

Synopsis of NEPCO Meeting 12 November 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.

Wildfire Preparedness Update: Review and discussion of four new bills approved by the Colorado legislature and signed into law by the Governor: HB 1111, HB1012, HB 1132 and SB 114. Discussion on SB 114 (*designation of fire suppression ponds by county commissioners*) highlighted the relevance and value to HOA residents located within the high risk or threat wildfire areas within the Wildland Urban Interface (WUI).

Transportation and Land Use Committee (TLUC) Report: 1] Proposed **Caliber Project** (*16 acres, east of I-25, adjacent to Palmer Ridge High School*). Discussion highlighted recent NEPCO-hosted meeting on the proposed 264-unit development and noted Caliber project slides are available on NEPCO website. Current resident and organizational concerns include project trafficability (i.e., relative to PRHS activities, population, and demographics), traffic impact on nearby schools (Middle and Elementary), and potential conflict with the planned school trail system.

2] Proposed **Monument annexation** (East and West sides of I-25, County Line south). Development project is for single family homes and townhomes with RA zoning (no apartments). *East side* would meet the requirement of 1/6th of the project being adjacent to Monument (i.e., ‘flagpole annexation’ via Monument Hill Road). Misty Acres Boulevard would become primary roadway replacing Monument Hill Road. **C2** - WIA Water & Sanitation controls the east side plan (2200ft well). WIA noted that ‘wetlands area’ is a complicating factor. *West side* plan would be on Town of Monument water. A Monument Trustees meeting is scheduled for December 5th. **C3** – NEPCO President addressed the Commissioners, noting there’s a priority need for a comprehensive, “big picture” approach (County and Town of Monument) to the various housing projects in various stages of development and review. A ‘macro view’ (water, transportation, emergency services) is absolutely essential. Quality of life will decline significantly if developer’s plans and proposals continue being reviewed without full consideration of the impacts on HOAs and their residents.

County Programs and Issues: *Guest speakers were County Commissioners Stan VanderWerf and Holly Williams.* Their complete slide presentation is available on www.NEPCO.org. Selected highlights:

- population: 737,000 (most populous county); over 100,000 veterans
- roads: 4,400 lane miles (unincorporated area)
- housing: reduced building applications (single family units) due inflation, recession. *Q/A* – Is supply of homes dropping? Availability is improving but still below historical average
- Taxes/tax rate: “lowest of 10 counties”— cost per citizen, property tax per citizen
- Successes:
 - roads: \$12.5 million added (2021, one-time funding); \$12.1 million added (on-going funds). Continuing collaboration (County, PPRTA and CDOT) re road project planning/sequencing; major recapitalization of County fleet (heavy equipment, trucks, etc.). *Q/A* – what’s the funding for Jackson Creek to Hwy 105; that’s a town of Monument responsibility. *Q/A* – question dealt with condemnation of specific property (eminent domain); again, that’s responsibility of local jurisdiction.
 - PPRTA exemption (greenhouse gas/emission/air quality)
 - completion of significant number of roads and infrastructure. *Q/A* – Hodgen Road; chip seal and repaving done 2021. *Q/A* - Roller Coaster/Baptist; likely in 2025. *Q/A* - Highway 105; contract approval expected in Spring 2023.
 - American Rescue Plan funding: \$684K Monument Sanitation; \$1M Palmer Lake, Donala \$1.65M, \$4M Parker (all renewable water). Important to note: “up to 80% of owned water can be reused”.
- Challenges: -unfunded mandates (e.g., decriminalization, retrofitting and updating buildings, loss of local control, paving needs and backlog, long-term capital transportation needs

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