

Synopsis of NEPCO Meeting 10 September 2022

This synopsis is intended to provide the highlights of the NEPCO General Membership meeting to all residents of NEPCO member Homeowner Associations. Full minutes & presentations at www.nepco.org.

Update on the NDS Water Pipeline: Warren Gerig of Eagle Villas HOA noted that Pueblo has approved the Northern Delivery System (NDS) and that the 1041 application will be filed with El Paso County (date unknown). NDS installation consists of a 16" pipeline that will be buried centerline of Roller Coaster Road connecting the Hwy 83 pump station with northern county NDS users. A \$630K county charge or fee to NDS will be used for a complete reconstruction of Roller Coaster Road.

Transportation and Land Use Committee (TLUC) Report: The Committee Chairman reviewed the Garrett LLC developer proposal for the **Caliber 264-unit development** to be located immediately south of Palmer Ridge High School and east of Monument Hill Road. He discussed a preliminary traffic impact study (and chart) obtained from the Town of Monument website but not yet officially 'accepted' as part of the town's standardized planning process. The traffic study appeared to focus solely on the Caliber development, rather than a more comprehensive study of the traffic corridor (i.e., Monument Hill Road from County Line south to Highway 105, and ideally to Baptist Road.). Members were urged to access EDARP, the El Paso County website containing planned and proposed residential developments, for current information on Caliber and other developments. Members were also encouraged to forward HOA and individual concerns and comments to El Paso County's Matthew Fitzsimmons

matthewfitzsimmons@elpasoco.com, **Proposed Town of Monument Annexation and Re-Zoning** (area East and West adjacent to I-25 and south of County Line Road): Highlights included a discussion of the proposed RA/Residential zoning, as well as preliminary understanding of potential build outs: West residential - 300 apartments and a commercial piece; East residential - 150 duplexes, 60 single family, and 200 apartments. Key dates for comments are October 12 – Town of Monument Planning Commission, and November 7 – Town of Monument Board of Trustees.

School District 38 Programs and Issues: - Superintendent KC Somers provided background information on D38 School Board, Superintendent's background, as well as broad description of D38 (boundaries, students, staff). Presentation highlights included District's strong community partnerships, multi-year rating of 'Accredited with Distinction' (1 of only 11 districts statewide), documented record of student accomplishments and recognition, and demonstrated excellence of teachers and staff.

-District Staff Teresa Phillips presented details on D38 people, safety and health, academic excellence, fiscal stewardship, transparency, and community relationships. Of note, the presentation detailed District 38's safety and/security program (buildings, students and staff, and supporting technology/procedures).
- District Staff Ron Schwarz addressed D38 challenges, specifically funding and compensation. Key points discussed: recent and independent 3rd party survey revealed: D38 compensation is 10% below the state average; regionally, D38 is last in starting teacher pay; and that D38 has "doughnut hole gap" of \$900/student/year. Discussion highlighted that D38's 1999 MLO (mill levy override) was for a fixed amount and did not factor in inflation. This is a major disadvantage for D38 (teacher retention and recruitment) as neighboring school districts are funded on "fixed percentage of valuation" vice fixed amount. Presentation included details on district's proposed mill levy override: proposal is for a 7.45 mill increase, "expressly and solely for compensation of teachers and staff". For this "single-purpose" MLO issue, D38 has created a direct, continuing oversight process: citizen-based oversight committee (residents, staff), and specific metrics focused on "providing full financial transparency to the community" (e.g., specific budget procedures and mechanisms to provide community with current and clear visibility of all MLO funds).

More details of the presentation are located on the NEPCO web site at www.nepco.org under meeting presentations.