid, enter into a Contract and furnish the required bonds and all insurance certificates called for under this Invitation for Bid.
- The Bid bonds of unsuccessful Bidders will not be returned to the respective Bidders unless a self-addressed, stamped envelope is provided along with a written request for bid bond return. However, if a certified check or a cashier's check is submitted as Bid security, it will be returned as soon as possible after the lowest responsive and responsible Bidder is determined and a contract is executed.
- In the event the Bidder whose Bid is accepted fails to enter into the contract and/or furnish the required contract bonds, its certified check, cashier's check or bid bond will be forfeited in full to the City.

Performance, Labor and Materials Payment, and Maintenance Bonds

- For contracts in excess of \$50,000, the Contractor shall furnish to the Town each of the following: a Performance Bond, a Labor and Materials Payment Bond, and a

Maintenance Bond. Each such bond shall be in the amount of one hundred percent (100%) of the contract price. Bonds shall be submitted within ten (10) calendar days after notification of award of a Contract. The cost of all bonds shall be included in Contractor's Bid.

- Bonds shall:
 - Be for the full amount of the Contract price.
 - Guarantee the Contractor's faithful performance of the work under the Contract, and the prompt and full payment for all labor and materials involved therein.
 - Guarantee protection to the Town against liens of any kind.
 - Be from a surety company operating lawfully in the state of Colorado and accompanied by an acceptable "Power-of-Attorney" form attached to each bond copy.
 - Be issued from a surety company that is acceptable to the City.
 - Be submitted using the forms in the Exhibit section of this IFB or such forms as are approved by the Town Attorney's Office.

SPECIFICATIONS AND DRAWINGS

No Fee solicitations: Specifications and Drawings are normally included in the IFB. If Specifications and Drawings are too large to be included in the IFB, all interested Bidders may obtain one copy of the Project Specifications and a set of the Project Drawings for use in preparing Bids from the Town. If the Bidder requires additional sets, it is the Bidder's responsibility to duplicate any additional copies, at its own expense.

TYPE OF CONTRACT

As a result of this Invitation for Bids, it is the Town's intention to award a fixed unit price Contract based on the prices offered by the lowest responsive and responsible bidder. Contract prices shall remain firm and fixed throughout the Contract performance period.

F.O.B. DESTINATION Unless otherwise specified in the Invitation for Bid, all goods, materials, supplies, equipment or services covered by this IFB shall be delivered F.O.B. Destination shall be the location indicated in the awarded Contract.

BID RESULTS The Town does not mail Bid results or tabulations. However, Bid tabulations are posted and can be downloaded from BidNet. Bidders submitting Bids in response to this solicitation may also request the Bid tabulation for this solicitation via email to the Town contact indicated as the point of contact for this solicitation.

APPROPRIATION OF FUNDS

In the event funds are not appropriated in whole or in part sufficient for performance of the Town's obligations under this IFB, or appropriated funds may not be expended due the Town Charter spending limitations, then the Town, without compensation to Bidders, may terminate or cancel this IFB or not award any contracts under this IFB.

In accordance with the Colorado Constitution and Town Charter, performance of the Town’s obligations under any resultant Contract will be expressly subject to appropriations of funds by the Town Council, and, in the event the budget or other means of appropriation for any year of the Contract fails to provide funds in sufficient amounts to discharge such obligations, such failure (i) shall act to terminate the Contract 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 the Contract, including any sub-agreement, attachment, schedule, or exhibit thereto, by the Town.

PERIOD OF PERFORMANCE

The Contractor shall deliver all equipment within 90 Calendar Days after the Notice to Proceed.

BID DOCUMENTS

3. TENTATIVE PROCUREMENT SCHEDULE

The following is the tentative procurement schedule for the RFP. The Town reserves the right to adjust this schedule.

Date	Action
05.19.26	IFB Release Date
05.27.26	Deadline to submit questions via email.
	Responses to questions will be posted on the Town’s website.
05.27.26	Bids are due no later than 2:00 PM local time.
06.15.26	Expected date by which a recommendation will be made to Town Council on award of contract.

4. BID SUBMISSION

Proposals shall be binding on the vendor and may not be withdrawn for a period of 60 days following the submission deadline. A vendor may withdraw its own proposal at any time prior to the submission deadline.

8. GENERAL TERMS AND CONDITIONS

- A. **Interested Parties:** All interested vendors are invited to submit a proposal in accordance with the terms, conditions, and specifications contained herein.
- B. **Tax Exemption:** The Town, as a home rule municipality, is exempt from sales and use taxes. Vendors shall inform all prospective subcontractors and suppliers from whom they expect to obtain services or supplies of the tax-exempt status of the Town. Following the award of proposal, a tax exemption certificate will be furnished by the Town upon request by the successful vendor.
- C. **Pre-Contractual Expenses:** The Town assumes no liability for payment of any pre-contractual expenses incurred by prospective vendors, including but not limited to costs incurred in the preparation or submission of proposals.
- D. **Non-Discrimination:** The vendor, by submitting a proposal, agrees to not unlawfully discriminate against any employee of the vendor or the Town or applicant for employment or for services or any member of the public on the basis of disability, race, sex, age, national origin, religion, sexual orientation, gender identity or expression, marital or military status, pregnancy, political affiliation or any other status protected by federal or state law.
- E. **Governing Law:** The laws of the State of Colorado shall govern this RF
- F. **Venue** for any dispute arising out of or relating to this RFQ shall be in the State of Colorado District Court for El Paso County.
- G. **Public Record:** All proposals submitted will become property of the Town and may be subject to public disclosure pursuant to the Colorado Open Records Act, § 24-72-201, et seq., C.R.S. Any language purporting to render the entire proposal or proprietary will be ineffective and will be disregarded.

Sample Firm Fixed Price Agreement Attached



MONUMENT POLICE DEPARTMENT

CHIEF PATRICK REGAN

The Monument Police Department is soliciting bids on the items listed below.

27x- Shadow Systems XR920 with 3 dot tritium optic height sights - part# ML-3306-3D

27x- Streamlight **TLR1-HL**- SKU 69260

1 Ox - Shadow Systems CR920X with 3 dot tritium optic height sights - part #ML-5306-3D

10x - Trijicon **RMRec** - 3.25 MOA - SKU CC06-C-3100001

10x - Trijicon RMRcc Adapter Plate-SKU AC32092

10x - Holster - Galco Concealable 2.0 - Black - RH- Part# CO2-800RB

10x- Mag Pouch -Safariland - SKU 074-83-61

10x - Mag and Cuff Pouch - Gould & Goodrich - Part# GG-B841-3



Notice

Basic Information

Estimated Contract Value (USD) \$50,000.00 (Not shown to suppliers)
Reference Number 0000424996
Issuing Organization Town of Monument
Owner Organization Town of Monument
Solicitation Type ITB - Invitation to Bid (Formal)
Solicitation Number 26.003
Title Police Handguns
Source ID PU.AG.USA.623255.C18693301
Piggyback Solicitation No

Details

Location El Paso County, Colorado
Purchase Type One Time Only- Delivery Date: 06/01/2026
Description Police Handguns items
 27x- Shadow Systems XR920 with 3 dot tritium optic height sights - part# ML-3306-3D
 27x- Streamlight TLR1-HL- SKU 69260
 10x - Shadow Systems CR920X with 3 dot tritium optic height sights - part #ML-5306-3D
 10x - Trijicon RMRcc - 3.25 MOA - SKU CC06-C-3100001
 10x - Trijicon RMRcc Adapter Plate-SKU AC32092
 10x - Holster - Galco Concealable 2.0 - Black - RH - Part# CO2-800RB
 10x- Mag Pouch -Safariland - SKU 074-83-61
 10x - Mag and Cuff Pouch - Gould & Goodrich - Part# GG-B841-3

Dates

Publication 05/19/2026 03:42 PM MDT
Question Acceptance Deadline 05/25/2026 12:00 AM MDT
Questions are submitted online Yes
Closing Date 05/27/2026 02:00 PM MDT

Contact Information

Tim Johnson
 7196513605
 Tjohnson@tomgov.org

Bid Submission Process

Bid Submission Type Electronic Bid Submission
Pricing Lump sum
Pricing Lump sum
Bid Documents List

Item Name	Description	Mandatory	Limited to 1 file
Bid Documents	Documents defining the proposal	No	No

Documents

Documents

Document	Size	Uploaded Date	Language
Handgun Item List.pdf [pdf]	391 Kb	05/19/2026 03:40 PM MDT	English
IFB Handguns 26-003.pdf [pdf]	311 Kb	05/19/2026 03:40 PM MDT	English

Categories

Selected Categories

NIGP Categories (4)	
680	POLICE, PRISON AND SECURITY ACCESS EQUIPMENT AND SUPPLIES
68053	Guns, Machine (Including Other Military Style Weapons) Guns, Machine (Including Other Military Style Weapons)
68052	Guns, Pistols, Rifles, and Shotguns (Incl. Accessories) Guns, Pistols, Rifles, and Shotguns (Incl. Accessories)
68054	Guns, Electro-Muscular Disruption (EMD) (See 680-50 for Stun Guns) Guns, Electro-Muscular Disruption (EMD) (See 680-50 for Stun Guns)
68050	Guns, Stun (Nonlethal), (Incl. Taser Weapons), (See 680-54 for EMD Weapons) Guns, Stun (Nonlethal), (Incl. Taser Weapons), (See 680-54 for EMD Weapons)

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Document Request List

Document Request List

Organization Name	Main Contact	Download Date	City	Province/State
Zev Technologies	Michael Scalfani	05/26/2026 01:06 PM MDT	Centralia	Washington
IS West	Michelle Groscoast	05/26/2026 11:20 AM MDT	Colorado Springs	Colorado
Planet Cellular	Kyle Perry	05/23/2026 09:13 AM MDT	Pembroke Pines	Florida
AZ ARMS INC	YAZ ABUSAIF	05/22/2026 10:44 AM MDT	Shelby Township	Michigan
11427725 Canada Inc. - DO NOT REACTIVATE	Tom Zheng	05/21/2026 10:37 PM MDT	Toronto	Ontario
Intergrated Wall Solutions, LLC	Nathan Buelow	05/21/2026 05:26 PM MDT	Littleton	Colorado
Curtis Blue Line	Michael Lucero	05/21/2026 09:13 AM MDT	Denver	Colorado
Martin Larinas	Martin Larinas	05/20/2026 08:16 PM MDT	Soldotna	Alaska
Diaz Construction Group L.L.C	Luis Diaz	05/20/2026 02:48 PM MDT	Denver	Colorado
KMK Solutions LLC	Mario Keophilalay	05/20/2026 12:26 PM MDT	Colorado Springs	Colorado
Morgan Inglad LLC	AYYAZ KHAN	05/20/2026 10:29 AM MDT	MORGAN HILL	California
Lawmen's & Shooters' Supply, Inc.	Gail Walker-Keen	05/20/2026 06:57 AM MDT	Titusville	Florida
Angry Bear Arms	Justin Wood	05/20/2026 06:45 AM MDT	Salem	Missouri
hitech	hi tae	05/20/2026 05:41 AM MDT	montreal	Quebec
Logic Automation LLC	Andrew Molyneaux	05/20/2026 01:55 AM MDT	riverside	California
Nation Analytics	Nick Taborek	05/20/2026 01:44 AM MDT	Irvine	California
DEVKARE SOLUTIONS	GAYATHRI PRITHIVIRAJ	05/20/2026 12:33 AM MDT	COLUMBUS	Ohio
LMB Consulting	Lacey Bridges	05/20/2026 12:20 AM MDT	Rowlett	Texas
Quantum Ridge Ventures	Frank Smith	05/19/2026 09:07 PM MDT	Austin	Texas
Northbridge Analytics	Jordan Patel	05/19/2026 06:22 PM MDT	Omaha	Nebraska
CamNet, Inc.	Mollie Swisher	05/19/2026 04:55 PM MDT	Albuquerque	New Mexico
Professional Police Supply	John Rogers	05/19/2026 04:47 PM MDT	Frederick	Colorado
Proforce Marketing, Inc	Dan Rooney	05/19/2026 04:21 PM MDT	Prescott	Arizona
Arms Unlimited Inc	Daniela Martin	05/19/2026 04:10 PM MDT	HENDERSON	Nevada
Ecommerce Arms	Brian Pfleuger	05/19/2026 04:01 PM MDT	Austin	Colorado

Solicitation Audit



Created by: Steve q Murray
Created on: 06/05/2026 11:05 AM MDT
Solicitation: 26.003 - Police Handguns

Solicitation Notice Audit

Basic Information

Title	Police Handguns	
Solicitation Number	26.003	Contact Information
Reference Number	0000424996	Town of Monument
Solicitation Type	ITB - Invitation to Bid (Formal)	Tim Johnson
Issuing Organization	Town of Monument	7196513605
Owner Organization	Town of Monument	Tjohnson@tomgov.org
Status	Closed	

Status History

Solicitation Status	Modified by	Date
Draft	Steve q Murray	05/19/2026 03:40 PM MDT
Publication	Steve q Murray	05/19/2026 03:42 PM MDT
Closed	Steve q Murray	05/27/2026 02:00 PM MDT

Document History

Original Solicitation

Document	Size	Uploaded Date	Language
Handgun Item List.pdf [pdf]	391 Kb	05/19/2026 03:40 PM MDT	English
IFB Handguns 26-003.pdf [pdf]	311 Kb	05/19/2026 03:40 PM MDT	English

Solicitation Supplier Audit - All Suppliers

Organization Name	Org. Number	Main Contact	Opportunity Matched	Document Download	Bid Submitted	Bid Submission Type
11427725 Canada Inc.	3047686	Tom Zheng	No	Complete	No	
Acme Sports, Inc.	1710530	Joe Hardesty	Yes	None	No	
Action Target	1351644	Tyler Mousser	Yes	None	No	
Aegis Group LLC	3085166	Matthew Spangler	Yes	None	No	
Aegix Global	1575827	Francine Howard	Yes	None	No	
AK KINGS, LLC	3054384	Belal Harajli	Yes	None	No	
Anarexus	3041330	Christopher Pimentel	Yes	None	No	
Angry Bear Arms	2905777	Justin Wood	Yes	Complete	No	
Apex Products & Supplies, LLC	3027217	Patrick Beahm	Yes	None	No	
Ares Integrated Resources LLC	2840537	Sean Burns	Yes	None	No	
Arms Unlimited Inc	2441443	Daniela Martin	Yes	Complete	No	
Avigilon	1326843	Dan Gabbert	Yes	None	No	
Axon Enterprise, Inc.	87918	Sales Ops	Yes	None	No	
AZ ARMS INC	3100695	YAZ ABUSAIF	Yes	Complete	Yes	Electronic
Battle Arms Development	2659686	George Huang	Yes	None	No	
Beretta USA Corp	2540879	Gabriele de Plano	Yes	None	No	
Birchwood, Ratcliff & Associates LLC	2702902	Chris Ratcliff	Yes	None	No	
Black Rain Ordnance, Inc.	2731784	Matt Smith	Yes	None	No	
Blue Heron Tactical Supply LLC	2810379	Avery Scott	Yes	None	No	
Blue Line Firearm	2532200	RUDY SALMAN	Yes	None	No	
Botach Inc	564937	Ackah Sarbah	Yes	None	No	
Brewer & Associates LLC	26789	Craig Brewer	Yes	None	No	
Caliber Armor	2509946	Michelle Pandow	Yes	None	No	
CamNet, Inc.	527573	Mollie Swisher	No	Partial (1/2)	No	
cap 360 llc	849419	kolleen kirk	Yes	None	No	
CCCD	2710835	Mark Schneider	Yes	None	No	
Centerfire Ninth	2943548	Jeff Kuo	Yes	None	No	
CENTRAL BAG AND BURLAP CO	483088	MANNY ZUSSMAN	Yes	None	No	
City of Edgewater	3015453	Randy McNitt	Yes	None	No	
Coastal Firearms LLC	3022604	Guy Peifer	Yes	None	No	
Colorado Gun Fighter	2865558	Jason J Rouanzoin	Yes	None	No	
CopsPlus	2451761	Matt Bell	Yes	None	No	
Corbellum LLC.	2882779	Jasper Dermont	Yes	None	No	

Organization Name	Org. Number	Main Contact	Opportunity Matched	Document Download	Bid Submitted	Bid Submission Type
CoreTrust	3026001	Brandon A Miller	Yes	None	No	
Curtis Blue Line	1078402	Michael Lucero	Yes	Complete	No	
Dana Safety Supply	2680189	Anthony L Stacy	Yes	None	No	
Dana Safety Supply, Inc.	935449	Mark Sevigny	Yes	None	No	
Danay & CO. LLC	3114726	Danay H Hagos	Yes	None	No	
Darbonnier Tactical Supply	2834478	Matt Varga	Yes	None	No	
Deister Electronic	2988368	Lance Kitchen	Yes	None	No	
Detroit Gun Works	3012776	Adam Yednock	Yes	None	No	
DEVKARE SOLUTIONS	1941824	GAYATHRI PRITHIVIRAJ	No	Complete	No	
Diaz Construction Group L.L.C	93312	Luis Diaz	No	Complete	No	
Disruptive Applications Group LLC	3079788	Avishank Khadka	Yes	None	No	
Dozer Tactical, Inc	768155	Dave Bohl	Yes	None	No	
DPS SECURITY LLC	933425	Shirley Garcia	Yes	None	No	
Ecommerce Arms	2966718	Brian Pfeuger	Yes	Complete	No	
FAAC Incorporated	942225	Kathy Studer	Yes	None	No	
Far East Trading	1344885	Jackie wang	Yes	None	No	
Foundation Arms LLC	2886438	Bradly Nicholson	Yes	None	No	
FSOCLLC	2493130	DAVE PASSARELL	Yes	None	No	
GADES SALES INC	87331	Anthony Mohatt	Yes	None	No	
Galls, LLC	500918	Tiffany Brewer	Yes	None	No	
GGT Electronics LLC	3021406	Sylvester Leach	Yes	None	No	
GOVSMART, INC	2520455	Brandon Lillard	Yes	None	No	
Gulf States Distributors, Inc.	1076098	Tommy Trammell	Yes	None	No	
H.L.Dalis, Inc.	781012	Neil Howell	Yes	None	No	
Hired Gun Weed & Pest Control, LLC	95593	Elijah Hatch	Yes	None	No	
hitech	3105853	hi tae	No	Complete	No	
HOLLAND SIGNS INC	702937	ZOE M HOLLAND	Yes	None	No	
Hutton Tactical Arms and Ammo LLC	2647867	Joshua Hutton	Yes	None	No	
Intergrated Wall Solutions, LLC	2800551	Nathan Buelow	No	Complete	No	
IS West	2636694	Michelle Groscost	No	Complete	No	
JBIK Security Solutions, LLC	2989531	Brian Fritzingier	Yes	None	No	
JM Source LLC	3039555	Esmeralda DeArmas	Yes	None	No	
JOHN ELWAY CHEVROLET	1244621	SARAH DUDGEON	Yes	None	No	
Keystone Supply Group	3068473	Kevin Finley	Yes	None	No	
Kiesler Police Supply	518938	Brittany Girdler	Yes	None	No	

Organization Name	Org. Number	Main Contact	Opportunity Matched	Document Download	Bid Submitted	Bid Submission Type
KMK Solutions LLC	3090354	Mario Keophilalay	No	Complete	No	
L.N. CURTIS & SONS	88571	Carly Furlong	Yes	None	No	
Landair Holdings, Inc.	2448830	Michael Knaby	Yes	None	No	
Lawmen Supply Company of New Jersey	2640589	David Serata	Yes	None	No	
Lawmen's & Shooters' Supply, Inc.	12668	Gail Walker-Keen	Yes	Complete	No	
Lighting Accessory & Warning Systems. LLC.	89204	Devin Marciano	Yes	None	No	
LMB Consulting	3046190	Lacey Bridges	No	Complete	No	
Logic Automation LLC	2661953	Andrew Molyneaux	No	Complete	No	
Martin Larinas	3097329	Martin Larinas	No	Complete	No	
Merchant	2664126	Savannah Merchant	Yes	None	No	
Mile High Shooting Accessories	696444	Diann Pennington	Yes	None	No	
Mile High Shooting Accessories, LLC	2322640	Diann Pennington	Yes	None	No	
ML Armaments LLC	2895733	Varun Mathews	Yes	None	No	
Moore Tactical	3102275	Matthew Moore	Yes	None	No	
Morgan Inland LLC	2616457	AYYAZ KHAN	No	Complete	No	
Morris Group International	971673	Dave Wilson	Yes	None	No	
Mr Disposable Inc	948090	Raymond Cora	Yes	None	No	
Municipal Emergency Services, Inc.	202275	Todd Gasparri	Yes	None	No	
Nation Analytics	2444250	Nick Taborek	No	Partial (1/2)	No	
NetF2.com, Inc.	2880704	Bobby Franklin	Yes	None	No	
NICE	1125449	Tyler Robinson	Yes	None	No	
Noble Supply and Logistics	2904654	Matthew Gutwill	Yes	None	No	
Northbridge Analytics	3065007	Jordan Patel	No	Complete	No	
Origin Engineering LLC	2707791	Tanner Raubenstine	Yes	None	No	
OT Contracting	2906732	Tyler Vickers	Yes	None	No	
PAI Defense	2565785	Justin Ross	Yes	None	No	
PALADIN DEFENSE GROUP, INC.	2723236	Steven Fundingsland	Yes	None	No	
PepperBall	2932106	Christine Marsh	Yes	None	No	
Pine Supply Corp.	912342	E V	Yes	None	No	
Planet Cellular	2550022	Kyle Perry	Yes	Complete	No	
Point Blank Enterprises	1329404	DIANA LUDWIG	Yes	None	No	
Pride Outfitting	2874210	Robb M. Corwin	Yes	None	No	
Primary Arms LLC	1872933	Ozge Cumberland	Yes	None	No	
Professional Police Supply	44592	John Rogers	Yes	Complete	Yes	Electronic
Proforce Marketing, Inc	57421	Dan Rooney	Yes	Complete	Yes	Electronic

Organization Name	Org. Number	Main Contact	Opportunity Matched	Document Download	Bid Submitted	Bid Submission Type
Promo Solutions	948393	Stacy R Smoot	Yes	None	No	
Quantum Arms LLC	526703	Keith Worfel	Yes	None	No	
Quantum Ridge Ventures	3039233	Frank Smith	No	Complete	No	
Recreational Electrical LLC	165576	Brian Foley	Yes	None	No	
REP Services	88316	JT Metzger	Yes	None	No	
Rock Solid SST	2706787	Richard Crays	Yes	None	No	
ROI Fire & Ballistics	1294052	Scott C Compton	Yes	None	No	
Saber Defense HTL LLC - JBPJ	2905542	John Rademaker	Yes	None	No	
Safariland, LLC	81844	Patricia Coppedge	Yes	None	No	
Salt Lake Wholesale Sports Inc	1521284	Kisa Libby	Yes	None	No	
San Tan Tactical, Inc	3001569	Macie Moody	Yes	None	No	
Sarkar Tactical Inc.	1045298	Sanjay Sood	Yes	None	No	
Scottsdale Gun Club	3067185	Walter Abrams	Yes	None	No	
Sergeant Enterprises, INC.	1238084	Mallory Sergeant	Yes	None	No	
Sentinel Supply	2922102	Todd Rassa	Yes	None	No	
Silent Steel USA	2907674	Joe Shaffer	Yes	None	No	
Sons of Liberty Gun Works	2999987	Sean Murphy	Yes	None	No	
Stanley Convergent Security Solutions, Inc.	751660	Matt Hildebrand	Yes	None	No	
STRACK INC	216396	Bruce Strack	Yes	None	No	
Streicher's (Corporate)	87382	Eric Johnson	Yes	None	No	
Strictly Technology, LLC	1117808	Keith Nguyen	Yes	None	No	
Tewani Creative Group	1156352	Tanay Tewani	Yes	None	No	
Texas A&M Student	2940921	Sami Shavlani	Yes	None	No	
The Amasiah Group, LLC	1413067	Darius L Anderson	Yes	None	No	
The Mag Shack	2571311	Jonathan Owens	Yes	None	No	
Tree of Liberty Defense Group	3029168	David Baz	Yes	None	No	
Tri-Tech Forensics Inc	791546	Eric Barton	Yes	None	No	
TSG	1802817	Jim Borchers	Yes	None	No	
Tyro Firearms	2995955	Josh Jenkins	Yes	None	No	
Undercover Instructor, LLC	3138233	Andrew Grennor	Yes	None	No	
Ver-Mac	23894	Kimberly Jack	Yes	None	No	
Wanco, Inc.	505432	Tim Paulino	Yes	None	No	
Watts Upfitting	914579	John Watts	Yes	None	No	
WMDTech, LLC	279550	Jacob Berryman	Yes	None	No	
Zenn Group LLC	1112164	Brian Anyogu	Yes	None	No	
Zev Technologies	2947274	Michael Scaffani	Yes	Complete	No	

Organization Name	Org. Number	Main Contact	Opportunity Matched	Document Download	Bid Submitted	Bid Submission Type
ZLC Solutions	2926641	Naser Saleh	Yes	None	No	

Solicitation Task Assignments Audit

Assignee Name	Assigner Name	Date	Task	Previous Value	New Value
Steve q Murray	Steve q Murray	05/19/2026 03:40 PM MDT	Q&A	Unassigned	Answer

27x- Shadow Systems XR920 with 3 dot tritium optic height sights- part# ML-3306-3D-
\$13,127.40

27x- Streamlight TLR1-HL- SKU 69260
4265.60

10x- Shadow Systems CR920X with 3 dot tritium optic height sights- part #ML-5306-3D
\$4375.80

10x- Trijicon RMRec- 3.25 MOA- SKU CC06-C-3100001
4467.03

10x- Trijicon RMRcc Adapter Plate-SKU AC32092
463.05

10x- Holster- Galco Concealable 2.0- Black- RH- Part# CO2-800RB
1397.31

10x- Mag Pouch-Safariland- SKU 074-83-61
252.84

10x- Mag and Cuff Pouch- Gould & Goodrich- Part# GG-B841-3
426.82

Total Bid: \$28,775.85



Quotation

DATE May 26, 2026	PAGE 1
ORDER NUMBER CO129841	

**3763 Imperial Street, Unit A
Frederick, CO 80516
PH: (877) 833-4699 FX: (303) 833-4762**

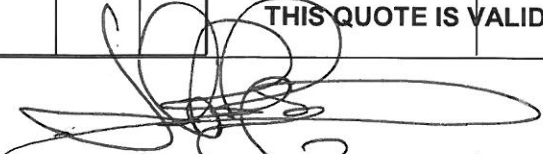
Sold To	MONUMENT POLICE DEPT. ATTN: ACCTS PAYABLE P.O. BOX 325 MONUMENT, CO 80132-9143
----------------	---

Ship To	MONUMENT POLICE DEPT. ATTN: IFB 26-003 645 BEACON LITE RD MONUMENT, CO 80132-9143
----------------	--

REFERENCE	PO NUMBER	CUSTOMER NO	SALESPERSON	ORDER DATE	SHIP VIA	TERMS
JOHN ROGERS	IFB # 26-003	CO288	MICHAELO	May 26, 2026	FED04	NETO30

QUANTITY			ITEM NUMBER	DESCRIPTION	UNIT PRICE	UNIT	AMOUNT
ORD	SHIP	B/O					
27	0	27	817/ML-3306-3D	XR920 9MM FOUNDATION OR 4" 17RD 3 DOT TRIT	452.25	EA	12,210.75
27	0	27	888/69260	TLR-1 HL 1000 LUMEN LED WEAPON LIGHT	156.00	EA	4,212.00
10	0	10	817/ML-5306-3D	S.S. CR920X 9MM FOUNDATION O.R. GRN TRIT SIGHTS 3 15RD MAGS	405.00	EA	4,050.00
10	0	10	932/CC06-C-3100001	TRIJICON RMR CC SIGHT ADJUSTABLE LED 3.25 MOA RED DOT	485.00	EA	4,850.00
10	0	10	999/9999	TRIJICON ADAPTER PLATE # AC32092	52.0000	EA	520.00
10	0	10	999/9999	GALCO HOLSTER CO2-800RB	165.0000	EA	1,650.00
10	0	10	789/074-83-61	OPEN TOP SINGLE MAG G17/22 PLN LTH	25.00	EA	250.00
10	0	10	360/B841-3	MAG/CUFF POUCH COMBO, RH, S&W M&P, BLACK	48.75	EA	487.50

THIS QUOTE IS VALID FOR 90 DAYS


 JOHN ROGERS
 VICE PRESIDENT

Subtotal	28,230.25
Total Sales Tax	0.00
Total Order	28,230.25

Original

PROFORCE LAW ENFORCEMENT

2625 Stearman Drive. Prescott AZ, 86301
 Tel: 928-776-7192 Fax: 928-445-3468
 email: sales@proforceonline.com www.proforceonline.com

O R D E R	QUOTE#	PAGE
	757903	1
Q U O T E	SHIP DATE	
	A.S.A.P.	

SOLD
TO

MONUMENT POLICE DEPARTMENT
 645 BEACON LITE ROAD
 MONUMENT CO 80132

719-884-8031

SHIP
TO

MONUMENT POLICE DEPARTMENT
 645 BEACON LITE ROAD
 MONUMENT CO 80132

JOB #	ORD. DATE	CUST.#	LOC.	SALESMAN	SHIP VIA	FRT.
NA	05/26/26	011027	AX	JUSTIN SHEETS	DR S-FOB ORIGIN	

QTY. ORDER	ITEM NO./DESC.	UNIT PRICE	UOM DISC.	NET PRICE
27	NON-STOCK SHD ML-3306-3D XR920, 9MM, BLK OPTC, UNTHRDED, GRN TRT 3-DOT	438.31	EA .00	11,834.37
27	69260 SLI TLR-1 HL TAC GUN MNT BLK 1000LUM	133.78	EA .00	3,612.06
10	NON-STOCK SHD ML-5306-3D CR920X, 9MM, BL, OPTC, UNTHRDED, GRN TRT 3-DOT	394.48	EA .00	3,944.80
10	CC06-C-3100001 TRJ RMR CC SIGHT 3.25 MOA ADJ LED RED DOT	458.77	EA .00	4,587.70
10	AC32092 TRJ RMRCC ADPT PLT HELLCAT OSP M&P SHIELD CORE	48.46	EA .00	484.60
10	NON-STOCK GALCO CO2-800RB CNCL 2.0 BLK RH BLT HLSTR FOR GLK43XMOS	221.05	EA .00	2,210.50

COMMENT

TERMS

PROFORCE LAW ENFORCEMENT

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O R D E R	QUOTE#	PAGE
	757903	2
Q U O T E	SHIP DATE	
	A.S.A.P.	

**SOLD
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 MONUMENT CO 80132

719-884-8031

**SHIP
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 645 BEACON LITE ROAD
 MONUMENT CO 80132

JOB #	ORD. DATE	CUST.#	LOC.	SALESMAN	SHIP VIA	FRT.
NA	05/26/26	011027	AX	JUSTIN SHEETS	DR S-FOB ORIGIN	

QTY. ORDER	ITEM NO./DESC.	UNIT PRICE	UOM DISC.	NET PRICE
10	074-83-61 SFL 074 OPN SNG MAG PCH PDL RH STX BLK GLK, S&W, SIG, H&K	23.06	EA .00	230.60
10	NON-STOCK G&G B821BL-7 CUF&MG CS W/BLT LPS	37.13	EA .00	371.30
1	CONTRACT CONTRACT #:26-003	.00	EA .00	.00
<p>IMPORTANT NOTICES: This quotation is based on the issuance of a department purchase order and F.E.T. form. ATF or the manufacturer may require additional forms. Sample forms may be found at: http://www.ProForceonline.com/forms.html</p> <p>Standard Terms are Net 30 days. If department policy does not allow for partial shipments and payments, separate purchase orders for each item will be necessary.</p> <p>Standard manufacturer's warranty applies to all department</p> <p>This quote is valid for 15 days, pending credit approval. The shortened validity period is due to recent economic shifts and the potential for new tariffs, which may impact</p>				

COMMENT

TERMS

PROFORCE LAW ENFORCEMENT

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O R D E R	QUOTE#	PAGE
	757903	3
Q U O T E	SHIP DATE	
	A.S.A.P.	

SOLD
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 MONUMENT CO 80132

719-884-8031

SHIP
TO

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 645 BEACON LITE ROAD
 MONUMENT CO 80132

JOB #	ORD. DATE	CUST.#	LOC.	SALESMAN	SHIP VIA	FRT.
NA	05/26/26	011027	AX	JUSTIN SHEETS	DR S-FOB ORIGIN	

QTY. ORDER	ITEM NO./DESC.	UNIT PRICE	UOM DISC.	NET PRICE
	<p>pricing and availability. All items are subject to manufacturer availability and potential price changes. For updated pricing after the expiration date, please contact or sales representative or our support center at (800) 367-5855.</p> <p>ProForce Law Enforcement agrees to defend, indemnify and hold harmless its customers from claims for personal injury or property damages, to the extent arising from the negligent acts or omissions of ProForce Law Enforcement or its employees, agents or independent contractors.</p> <p>ORDERING INSTRUCTIONS: Please reply to your sales representative in writing to process this order or send an email to sales@proforceonline.com. For orders over \$5,000, a PO or signed quote is required to process the order.</p> <p>Returned items are subject to 20% restocking fee. All sales are final on non-stocked/special order items</p> <p>IMPORTANT: To order from this quotation, please sign below.</p> <p>Printed Name: _____ - Date: _____ P.O.: _____ -</p>			

COMMENT

TERMS

PROFORCE LAW ENFORCEMENT

2625 Stearman Drive. Prescott AZ, 86301
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O R D E R	QUOTE#	PAGE
	757903	4
Q U O T E	SHIP DATE	
	A.S.A.P.	

SOLD
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 MONUMENT CO 80132

719-884-8031

SHIP
TO

MONUMENT POLICE DEPARTMENT
 645 BEACON LITE ROAD
 MONUMENT CO 80132

JOB #	ORD. DATE	CUST.#	LOC.	SALESMAN	SHIP VIA	FRT.
NA	05/26/26	011027	AX	JUSTIN SHEETS	DR S-FOB ORIGIN	

QTY. ORDER	ITEM NO./DESC.	UNIT PRICE	UOM DISC.	NET PRICE
	Signature: _____			

	<p>COMMENT BY C.KENNEDY</p> <p>TERMS DUE NET 30 DAYS</p>	<p>SALES AMOUNT</p>	<p>27,275.93</p>
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Award Type

Award

Solicitation Information

Solicitation Title Police Handguns
Reference Number 0000424996
Solicitation Closing Date 05/27/2026 02:00 PM MDT

Awardee

Supplier Awarded Proforce Marketing, Inc
Address 2625 Stearman Rd Ste A
Prescott, Arizona, 86301
United States
Awarded Value \$27,275.93
Award Date 06/08/2026 08:00 AM MDT
Contract Number (719) 481-3253
Contract Dates 2026-06-15 - 2026-06-15

For Internal Use Only (This information is not displayed to suppliers.)

Purchase Order # 26.003

Description



MEMORANDUM

TO: The Mayor and Town Council
FROM: Jennifer Phillips, Finance Director/Interim Public Works Director
DATE: July 6, 2026
SUBJECT: Adoption of Resolution No. 47-2026 Authorizing Out-of-District Water Connection

STRATEGIC PRIORITIES (2026–2028)

- Ensure Long-Term Financial Health and Sustainability - Supports long-range financial health, forecasting and sustainability to ensure efficient and resilient municipal services.
- Strengthen Community Engagement - Enhances community engagement, and strengthens communication and collaboration with residents, partners, and neighboring communities.
- Enable Responsible Community Development - Establishes clear, accountable plans, processes, and procedures for responsible and enduring community development and growth.
- Reinforce a Positive Work Culture - Promotes a positive and professional work culture that attracts and retains top talent and enhances high-quality service delivery to the community.

BACKGROUND:

The Town currently provides water to the Palmer Lake Mobile Home Park and two commercial buildings, which are located outside the Town's water district's boundaries. For customers located outside the boundaries the Town charges one and half times the water rates of customers within the district boundaries. The owner of the Palmer Lake Mobile Home Park and commercial buildings has sold the mobile home park. This entails the commercial building owner installing a new tap at 780 Highway 105.

DISCUSSION

The property owner of the two commercial buildings located outside the water district boundaries desires to separate his two commercial buildings from the mobile home park water line. The property owner will be responsible for obtaining a permit and paying all applicable fees including a \$41,000 tap fee and all costs associated with installing the new tap. Per the Town Charter, a Pikes Peak Regional Building Department permit is also required for the work to be performed. Town Water Department staff will provide oversight to the project to ensure the work is done correctly.

This new tap will require that the property owner opens a new account and pays an additional \$1,000 annually in base rates. No additional water usage will be required as a result of the new tap as it simply separates one existing service connection into two independent services. The attached maps indicate the current single tap connection and the proposed connection for the new tap.

RESOLUTION: Staff have submitted Resolution No. 47-2026 approving an out of district water connection.





meter

meter

TOWN OF MONUMENT
RESOLUTION NO.47-2026

**A RESOLUTION AUTHORIZING A NEW TAP TO BE INSTALLED TO TWO (2) OUT
OF DISTRICT COMMERCIAL BUILDINGS**

WHEREAS, the Town of Monument (“Town”) is a home rule municipality duly organized and existing under Article XX of the Colorado Constitution and Town’s Home Rule Charter and approved by the electors on November 8, 2022; and

WHEREAS, the Town of Monument has established enabling responsible community development as a strategic priority for 2026–2028, emphasizing the importance of clear, consistent, and accountable plans, processes, and procedures that foster positive conditions for thoughtful, sustainable, and enduring growth within the community; and

WHEREAS, Town may provide water to out of water district customers at a rate of one and half times the water rates charged to customers within the Town’s water district; and

WHEREAS, the property owner at 780 Highway 105 has requested approval for a new tap to be installed to directly serve two (2) commercial buildings already connected to the Town’s water supply.

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

The Town Council authorizes a new tap to be installed to two (2) out of district commercial buildings, which are already receiving Monument Water.

PASSED AND RESOLVED by the Town Council of the Town of Monument, Colorado, this 6th day of July 2026, by a vote of ___ for and ___ against.

TOWN OF MONUMENT

Mitch LaKind, Mayor

ATTEST:

Laura Hogan, Deputy Town Clerk



MEMORANDUM

TO: The Mayor and Town Council
FROM: Jennifer Phillips, Finance Director/Interim Public Works Director
DATE: July 6, 2026
SUBJECT: Adoption of Resolution 48-2026 Approving Change Order No. 1 with RD Mill Abatement in the amount of \$9,350 for a Total Not to Exceed Amount of \$32,373.

STRATEGIC PRIORITIES (2026–2028)

Ensure Long-Term Financial Health and Sustainability - Supports long-range financial health, forecasting and sustainability to ensure efficient and resilient municipal services.

Strengthen Community Engagement - Enhances community engagement, and strengthens communication and collaboration with residents, partners, and neighboring communities.

Enable Responsible Community Development - Establishes clear, accountable plans, processes, and procedures for responsible and enduring community development and growth.

Reinforce a Positive Work Culture - Promotes a positive and professional work culture that attracts and retains top talent and enhances high-quality service delivery to the community.

BACKGROUND:

On February 11, 2026, the Town requested asbestos testing on the shed and trailer located at in an open field next to Beacon Lite Road. The tests came back positive, requiring asbestos removal services. A proposal was requested from RD Mill for the asbestos removal and demolition of two sheds. The attached contract was signed on February 25, 2026, with a not to exceed amount of \$23,023.

DISCUSSION

On May 29, 2026, and June 12, 2026, invoices were submitted in the amounts of \$4,925 and \$4,425 for additional unexpected work related to extra asbestos testing, unforeseen asbestos removal, demolition permit and extra demolition dumpsters.

Additional work which was included in the original proposal and contract is still required in the amount of \$9,275. Therefore, a contract change order is necessary, as the overall cost of the contract has increased by 29%.

RESOLUTION: Staff have submitted Resolution 48-2026 approving Change Order No. 1 to the contract with RD Mill Abatement increasing the total not to exceed amount of the contract from \$23,023 to \$32,373.

02/12/2026
39°07'22.0"N 104°52'00.7"W
MONUMENT , CO 80132

TOWN OF MONUMENT



ASBESTOS REMOVAL & DEMOLITION OF SHEDS AND TRAILER ESTIMATE / CONTRACT

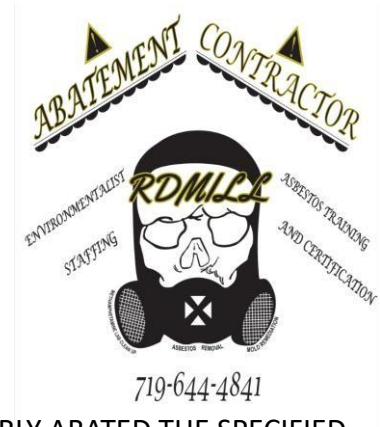
BUILDING TRUST WITH QUALITY WORK AND PROFESSIONAL WORKERS!

RD MILL WAS CALLED FOR A QUOTE FOR ASBESTOS REMOVAL AND DEMOLITION OF A LARGE SHED ,2 SMALLER SHEDS AND A TRAILER

IN A OPEN FIELD IN MONUMENT,CO 80132 INSPECTION WAS DONE TO DETERMINE THE AMOUNT OF ACM AND ITS LOCATION. ALL ACM IDENTIFIED IN REPORT WILL BE FOR ASBESTOS REMOVAL. THE SQ FT OF ASBESTOS TO BE REMOVED IS ABOUT 100 SQ FT OF ASBESTOS CONTAINING MATERIAL.RD MILL WILL USE 1 SUPERVISOR AND 2 WORKERS TO COMPLETE JOB.ALL EMPLOYEES WILL HAVE TYVEX SUITS AND RESPIRATORS WITH GLOVES AND STEEL TOE WATERPROOF BOOTS FOR PPE.ALL AREAS NOT BEING ABATED WILL BE COVERED IN 6 MILL PLASTIC SHEETING. THE TRAILER WILL BE PRECLEANED OUT BEFORE ASBESTOS REMOVAL BEGINS ,SINCE THIS TRAILER IS UNDER THE TRIGGER LEVELS A NOTICE WILL BE PUT IN WITH THE STATE FOR REMOVAL. A PERMIT FOR THE REMOVAL IS NOT NEEDED AND SAVES MONEY BUT STATE WILL BE NOTIFIED AND A STATE HYGIENIST WILL STILL COME AND CLEAR THE JOB SITE FOR ASBESTOS. A 3 STAGE CHAMBER FOR OUR GUYS TO SUIT UP AND DECONTAMINATE,A 2 STAGE CHAMBER FOR OUR LOADOUT FOR DEBRIS AND TRASH.A MANOMETER FOR AIR PRESSURE AND A NEGITIVE AIR MACHINE . A TRAILER FOR ASBESTOS DEBRIS WILL BE PLACED ON SITE FOR TRASH REMOVAL..RD MILL WILL REMOVE ALL ACM AND DO A DETAIL CLEANING OF THE ENTIRE TRAILER BEFORE DEMOLITION. THERE WILL BE NO DUST ,DEBRIS OR CRUMBS WHERE ABATEMENT WILL TAKE PLACE. HEPA VACCUMING AND WET WIPING

02/12/2026
39°07'22.0"N 104°52'00.7"W
MONUMENT , CO 80132

TOWN OF MONUMENT



OF ALL SURFACES WILL COMMENCE AFTER RDMILL HAS PROPERLY ABATED THE SPECIFIED AREAS. A AIRLESS SPRAYER WILL BE SPRAYED PERIODICALLY TO KEEP POTENTIAL DUST DOWN.. A HYGENIST WILL BE CALLED OUT SAME DAY **TO VISUALLY INSPECT** TO MAKE SURE THE WORK WAS DONE CORRECTLY AND TO STATE STANDARDS. AFTER VISUAL CLEARANCE HYGENIST WILL SET UP PUMPS TO DRAW IN THE CONTAINMENT AIR AND COLLECT THOSE SAMPLES TO TEST ON THE SPOT SAME DAY WITH RESULTS. ONCE WE RECEIVE RESULTS FOR CLEARANCE WE START THE DEMOLITION OF ALL SHEDS AND TRAILER **(5,492 SQ FT OF DEMLITION)** WITH ALL PAPERWORK PROCESSED AND A SITE PLAN PUT TOGETHER. A SITE PLAN CONSIST OF :

DEMOLITON PROCESS

1. **Survey the Site:** Conduct a thorough survey of the building and surrounding property.
2. **Assess Hazardous Materials:** Perform surveys to identify hazardous substances.
3. **Choose a Method:** Determine the most appropriate demolition method (e.g., by machine, hand).
4. **Develop the Plan:** Create a document incorporating all the key elements listed above.
5. **Obtain Permits:** Submit the plan and apply for all required demolition permits from local authorities.

ONCE ALL PAPERWORK HAS BEEN SUBMITTED TO TOWN OF MONUMENT THEY WILL ISSUE THE PERMIT FOR DEMOLITION. RD MILL WILL REMOVE REMAINDER OF TRAILER,LARGE SHED AND 2 SMALLER SHEDS ASWELL AS CLEAN UP ANY DEBRIS SURROUNDING THE ENTIRE AREA.

Once all structures are removed you will be left with a dirt/grassy cleaned of debris lot.

WITH excavators, bulldozers, and or loaders, will be used to tear down the large structure. The rubble is then hauled away in trucks and dumpsters.

02/12/2026
39°07'22.0"N 104°52'00.7"W
MONUMENT , CO 80132

TOWN OF MONUMENT



TO BEGIN THIS PROJECT 50 PERCENT OF THE TOTAL COST UPFRONT WILL NEED TO BE IN CHECK FORM TO RD MILL ABATEMENT CONTRACTOR. THE UPFRONT COST COVERS SOME LABOR, MATERIALS, SUPPLIES, PERMIT, HYGIENIST AND DISPOSAL FEES. THE REMAINING 50 PERCENT WILL NEED TO BE RENDERED SAME DAY ASBESTOS AND DEMO ARE BOTH COMPLETE. ONCE THE HYGIENIST CLEARS PROJECT OF ASBESTOS SAME DAY, DEMO WILL START IMMEDIATELY . THE REMAINING PAYMENT WILL NEED TO BE GIVEN TO RD MILL ABATEMENT WHEN ALL STRUCTURES ARE COMPLETELY REMOVED. IF PAYMENT IS NOT RECEIVED SAME DAY ATTORNEY FEES AND ALL FEES ASSOCIATED WITH OBTAINING THE REMAINDER WILL BE APPLIED AND STILL OWED TO RD MILL ABATEMENT UNLESS AN AGREEMENT IS MADE. BELOW YOU WILL FIND A RATE SHEET FOR COST OF DEMO AND ASBESTOS PROJECT. RD MILL CAN START IMMEDIATELY . A NOTICE WITH STATE OF COLORADO WILL BE PUT IN SAME DAY THE DEPOSIT IS GIVEN TO RD MILL ABATEMENT CONTRACTOR FOR ASBESTOS. DEMO PERMIT WILL BE PUT IN ONCE ASBESTOS IS COMPLETE SAME DAY AND APPROVAL SHOULD BE IN A BUSINESS DAY UP TO 72 HRS DEPENDING ON THE TOWN OF MONUMENT. THE PROJECT WILL START 1 BUSINESS DAY LATER PER THE STATE OF COLORADO FOR ASBESTOS NOTICE OR SAME DAY.

THE ASBESTOS PROJECT WILL LAST 1 DAY AND
3-4 DAYS FOR DEMOLITION

BOTH PROJECTS WILL DETERMINE ON WEATHER!

BOTH ASBESTOS AND DEMOLITION PROJECTS NEED WATER AND POWER!

THERE WILL PROBABLY BE A 3 TO 4 DAY DELAY DEPENDING ON TOWN MONUMENT FOR IMMEDIATE START ON DEMOLITION OF SHEDS N TRAILER!

START TIME 7 AM TO 7 PM DAILY M-S

INSURANCE WILL BE ADDED ONCE DEPOSIT IS RECEIVED

02/12/2026
39°07'22.0"N 104°52'00.7"W
MONUMENT , CO 80132

TOWN OF MONUMENT



ASBESTOS RATE SHEET

MATERIALS SUPPLIES, PERMIT, DISPOSAL. ETC
/

LABOR (Set up, Removal, Detail Clean, Clearance, Containment deconstruct and Paperwork. \$3,000

STATE NOTICE \$ 88 – STATE FEE

Hygienist \$650- HYGIENIST FEE

6 mill sheeting \$ 90

6 mill tape \$ 80

6 mill asbestos bags \$80

Amended water \$50

Disposal fee \$ 250 (FOUNTAIN VALLEY landfill)

Cleaning rags \$ 20

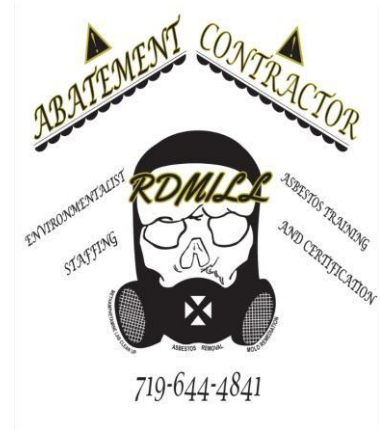
Tyvek suits \$ 60

Mask filters \$ 50

Nam filters \$ 55

02/12/2026
39°07'22.0"N 104°52'00.7"W
MONUMENT , CO 80132

TOWN OF MONUMENT



DEMOLITION RATE SHEET

MEDIUM EXCAVATOR RENTAL 1 WEEK (TEAR DOWN TRAILER AND SHEDS AND PICK UP RENTAL \$2,500 FOUNDATION

LABOR \$ 9,800 (INCLUDES SITE PREPATION, PAPERWORK, WALKTHROUGH WITH CITY (IF REQUIRED) AND DEMOLITION) 5 GUYS

40 YARD DUMPSTERS X 5 \$ 6,200

GLOVES/PPE - \$ 50

CITY DEMOLITION PERMIT AND FEES WILL RANGE (RDMILL WILL SUBMIT PAPERWORK

LABOR FOR DEMOLITION WAS AT \$15,000 BUT BECAUSE YOUR USING BOTH OUR SERVICES ASBESTOS AND DEMO YOU RECEIVE A SERVICE DISCOUNT OF \$5,200 WHICH BRINGS YOUR LABOR TO \$ 9,800

ALL ITEMS IN SHEDS AND TRAILER WILL BE DISCARDED!

02/12/2026
39°07'22.0"N 104°52'00.7"W
MONUMENT , CO 80132

TOWN OF MONUMENT



IF YOU AGREE WITH ASBESTOS ESTIMATE PLEASE SIGN AND DATE BELOW .

ASBESTOS REMOVAL TOTAL COST

\$ 4,473.00

TO BEGIN PROJECT

\$ 2,236.50

Richard Miller

02/12/2026

02/12/2026
39°07'22.0"N 104°52'00.7"W
MONUMENT , CO 80132

TOWN OF MONUMENT



IF YOU AGREE WITH DEMOLITION ESTIMATE PLEASE SIGN AND DATE BELOW .

DEMOLITION REMOVAL TOTAL COST

\$ 18,550.00

TO BEGIN PROJECT

\$ 9,275.00

Richard Miller

02/12/2026

02/12/2026
39°07'22.0"N 104°52'00.7"W
MONUMENT , CO 80132

TOWN OF MONUMENT



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39°07'22.0"N 104°52'00.7"W
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TOWN OF MONUMENT



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TOWN OF MONUMENT



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TOWN OF MONUMENT



02/12/2026

TOWN OF MONUMENT

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MONUMENT , CO 80132



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TOWN OF MONUMENT



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02/12/2026
39°07'22.0"N 104°52'00.7"W
MONUMENT , CO 80132

TOWN OF MONUMENT



TOTAL									\$ 4,925

BALANCE DUE \$4,925

Signed by:

Richard Miller

Thank you choosing RDMill to help with the project

TOTAL									\$ 4,425

BALANCE DUE \$4,425

Signed by:

Richard Miller

Thank you choosing RDMill to help with the project



CHANGE ORDER No. 1

**TOWN OF MONUMENT
and
RD MILL ABATEMENT**

THIS CHANGE ORDER NO. 1 TO THE CONTRACT (“Contract”) is made and entered into the most recent day and year set forth below by and between the **TOWN OF MONUMENT**, a home-rule municipality organized under the laws of the State of Colorado (“Town”), whose mailing address 645 Beacon Lite Road, Monument, CO 80132, and **RD MILL ABATEMENT** (“Contractor”), whose mailing address is P.O. Box 15084, Colorado Springs, Colorado, 80935. The Town and the Contractor are sometimes referred to herein individually as a “Party” and collectively as the “Parties.”

WITNESSETH:

In consideration of the mutual covenants and obligations herein expressed, it is agreed by and between the Parties as follows:

1. Asbestos Removal Costs shall increase from a not to exceed amount of \$4,473.00 to \$9,398.00 for extra asbestos testing and unforeseen asbestos removal.
2. Demolition Removal Costs shall increase from a not to exceed amount of \$18,550.00 to \$22,905 for demolition permit and extra dumpsters.
3. Except as set forth in this Change Order, the Contract is unaffected and shall continue in full force and effect in accordance with its terms. If there is conflict between this Change Order and the Contract or any earlier changes, the terms of this Change Order shall prevail.
4. This Change Order and each party's obligations shall be binding on the respective party and its representatives, assigns, and successors. Each party has signed this Amendment through its authorized representative.

[Signature Pages Follow]

TOWN:

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

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

CONTRACTOR:

RD MILL ABATEMENT

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

TOWN OF MONUMENT
RESOLUTION NO.48-2026

A RESOLUTION AUTHORIZING CHANGE ORDER NO. 1 TO CONTRACT WITH RD MILL ABATEMENT FOR ASBESTOS REMOVAL AND DEMOLITION

WHEREAS, the Town of Monument (“Town”) is a home rule municipality duly organized and existing under Article XX of the Colorado Constitution and Town’s Home Rule Charter and approved by the electors on November 8, 2022; and

WHEREAS, the Town of Monument has established enabling responsible community development as a strategic priority for 2026–2028, emphasizing the importance of clear, consistent, and accountable plans, processes, and procedures that foster positive conditions for thoughtful, sustainable, and enduring growth within the community; and

WHEREAS, The Town contracted with RD Mill Abatement on February 25, 2026 to provide asbestos removal and demolition services; and

WHEREAS, the contractor determined additional asbestos removal and dumpsters were required to complete the work; and

WHEREAS, the additional cost of the work exceeds a 5% increase in the original contract amount of \$23,023 thereby requiring Town Council approval per the Procurement Policy.

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

The Town Council authorizes Change Order No. 1 to the contract with RD Mill Abatement increasing the total not to exceed amount from \$23,023 to \$32,373 for additional required asbestos abatement and demolition services.

PASSED AND RESOLVED by the Town Council of the Town of Monument, Colorado, this 6th day of July 2026, by a vote of ___ for and ___ against.

TOWN OF MONUMENT

Mitch LaKind, Mayor

ATTEST:

Laura Hogan, Deputy Town Clerk



MEMORANDUM

TO: The Mayor and Town Council
FROM: Jennifer Phillips, Finance Director
DATE: July 6, 2026
RE: Adoption of Resolution No. 49-2026 Authorizing Appointment of Presiding Municipal Judge and Approval of a Professional Services Agreement with John B. Ciccolella

BACKGROUND:

On February 11, 2016, the Town issued a Request for Qualifications soliciting proposals from qualified individuals to provide legal services for the Town of Monument's Municipal Court in the role of Municipal Court Judge.

Two (2) responses were submitted by the deadline of March 16, 2026.

At the April 6, 2026, Council meeting, Mayor Mitch LaKind and Councilmember Laura Kronick volunteered to serve on the Municipal Judge Proposal Review Committee. Councilmember Kronick could not participate and instead Councilmember Chad Smith participated.

On April 22, 2026, the Municipal Judge Proposal Review Committee, which also included Town Manager Madeline VanDenHoek, Finance Director Jennifer Phillips, Human Resources Manager Emily Trujillo and Court Clerk Deborah Braun, met to review the proposals. Following that meeting the committee was informed that one of the two proposals was withdrawn.

On June 2, Mayor LaKind, Town Manager VanDenHoek, Human Resources Manager Trujillo and Finance Director Phillips met with the Town's current Judge, John Ciccolella. The committee recommends the appointment of John B. Ciccolella as the Town's Municipal Court Judge through December 31, 2026.

DISCUSSION

The Town Attorney has prepared a professional services agreement for municipal court judge services. Per the Town Charter, the agreement expires at the end of the calendar year, December 31, 2026.

RESOLUTION: Staff have submitted Resolution No. 49-2026 Authorizing Appointment of Presiding Municipal Judge and Approval of a Professional Services Agreement with John B. Ciccolella

TOWN OF MONUMENT
RESOLUTION NO.49-2026

A RESOLUTION AUTHORIZING APPOINTMENT OF PRESIDING MUNICIPAL JUDGE AND APPROVAL OF PROFESSIONAL SERVICES AGREEMENT

WHEREAS, the Town of Monument (“Town”) is a home rule municipality duly organized and existing under Article XX of the Colorado Constitution and Town’s Home Rule Charter and approved by the electors on November 8, 2022; and

WHEREAS, the Town is authorized by Section 13-10-105, C.R.S., Section 8.1(2) of the Town Home Rule Charter, and Section 2.36.040 of the Town of Monument Municipal Code ("Code") to appoint a Presiding Municipal Judge to preside over the Municipal Court; and

WHEREAS, pursuant to Section 8.1 of the Home Rule Charter, the Municipal Court shall be presided over and its functions exercised by one or more municipal judges, with the municipal judges receiving compensation not dependent upon the outcome of matters to be decided by them and in an amount to be fixed by the Town Council; and

WHEREAS, pursuant to Section 2.36.040 of the Town Code, the Municipal Court shall be appointed by the Council for one (1) calendar year; and

WHEREAS, John B. Ciccolella has held himself out to be qualified to serve as a municipal judge for the Town in compliance with Section 8.1(2) of the Town Home Rule Charter and Section 2.36.050 of the Code; and

WHEREAS, the Presiding Municipal Judge desires to accept the appointment under the following terms and conditions.

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

The Town Council appoints John B. Ciccolella as the Monument Municipal Judge and approves the professional services agreement which, per the Chapter 2.26 Municipal Court Section 2.36.040 – Municipal Judge – Appointment-Removal, the term of the appointment shall expire at the conclusion of the calendar year for which the appointment is made.

PASSED AND RESOLVED by the Town Council of the Town of Monument, Colorado, this 6th day of July 2026, by a vote of ___ for and ___ against.

TOWN OF MONUMENT

Mitch LaKind, Mayor

ATTEST:

Laura Hogan, Deputy Town Clerk

**TOWN OF MONUMENT
PRESIDING MUNICIPAL JUDGE
PROFESSIONAL SERVICES AGREEMENT**

THIS AGREEMENT ("Agreement") is made this ___ day of _____, 2026, by and between Judge John B. Ciccolella (the "Presiding Municipal Judge") and the TOWN OF MONUMENT, a home rule municipal corporation of the State of Colorado (the "Town"). The Town and the Presiding Judge are referred to in this Agreement as the "Parties".

RECITALS AND REPRESENTATIONS

WHEREAS, the Town is authorized by Section 13-10-105, C.R.S., Section 8.1(2) of the Town Home Rule Charter, and Section 2.36.040 of the Town of Monument Municipal Code ("Code") to appoint a Presiding Municipal Judge to preside over the Municipal Court; and

WHEREAS, pursuant to Section 8.1 of the Home Rule Charter, the Municipal Court shall be presided over and its functions exercised by one or more municipal judges, with the municipal judges receiving compensation not dependent upon the outcome of matters to be decided by them and in an amount to be fixed by the Town Council; and

WHEREAS, pursuant to Section 2.36.040 of the Town Code, the Municipal Court shall be appointed by the Council for a calendar year; and

WHEREAS, John B. Ciccolella has held himself out to be qualified to serve as a municipal judge for the Town in compliance with Section 8.1(2) of the Town Home Rule Charter and Section 2.36.050 of the Code; and

WHEREAS, the Presiding Municipal Judge desires to accept the appointment under the following terms and conditions.

NOW, THEREFORE, in consideration of the mutual promise and covenants set forth below, the Town and the Presiding Municipal Judge agree as follows:

1. **APPOINTMENT.** Pursuant to Resolution No. 49-2026, adopted by the Town Council contemporaneously with the approval of this Agreement, John B. Ciccolella is appointed to serve as the Presiding Municipal Judge for the Town's Municipal Court effective July 6, 2026. The Town may appoint, at the Town's expense, other judges as the Town determines to be in its best interest.
2. **TERM OF APPOINTMENT.** In accordance with Section 2.36.040 of the Municipal Code, and as set forth in Resolution No. 49-2026 this term of appointment will be from July 6, 2026 to December 31, 2026 ("Term"). Either Party may terminate this Agreement, without cause and for any reason, by providing at least sixty (60) days written notice.
3. **DUTIES.** The Presiding Municipal Judge promises to perform the duties required by and set forth in Section 8.1 of the Home Rule Charter and Chapter 2.36 of the Town of Monument Municipal Code ("Code"). While fulfilling these duties, the Presiding Municipal Judge is expected to:

- Attend all court dates for arraignment and trials, unless other arrangements have been made for coverage. Coordinate with Town staff on all operational aspects of the municipal court, including establishing the necessary standards and procedures for the operation of the court.
- Conduct arraignments, trials, hearings, sentencings, and case dispositions. Issue written and/or oral findings and judgments when necessary.
- Manage the courtroom to ensure efficiency, orderliness, and justice.
- Enforce the ordinances of the Town.
- Explain the laws and legal system to defendants. Ensure that all defendants understand their rights and, if applicable, knowingly waive their rights.
- Evaluate evidence, testimony, and legal pleadings.
- Interpret and apply appropriate ordinances, municipal code provisions, and regulations.
- Impose fines and penalties as prescribed by the Code or Town ordinances. Assess and oversee collection of penalties.
- Order and enforce contempt, failure to appear, abatement of nuisance, and other requirements of the Code or Town ordinances.
- Maintain qualifications required by the Charter and Code.

The Town will not instruct the Presiding Municipal Judge as to how to conduct court sessions or how to adjudicate the cases that come before him. The Presiding Municipal Judge acknowledges that maintaining membership in the Colorado Municipal Judges Association may be beneficial in fulfilling the expectations outlined above.

4. **INDEPENDENT CONTRACTOR.** The Presiding Municipal Judge is an independent contractor within the meaning of Colorado law. The Presiding Municipal Judge shall not be considered an employee of the Town for any purpose. Except as specifically set forth in this Agreement, the Town shall not be obligated to secure and shall not provide any benefits of any kind or type to or for the Presiding Municipal Judge, including but not limited to disability insurance, errors and omissions insurance, vacation or sick leave, or retirement contributions. Nothing contained herein shall be construed to limit the right of the Presiding Municipal Judge to engage in other employment or independent contractor positions, whether in the legal field or otherwise, provided that such employment or position does not create a conflict of interest with the performance of the Presiding Municipal Judge's duties to the Town of Monument or require modification of the Town's Municipal Court schedule. Notwithstanding the foregoing, if the Town wishes to expand or change the current court sessions, it will coordinate the new schedule with the Presiding Municipal Judge's availability; however, the Town will make the final decision concerning the dates and times of the Municipal Court sessions.

THE PRESIDING MUNICIPAL JUDGE ACKNOWLEDGES THAT HE IS NOT ENTITLED TO UNEMPLOYMENT INSURANCE BENEFITS UNLESS THE PRESIDING MUNICIPAL JUDGE OR SOME ENTITY OTHER THAN THE TOWN PROVIDES SUCH BENEFITS. THE PRESIDING MUNICIPAL JUDGE FURTHER ACKNOWLEDGES THAT HE IS NOT ENTITLED TO WORKERS'

COMPENSATION BENEFITS. THE PRESIDING MUNICIPAL JUDGE ALSO ACKNOWLEDGES THAT HE IS OBLIGATED TO PAY FEDERAL AND STATE INCOME TAX ON ANY MONEYS EARNED OR PAID PURSUANT TO THIS AGREEMENT.

5. **COMPENSATION.** The Town promises to pay the Presiding Municipal Judge five hundred dollars and no cents (\$500.00) for each Court session, upon receipt of invoices by the Town Finance Director. The Town promises to pay compensation at regular intervals consistent with the Town's normal accounts payable practices.
6. **REIMBURSABLE EXPENSES AND COSTS.** The Presiding Municipal Judge is not entitled to reimbursement for vehicle mileage expenses or any other personal expenses or costs associated with performing the duties associated with this Agreement.
7. **CODE OF JUDICIAL CONDUCT.** The Presiding Municipal Judge promises to comply with the Colorado Code of Judicial Conduct, as adopted and amended by the Supreme Court of Colorado, during the performance of judicial duties as authorized by law. The Office of Attorney Regulation Counsel will determine any grievance or complaint.
8. **TOWN STANDARDS OF CONDUCT.** The Presiding Municipal Judge promises to abide by the Town's Code of Ethics, as set forth in Chapter 2.60 of the Town's Municipal Code, as may be amended from time to time.
9. **INSURANCE.** The Town promises to obtain and continue in place insurance coverage which includes the Presiding Municipal Judge while performing duties within the scope of this Agreement. Notwithstanding that the Presiding Municipal Judge acts as and is compensated as an independent contractor, the Presiding Municipal Judge as an appointed municipal official will be covered by the Town's insurance for claims arising out of injuries sustained from an act or omission occurring during the performance of his duties, except for willful and wanton acts.
10. **APPOINTMENT SUBJECT TO PROVISIONS OF MUNICIPAL CHARTER AND CODE.** The Presiding Municipal Judge will, during the performance of his duties, be bound by this Agreement and the provisions of the Home Rule Charter and Municipal Code of the Town of Monument, as may be amended from time to time.
11. **ARTICLE X, SECTION 20.** The Town is subject to Article X, § 20 of the Colorado Constitution ("TABOR"). The appointment and compensation recited in this Agreement do not create a multi-fiscal year direct or indirect debt or obligation within the meaning of TABOR and all payment obligations of the Town are conditioned upon the continuing availability of funds beyond the term of the Town's current fiscal period ending upon the next succeeding December 31. Upon the failure to appropriate such funds, the appointment made hereunder shall be terminated.
12. **ASSIGNMENT.** The duties and obligations of Presiding Municipal Judge may not be assigned, delegated, or subcontracted except with the express written consent of the Town.

13. **ENTIRE AGREEMENT.** This Agreement and any Town Charter provision, ordinance, or state statute governing the conduct and terms of the appointment of the Presiding Municipal Judge constitutes the entire agreement between the Parties and is binding upon and inures to the benefit of the Presiding Municipal Judge's heirs at law and executors.
14. **NOTICE.** Unless otherwise provided in this Agreement, any notice under this Agreement shall be in writing, and shall be deemed sufficient when directly presented or sent via prepaid, first-class United States Mail, to the Party at the address set forth below.

If to the Town: If to Presiding Municipal Judge:

Town of Monument Attn: Town Manager 645 Beacon Lite Road Monument, Colorado 80132	John B. Ciccolella P.O. Box 242 Palmer Lake, CO 80133
With Copy to: Monument Town Attorney Collins Cole Winn & Ulmer PLLC 165 S. Union Blvd., Suite 785 Lakewood, Colorado 80228	

15. **SEVERABILITY.** If any provision, or any portion thereof, contained in this Agreement is held unconstitutional, invalid, or unenforceable, the remainder of this Agreement shall be deemed severable, shall not be affected, and shall remain in full force and effect.
16. **AMENDMENTS.** The terms and conditions of this Agreement may be modified only by written amendment executed by the Presiding Municipal Judge and the Town.
17. **GOVERNING LAW AND VENUE.** This Agreement must be governed by and interpreted according to the law of the State of Colorado. Venue for any action arising under this Agreement must be in the appropriate court for El Paso County, Colorado.
18. **NO WAIVER.** A waiver by any Party to this Agreement of the breach of any term or provision of this Agreement shall not operate or be construed as a waiver of any subsequent breach by either Party.
19. **NO WAIVER OF GOVERNMENTAL IMMUNITY.** Nothing in this Agreement shall be construed to waive, limit, or modify any judicial or governmental immunity that may be available by law to the Town, its officials, employees, contractors, or agents, or any other person acting on behalf of the Town and, in particular, governmental immunity afforded or available pursuant to the Colorado Governmental Immunity Act, Title 24, Article 10, Part 1 of the Colorado Revised Statutes.
20. **PARAGRAPH CAPTIONS.** The captions of the paragraphs are set forth only for the convenience and reference of the Parties and are not intended in any way to define, limit, or describe the scope or intent of this Agreement.

21. **PROTECTION OF PERSONAL IDENTIFYING INFORMATION.** In the event the services provided under this Agreement include or require the Town to disclose to the Presiding Municipal Judge any personal identifying information as defined in C.R.S. § 24-73-101, Presiding Municipal Judge shall comply with the applicable requirements of C.R.S. § 24-73-101, et seq., relating to third-party services providers.
22. **RELEASE OF INFORMATION.** The Presiding Municipal Judge shall not, without the prior written approval of the Town, release any privileged or confidential information obtained in connection with the services provided under this Agreement.
23. **NO THIRD-PARTY BENEFICIARIES.** Nothing contained in this Agreement is intended to or shall create a contractual relationship with, cause of action in favor of, or claim for relief for, any third party, including any agent, sub-consultant or subcontractor of the Presiding Municipal Judge. Absolutely no third-party beneficiaries are intended by this Agreement. Any third party receiving a benefit from this Agreement is an incidental and unintended beneficiary only.
24. **AUTHORITY.** The individuals executing this Agreement represent that they are expressly authorized to enter into this Agreement on behalf of the Town of Monument and the Presiding Municipal Judge and bind the respective Parties.
25. **COUNTERPARTS.** This Agreement may be executed in one or more counterparts, each of which shall constitute an original and all of which shall constitute one and the same document. In addition, the Parties specifically acknowledge and agree that electronic signatures shall be effective for all purposes, in accordance with the provisions of the Uniform Electronic Transactions Act, Title 24, Article 71.3 of the Colorado Revised Statutes.
26. **FORCE MAJEURE.** Neither the Presiding Municipal Judge nor the Town shall be liable for any delay in, or failure of performance of, any covenant or promise contained in this Agreement, nor shall any delay or failure constitute default or give rise to any liability for damages if, and only to extent that, such delay or failure is caused by "force majeure." As used in this Agreement, "force majeure" means acts of God, acts of the public enemy, acts of terrorism, unusually severe weather, fires, floods, epidemics, quarantines, strikes, labor disputes and freight embargoes, to the extent such events were not the result of, or were not aggravated by, the acts or omissions of the non-performing or delayed Party.

IN WITNESS WHEREOF, the Parties hereto have accepted, made, and executed this Agreement upon the terms, conditions, and provisions stated herein.

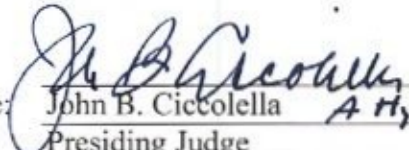
TOWN:

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

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

PRESIDING JUDGE:

PRESIDING JUDGE, an attorney licensed in the State of Colorado

By: 
Name: John B. Ciccolella *A.H. Reg. # 2011*
Title: Presiding Judge
Date: 6-25-26