

bid was advertised on Oct. 22 for bids to be submitted by Nov. 18 for a December award

- Construction will start in February 2015 and conclude in March 2016
- The estimated total project cost is \$11.35 million, which includes the \$8.35 million construction estimate
- The total current available funding total is \$8.63 million with a potential to receive more PPRTA supplemental funding
- The county was successful in securing the \$1 million Energy Impact Assistance Grant from the Department of Local Affairs (DOLA)
- This DOLA grant will be administered by the Pikes Peak Rural Transportation Authority (PPRTA)
- The PPRTA contribution to this project is \$6.88 million
- The BRRTA contribution is \$750,000 and has been transferred to PPRTA
- A \$900,000 contract for construction management/ inspection/testing services was awarded to CH2M Hill using a request for proposal selection process
- The Union Pacific Railroad has approved the design for the new bridge to be built over the railroad track
- The county is still awaiting receipt of the draft construction and maintenance agreement for the bridge from the railroad
- The county's utility reimbursement agreement for Mountain View Electric Association along with the requisite easements and license agreements are being finalized
- Property acquisition for needed right-of-way from the Willow Springs and Dellacroce properties and utility easements from the Dellacroce property has commenced
- The Preble's mouse habitat 404 permit work for the construction area has been completed
- The Federal Emergency Management Agency (FEMA) provided comments to the project submittal for A Conditional Letter of Map Revision for the floodplain modification
- The county has responded to these FEMA comments and is awaiting approval from FEMA
- The county is exploring possible opportunities to incorporate donated art in the center of the Baptist Road/Old Denver Road roundabout with Betty Konarski and Sky Hall of Tri-Lakes

Views because no county funding is available

Williams suggested that another \$500,000 could be taken from BRRTA's general fund balance if a low construction bid was submitted since there are no other planned BRRTA construction projects.

Exclusion of BRRTA road use fee proposed by county

Lori Seago of the El Paso County Attorney's Office presented "a broad conceptual proposal" for exclusion of the current BRRTA impact fee on development. She proposed having the county take over BRRTA's administrative and operational functions through an intergovernmental agreement between BRRTA and the county.

Seago said that landowners of incorporated property within the boundaries of BRRTA service area have been charged two different impact fees by both BRRTA and the county since 2012, when the new county fee was created. The county charges landowners a road impact fee at the subdivision stage and then reimburses the landowners as they install roads. Seago asked the BRRTA board to consider paying off its bonds using sales tax revenue and no longer collecting any more road use fees as BRRTA approaches the end of its foreseeable road building program.

Williams added that up to \$75,000 in currently outsourced BRRTA administrative costs could be avoided, but the county would also have to fund the annual BRRTA audit and self-insure BRRTA against any lawsuits or liability risks with no other available revenue stream. He expressed concern that owners of new Monument Marketplace buildings would avoid the BRRTA road use fees, giving them an unfair advantage over the existing Marketplace property owners and that other commercial property owners will delay construction to see if they can avoid BRRTA road use fees.

The board scheduled a special meeting of the BRRTA board at 2:30 p.m. in Monument Town Hall on Dec. 19 for further consideration of this issue and possible reductions in expenditures to the 2015 budget.

Potential grocer move to Baptist Road discussed

Dave Meyer, a development manager for Equity Ventures of Denver, discussed a potential move of the Natural Food Grocer store to a new 15,000-square-foot retail store on the vacant 1.7 acre lot adjacent to the northwest corner of westbound Baptist Road and the existing right-in, right-out

three-quarter stub access between Jackson Creek Parkway and I-25 exit 156.

Meyer requested approval of a modification of the existing Baptist Road median to allow cars to exit south from this existing stub access across three lanes with no new traffic signal to make a left turn onto eastbound Baptist Road toward the Jackson Creek Parkway intersection. All previous requests from a succession of now bankrupt owners of this property have been rejected by BRRTA and the county for safety reasons.

Meyer said that Natural Food Grocer is going through the subdivision and rezoning process with the Town of Monument, as well as U.S. Fish and Wildlife. The new store would be the first one built on the vacant 42-acre site on the west side of Jackson Creek Parkway between Baptist Road and Blevins Buckle Trail, which was formerly called Rowdao Drive (<http://www.ocn.me/v7n3.htm#bot0205>).

Meyer's major concern was that eastbound customers exiting the site would have to go west on Baptist Road toward the I-25 interchange and find a place to make a U-turn if they wished to go east on Baptist Road. He reviewed some options for changes to the existing Baptist Road median. He did not say how these median modifications might be funded or what government entity should fund them.

Consultant traffic engineer Jeff Hodsdon of LSC Transportation Consultants Inc. stated that the median is 30 feet wide with enough room for a vehicle to "find refuge" after waiting for a gap in westbound traffic to safely enter and wait in the median for a second gap in eastbound traffic to "finish the two-stage left turn."

Hisey asked if CDOT was still opposed to this proposal due to the stub road being so close to the adjacent intersection. Hodsdon said CDOT's limit was 520 feet and Jackson Creek is 750 feet to the east.

Williams asked if this was a request for temporary or permanent change to

the median. Meyer said it was probably temporary.

Williams cited the bad example of too many traffic signals being installed on Woodmen Road by the county, which resulted in the county having to go back and remove several of them.

Williams noted that BRRTA paid the previous property a fee of \$800,000 as a financial settlement for permanent acceptance of this diminished access to westbound Baptist Road from the existing stub road on the south end of the 42-acre property.

Developer Mark McPherson stated that the land was "purchased out of bankruptcy by the current owner," and he was unaware of this \$800,000 BRRTA payment. McPherson said the project is \$450,000 over budget and the current landowner gave his client a discount to reduce the project's budget overage to \$325,000. He listed numerous significant unforeseen construction problems on the site.

Hodsdon said that his study only covers the Natural Food Grocers store operating in isolation on the 42-acre site and did not take into account any other additional traffic that might be created if any other stores are built on this large vacant commercial property.

After an hour of discussion during which Williams pointed out numerous county examples of why this Natural Food Grocers proposal would create substantial and costly long-term traffic problems, no final decision was made regarding the Natural Food Grocers request.

The board scheduled further discussion of the Natural Foods proposal as an agenda item during a special meeting of the BRRTA board at 2:30 p.m. on Dec. 19 in Monument Town Hall.

The meeting adjourned at 4:49 p.m.

Jim Kendrick can be reached at jimkendrick@ocn.me. Lisa Hatfield can be reached at lishatfield@ocn.me.

NEPCO, Nov. 22

County projects, budget outlook outlined

By Larry J. Oliver

Transportation updates, park improvements, and the county budget outlook were the primary topics presented

at the Northern El Paso County Coalition of Community Associations (NEPCO) membership meeting on Nov 22.

André Brackin, county engineer, gave an update of northern El Paso County transportation projects for 2015. Brackin explained that the Pikes Peak Regional Transportation Authority Capital Program revenue collection ends Dec. 31. However, an extension renewal of the program goes till December 2024. District 1 projects that are part of this extension include:

- Monument Hill Road: County Line Road to Woodmoor Drive; project estimate: \$3.96 million.
- Highway 105: I-25 to Highway 83; project estimate: \$18.31 million.
- Deer Creek, Base Camp, Microscope: Monument Hill to Woodmoor; project estimate: \$200,000.
- Beacon Lite Road: Highway 105 to County Line Road; project estimate: \$4.36 million.
- Black Forest Road: Woodmen Road to Research Parkway (Joint Project); project estimate: \$12.40 million.

Other capital projects include: Northgate Road/Struthers Boulevard drainage improvements; Struthers Boulevard/Gleneagle Drive Roundabout, and Gleneagle Transportation Enhancement Project.

Tim Wolken, county Community



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