



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

THURSDAY, JULY 9, 2026 – 4:00 PM

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

[Participate Via Microsoft Teams](#)

Meeting ID: 293 672 522 832 14

Passcode: zJ6cr9wQ

1. Call to Order:

2. Roll Call:

3. Approve Meeting Minutes:

a. June 11, 2026, Meeting Minutes

4. Public Comment:

5. 2025 Audit Results – Steve Murray, Senior Accountant:

6. Initial Preliminary 2027 Budget Overview – Jennifer Phillips, Finance Director:

7. Initial Preliminary 2027 Capital Improvement Plan – Steve Murray, Senior Accountant:

8. Use Tax Education Information – Madeline VanDenHoek, Town Manager:

9. Adjournment:

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

Thursday, June 11, 2026 – 4:00 PM

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

Hybrid Meeting – Remote Participation Via Teams

COMMITTEE MEMBERS	TOWN STAFF
PRESENT: John Lewis, Committee Chair Steven King, Mayor Pro Tem Laura Kronick, Town Councilmember Dan DeBoo Scott Gilson	Madeline VanDenHoek, Town Manager Jennifer Phillips, Director of Finance Dan Ungerleider, Planning Director Laurie Young, Finance Manager Steve Murray, Senior Accountant
ATTENDED REMOTELY: Brandy Turner, Sery Cybulski (joined at 4:17pm and left at 5:00pm), Greg Bland, Madeline VanDenHoek, Jennifer Phillips, Desire Mings (joined at 5:00pm)	
ABSENT WITH PRIOR NOTICE: Johan Moum	
ABSENT WITHOUT PRIOR NOTICE:	

1. Call Regular Meeting to Order at 4:01 PM

2. Roll Call

3. Approved Minutes from May 14, 2026 meeting

Approved with 2 changes: date in header and Madeline’s misspelled last name.

Motion by Dan DeBoo, 2nd by Scott Gilson, all in favor 6/0

4. Public Comment

Mary Lewitzke, 17760 Lake Side Dr

Concerns: Overflow parking in her neighborhood (Lake of the Rockies). Mary lives next to the park and is worried about having people parked in front of their home. She suggested there be 1–2 hour parking, and also mentioned that people ignore the “no lake access sign”. She feels people will not pay to park and will instead cut through her yard.

Currently (pre-parking meters) 5-7 cars during the week and higher volume on weekends.

Dan Ungerleider (Planning Director) explained the neighborhood streets are public streets and cannot be restricted, and that limiting one hour street parking would also limit residents/homeowners.

Additional concern: E-bikes and motorbikes. She is noticing the increase in E-bikes and that walking paths are being used by E-bikes and motor bikes. Madeline VanDenHoek

answered that E-bikes and motor bikes will be taken into consideration in upcoming Title 12 revisions.

Mary also suggested a pilot test to start by charging to park at lake and not at overflow lot.

Jen Adams, 17297 Leisure Lake Dr

Also concerned about parking on her street and the public using her private property to access the lake.

No Parking signs have not been installed along Mitchell Ave.

She raised the question of how to gate their community and make it private – is this an option? They (the metro district) would want to do all the work. They want to gate off the detention pond. Dan Ungerleider (Planning Director) explained that it is a longer answer than what can be provided today – this is a complicated answer.

Jen asked what does the cost look like for the individual – laminated card to put on the dashboard?

Jen suggested that if people are not going to pay for the ticket, have a gate to the lake to ensure that people are paying.

Jen would also like to gate her property and only allow people she knows to use the lake access from her private land.

Jen supports spiking the parking rates during peak days and feels the Town should go all in and not waste efforts and money.

Jen likes the idea of full enforcement, so the Town gets the most money possible.

Julie Demerath, 17255 Leisure Lake Dr

Concerned with trash being left at the lake and mentioned fire had recently been started near her property.

5. Parking at Monument Lake update – Jennifer Phillips, Finance Director

Jennifer presented the same presentation that was made at the Town Council meeting on May 18th.

- We selected two kiosk systems with voluntary compliance (with checks from time to time)
 - We wanted the payment to be transparent (social compliance)
 - Benefits for all visitors without a smartphone
 - Residential annual permit for \$100 – laminated card on dashboard, and not prorated
 - No parking along Mitchell signs have already been up
 - We want to charge for the holiday days
 - total spaces of 91, peak season 120 off season 240
- Occupancy rates were discussed and Jennifer explained that parking revenue would go to the parks department for restroom and lake maintenance.
- Impact on the neighborhoods – streets must be accessible to the public

Laura Kronick suggested not using Palmer Lake as a reference because they are “failure”.

Scott Gilson asked if the revenue projections include the \$100 residential pass, to which Jennifer answered, no, because there is no way of knowing how many residents will want an annual permit.

John Lewis asked if the Town could put up signs on Mitchell Ave. And noted that the Lake of the Rockies would be responsible for putting up their own signs.

Greg Bland suggested self-enforcement within the neighborhood.

Steve King highlighted that revenue projections are not taking into account daily turnover, therefore revenue could be higher than projected.

John Lewis wants to move forward with the revenue program.

John, Brandy Sery, Greg, agree with \$5 for a day pass and \$100 for a season pass.

Action items from CSLAC:

- 1. Annual pass at \$100 and \$5 per day.**
- 2. No parking signs along Mitchell Ave.**

6. Water Rates update – Jennifer Phillips, Finance Director

Talked about the water rate study and what it costs to run and maintain the water systems Presented to the council on May 4th – they wanted to investigate a different comparison rates.

Last rate increase was 2016-2020 – No rate increases from 2020-2025

- Scott questioned why there was no increase from 2020-2025

- Jennifer had found that there was no increase and is bringing it forward to the council

- John brought to the committee's attention that no increase was made in 2026.

Dan DeBoo asked about the possible population increase over the next five years, to which Madeline explained that little residential space available within Town limits.

Scott Gilson likes option 2.

Brandy Turner thinks a higher % over 24,000 might be a good idea to discourage over usage.

John Lewis explained that Fountain's water is going negative each year and is supplemented by the electric department, and that other cities and towns handle different water crises with water rate increases.

Greg Bland would like to see how a rate increase will affect the smaller customers.

John Lewis would like to see an increase in the base rate.

Jennifer Adams (public comment) suggested an increase in the commercial rates to match increase in the residential rates.

7. Community Survey Results – Madeline VanDenHoek, Town Manager

Madeline presented an overview of Magellan Strategies' community survey, which was focused on a possible use tax increase from 2% to 3.5%.

Scott Gilson really liked that they took a double-sided approach of uneducated questions vs. educated questions and felt it was a good example of a community survey.

8. 2026 Amended Budget – Laurie Young, Finance Manager

9. Long Range Financial Forecast – Steve Murray, Senior Accountant

10. Adjourn at 5.42pm

Motion by Scott Gilson, 2nd by Dan DeBoo, all in favor

Respectfully Submitted,

Laurie Young

Laurie Young, Finance Manager

DRAFT

JULY 9, 2026

CITIZEN SERVICE LEVELS

ADVISODRY COMMITTEE MEETING

INITIAL PRELIMINARY 2027 BUDGET



OVERVIEW

- 2027 Budget Preparation Process
- Summary overview of 2027 revenue and expenditure estimates
- Service level inquires/feedback from Committee

2027 BUDGET PREPARATION

- Budget process launched in April 2026
- Departments submitted baseline budgets by May 30
- Finance estimates revenues, updates cost allocations, and review expenditure requests
- Initial budget reviewed with Town Manager; then Leadership Team
- High-level overview with Citizens Service Levels Advisory Committee – July 9

2027 BUDGET PREPARATION

- One-on-One meetings with Town Manager and Department Directors
 - Review baseline budget expenses
 - Discuss unmet needs
- Present Preliminary Proposed Budget to Town Council on August 17
 - Review baseline budget expenditure requests
 - Review unmet needs
 - Council provides direction
- Return to Council as needed to finalize 2027 Budget on December 7

Fund		Amended 2026	Initial Preliminary 2027
General Fund			
	Revenue	\$ 15,973,924	\$ 16,610,416
	Expenditures	\$ 15,089,521	\$ 15,578,044
Capital Projects Fund			
	Revenue	\$ 6,656,432	\$ 3,942,649
	Expenditures	\$ 1,040,000	\$ 1,040,000
2A Water Fund			
	Revenue	\$ 2,905,000	\$ 3,005,000
	Expenditures	\$ 9,855,750	\$ 10,732,550
2F Police Fund			
	Revenue	\$ 1,880,000	\$ 1,917,600
	Expenditures	\$ 2,286,382	\$ 2,104,130
Community Development Fund			
	Revenue	\$ 112,000	\$ 112,000
	Expenditures	\$ 92,707	\$ 131,699
Traffic Impact Fee Fund			
	Revenue	\$ 106,000	\$ 2,392,000
	Expenditures	\$ 100,000	\$ 350,000
Storm Drainage Impact Fee Fund			
	Revenue	\$ 26,000	\$ 2,000
	Expenditures	\$ 106,552	\$ 115,500
Water Fund			
	Revenue	\$ 4,555,000	\$ 4,556,800
	Expenditures	\$ 6,010,722	\$ 3,038,968
Parks Fee Fund			
	Revenue	\$ 354,000	\$ 5,000
	Expenditures	\$ 549,000	
Conservation Trust Fund			
	Revenue	\$ 97,780	\$ 97,780
	Expenditures	\$ 74,000	
Total Revenues			
		\$ 32,666,136	\$ 32,641,245
Total Expenditures			
		\$ 35,204,634	\$ 33,090,891

2027 INITIAL PRELIMINARY BUDGET – BASELINE EXPENDITURES ONLY

FEEDBACK

- Service Levels feedback
- Areas of concern to consider?
- Services to learn more about?