

Synopsis of NEPCO Meeting 17 November 2018

This synopsis is intended to provide the highlights of the NEPCO General Membership meeting to all residents of NEPCO member Homeowner Associations. Also see the full minutes and presentations on www.nepco.org.

Transportation and Land Use Committee Report (Chairman Tom Vierzba)

Tom Vierzba, Chairman of the NEPCO Transportation and Land Use Committee, provided a status report on the land use referral projects reviewed by NEPCO in 2018. In addition, he provided an update on the following projects under review by NEPCO. *Willow Springs*: 396 lots on 224 acres; annexation request denied by Monument due to concerns of future water shortage. *Grandwood Ranch*: 48 2.5 acre lots on 147 acres north of Higby Rd and east of Fairplay Dr.; extension of Furrow Rd. to Higby Rd. agreed by County. *Home Place Ranch*: South of Higby Road, north of Promontory Pointe and west of Sanctuary Pointe; looks like reduction of total lots from 843 to 648 proposed on 427 acres; turn lanes on Higby required by county before construction traffic begins. *McCune Ranch*: 770 acres total north of Hodgen Rd and west of Meridian Rd; 54 5-acre lots; 89 2.5-acre lots; all on individual wells; deep aquifer rights sold to Sterling Ranch. *Forest Lakes Phase 2*: Reduced to 180 lots; north loop road is gone.

Tom also explained the projected residential growth in the 80132 area which is expected to be a **43% increase from 2017 to 2020**. A total of 3152 new homes will be about 10,086 new residents (a growth of 43%) bringing the projected population to 32,558 residents in 2020.

State Transportation Update. Terri Carver, State Representative for District 20, talked without charts on various state issues of concern to residents. The following are a few of her points: the state had an increase of \$1.3 billion in revenue this past year due primarily to a growing economy and an increase in gas exploration taxes; lots of this increased revenue was spent on the increase in Medicaid expansion; SB-1 divided up the revenue; SB-1 requires a ballot issue in Nov 2019 for a transportation bond without raising taxes; maximum of 10% went to transportation; the state has a separate fund for bridges; Colorado law has a Governor-appointed Transportation Commission to decide on where to put toll lanes, then the High Performance Transportation Enterprise (HPTE) decides on the toll arrangements; the state will soon develop a Broadband plan; Terri can be reached at terri@terricarver.org or 719-425-7590; if anyone would like a monthly Legislative Update, please send a request to Terri.

Holly Williams, newly elected County Commissioner for District 1, was in attendance. She spoke briefly and stated that she is familiar with NEPCO and believes it is a good organization for citizen input. Contact is hollywilliams@elpasoco.com or 719-385-0722.

Two other invited guest speakers who were not able to attend were County Commissioner Stan VanderWerf and County Engineer Jennifer Irvine. In light of their absence, Tom Vierzba provided information on the water plan and road improvements. The notes below are from Tom's presentation: ***El Paso County Water Master Plan:*** The link for this has previously been sent to all NEPCO members and is on the NEPCO web site, it is 229 pages; generally optimistic projections; 1st public hearing is Dec 4, 2018; 2nd public hearing is Dec 18, 2018; 17 water providers and a few thousand wells are addressed; Region 2 is the Monument area and the plan states a significant shortfall on future water demand; ***County Engineer Road Information:*** Hwy 105 improvement to start spring 2019; Monument Hill Road improvement to start late 2018; and Beacon Lite Road improvement to start late 2019; The roundabout at Gleneagle Drive and Struthers Road to start 1st quarter of 2019; Jackson Creek Parkway widening to four lanes north to Higby Road in Triview planning to start in summer 2019.

The charts provided by the speakers have more detailed information on these topics and can be accessed on the NEPCO website at www.nepco.org at Members Login, Meeting Presentations.