



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

THURSDAY, AUGUST 13, 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 Meeting to Order:

2. Roll Call:

3. Approval of the Minutes:

a. Meeting Minutes - July 9, 2026

4. Public Comment:

5. Follow-up on Use Tax Ballot Initiative:

6. Review 2027 Preliminary Proposed Budget:

7. Funding Proposal from Small Business Development Center Network:

8. Adjournment:

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

Thursday, July 09, 2026 – 4:00 PM

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

Hybrid Meeting – Remote Participation Via Teams

COMMITTEE MEMBERS	TOWN STAFF
PRESENT: John Lewis, Committee Chair Steven King, Mayor Pro Tem Laura Kronick, Town Councilmember Dan Deboo	Madeline VanDenHoek, Town Manager Jennifer Phillips, Director of Finance Laurie Young, Finance Manager Steve Murray, Senior Accountant
ATTENDED REMOTELY: Sery Cybulski (joined at 4:04pm), Greg Bland, Desire Mings, Johan Moum (joined at 4:08pm)	
ABSENT WITH PRIOR NOTICE: Scott Gilson, Brandy Turner	
ABSENT WITHOUT PRIOR NOTICE:	

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

2. Roll Call

3. Approved Minutes from June 11, 2026 meeting

Approved with 1 change: remove comment by Laura Kronick about parking at Palmer Lake comparison.

Motion by Dan Deboo, 2nd by Scott Gilson, all in favor 6/0 (Sery and Johan had not joined yet)

4. Public Comment

None

5. 2025 Audit Results – Steve Murraray, Senior Accountant

Steve presented an overview of the 2025 audited financials and informed the committee that the Auditor will be presenting a full report to Town Council on 7/20/2026. There were no questions by the committee, only praise for completing on time and with positive results.

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

Jennifer Phillips presented a high-level overview of the preliminary 2027 budget.

There were 2 questions emailed by Scott Gilson, the first asking about revenue increase from 2026 to 2027 in the Traffic Impact Fee Fund, to which Jennifer answered new development, and second

about the revenue and expenditure drop in the Park Fee Fund from 2026 to 2027, to which Jennifer answered the Heart of Monument park funding and build, which we hope to complete in 2026.

Following are the committee's areas of concern:

Dan Deboo asked what the Traffic Impact Fee is, to which Jennifer answered that developers pay for their impact on the town's traffic. Johan asked if this fee could be used towards Jackson Creek Parkway, and the answer was yes. The fee needs to be used for new Capital Spending. Dan feels it is important to know the town's fee history to carry the information back to his community and see the impact.

The committee expressed excitement over the new Target, but also had concerns about traffic, specifically street crossings and traffic signals, in addition to increased need for police protection. Jennifer informed the committee that 4 new police positions will be added from the Police Impact Fees. To John Lewis' question about Target completion date, Jennifer's answer was October 2028. Steve King clarified that Target is in TriView therefore property and sales taxes will be split.

Johan Moum is interested in knowing what will happen to commercial space around the apartments near Walmart, and the likelihood of a Costco, since both will have large impact on traffic flow, and asked if there would be any changes to I-25 interchange, and concern for Jackson Creek Parkway expansion (making JCP 4 lanes might not be enough). Steve King agreed with Johan's concerns.

Dan Deboo feels there is a need to keep the downtown Monument quiet yet thriving versus new development. John Lewis agrees with preserving 2nd Street's small town feel and doing more in that space. Madeline explained that the Comp Plan will include a Downtown master plan, and that the revenue needed for the downtown redevelopment will come from new commercial development (Target, Costco and others).

Desire Mings asked about the Traffic Plan for Old Denver Highway, and feels that is another area of great concern, especially due to mini golf place.

Following are the committee's budget needs/desires:

Madelline explained that the Town's current Community sponsorships are Tri-Lakes Cares, Silver Key and Tri-Lakes Chamber, and that the Small Business Development Center would also like to be sponsored. Johan feels that the first 3 provide a key need to the community and asks what the Small Business Development Center would do for the Town. Dan agreed it would be good to know who would benefit. John Lewis likes the idea of each making a presentation, providing their community impact, the impact on the Town's budget savings, and justifying what each will do for the Town. Greg Bland suggested we set a total budget for the year and then ask for each to present and ask for their share of that total budget amount. John Lewis does not feel there should be an increase to the sponsorship budget amount due to 2026 budget cuts. Dan, John and Johan agree to keep the sponsorship levels the same as last year. The committee's recommendation is for the Small Business Development Center to provide a written proposal to the August 4th CSLAC meeting for evaluation.

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

The committee's response to Steve presentation was that it's a great and impressive planning tool and proves that the Town is planning for current and future needs. They appreciated that the plan provides 5 years of obligations.

8. Use Tax Education Information – Maeline VanDenHoek, Town Manager

Madeline explained that the Town will need to remain neutral. The Town cannot spend Town resources once the Town Council sees the ballot language. The Town Attorney is working on the ballot language, with a due date of August 17th. The committee as individuals can educate the community, but not as a group. Steve King mentioned that the TriLakes Chamber will be able to help educate the community.

As closing remarks, Jennifer Phillips said that CSLCA is a great committee, and that she appreciates each member's thoughtfulness and participation.

9. Adjourn at 5.23pm

Motion by Greg Bland, 2nd by Dan Deboo, all in favor 8/0

Respectfully Submitted,

Laurie Young, Finance Manager



Investing in Monument's Small Business

The Pikes Peak SBDC requests a \$15,000 investment from the Town of Monument to underwrite direct, confidential advising and related business-support resources for local businesses and residents. The request is below the SBDC's estimated direct cost of delivering Monument's current service level and represents only a fraction of the comparable private-market value.

SBDC's Impact in Monument (based on 2023 – 2025 verified impact numbers)

32.7 businesses supported annually	110 advising hours annually	\$27,500 estimated market value	\$15,000 2027 partnership request
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- **Consistent local demand.** Over the past three years, the Pikes Peak SBDC has supported an annual average of 32.67 Monument businesses, representing just under 5% of the center's measured business impact.
- **Strong local partnership and educational reach.** In partnership with the Tri-Lakes Chamber of Commerce, the Pikes Peak SBDC hosted 12 educational workshops that attracted a combined 186 attendees. These monthly programs covered practical business topics including finance, human resources, branding, marketing, networking, company culture, business analytics, bookkeeping, and tax preparation. Because the workshops were offered at no cost, they were accessible to both Chamber members and nonmembers throughout the Tri-Lakes business community.
- **Meaningful economic activity.** Pikes Peak SBDC clients report an average of \$5.7 million in increased sales each year. Applying Monument's approximate share of impact suggests about \$285,000 in increased annual sales among Monument clients.
- **Potential public revenue.** If those sales are taxable and occur within Town boundaries, the Town's 3.5% sales-tax share is approximately \$10,000. The combined sales-tax impact can approach \$25,000 where the 8.63% Town, county, state and PPRTA rate applies.
- **Proven statewide model.** In 2025, the Colorado SBDC Network supported more than 13,000 entrepreneurs and small businesses, helped launch more than 450 businesses, created or retained more than 3,300 jobs, and supported more than \$81 million in increased sales.

Funding Gap

The Pikes Peak SBDC operates on an annual budget of approximately \$650,000. SBA core funding accounts for less than 20% of that budget, while the City of Colorado Springs, El Paso County and Colorado Springs Utilities collectively provide less than 40%. No other municipality in the service area currently contributes directly, an uncommon structure for an SBDC, where local investment is typically essential to matching and leveraging federal and state resources.

Use of Funds

The requested \$15,000 would be used to directly benefit Monument businesses and residents through the following activities:

- Provide confidential one-on-one business advising to Monument entrepreneurs and existing business owners.
- Support approximately 100 to 110 hours of direct advising during 2027.
- Assist business owners with business plans, financial projections, marketing strategies, access to capital, hiring, operations, and growth planning.
- Provide referrals and connections to lenders, workforce partners, government agencies, procurement programs, and other business resources.
- Offer Monument clients access to professional business research and planning tools that would otherwise be costly for an individual business to obtain.
- Continue collaboration with the Tri-Lakes Chamber of Commerce to deliver monthly workshops and educational programming within the Monument community.
- Support travel, staffing, and subject matter expert (SME) resources required to deliver in-person workshops and programming in Monument.
- Coordinate outreach with the Town of Monument and local partners to increase awareness of available business resources.
- Track Monument participation and report measurable outcomes to the Town.

Conclusion

A \$15,000 investment from the Town of Monument would help offset the direct cost of services already being provided to Monument businesses while strengthening the SBDC's ability to expand its local presence.

Through this partnership, Monument businesses would receive approximately \$27,500 in services and resources, including individualized business advising, professional planning tools, specialized expertise, and connections to regional and statewide support networks.

The Pikes Peak SBDC welcomes the opportunity to partner with the Town of Monument to support local entrepreneurs, strengthen existing businesses, and contribute to a resilient and growing local economy.