

reconstruction of the interchange with the understanding that CDOT would eventually pay back BRRTA for these costs. The interchange was completed in the fall of 2009. In May 2011, CDOT paid an initial amount of \$3,000,000 toward the balance and \$1,083,000 was also budgeted and adopted in the current STIP [Statewide Transportation

Improvement Program] and TIP [Transportation Improvement Plan] as an interim payment. On October 22, the CDOT Transportation Commission approved a final payment in Transportation [Commission] Contingency Funds (TCC Funds) for the amount of \$11,431,169 bringing the total approved payments to \$15,514,169." He said, "We have the money budgeted. We just have to finalize the final agreement" and will need a request for payment of \$12.51 million from BRRTA after the final agreement is signed by all parties.

The total amounts that CDOT has agreed to reimburse were:

- \$13.36 million for construction costs
- \$527,000 for utility costs
- \$1.62 million for contract management

Note: As previously agreed, no state reimbursements will be made to BRRTA for any of the accrued interest or administrative costs for the \$21.5 million bond issue. (ocn.me/v11n1.htm#bot1220)

Andrew's letter also stated that "CDOT's goal is to make final payment to BRRTA sometime in January, 2016" and the "final encumbering document will likely contain an amendment to close the IGA." However, he told the board it would be better to expect state approval to

take about six weeks to get the state comptroller to sign it.

Johnsen asked the board to schedule a special BRRTA meeting to formally approve the final payoff agreement. The date set for this meeting was Jan. 8 at 1 p.m. Some of Andrew's final comments on lessons learned were:

- Thanks for letting CDOT borrow \$15.5 million to build the interchange.
- Sorry it took so long.
- We've got an interchange that looks great.
- I think this was a success.
- Don't obligate money when you don't know where it's coming from.

Hisey added that there were great savings made by avoiding the use of federal funds.

The board unanimously approved the draft proposal letter as presented by Andrew.

The meeting adjourned at 4 p.m. The next regular board meeting is scheduled for Feb. 12 at 2:30 p.m. at the county's Citizen Service Center, 1675 W. Garden of the Gods Road in the Academy Conference Room. Meetings are normally held on the second Friday of the second month of the quarter. Information: 520-5547 or 520-6386.

Jim Kendrick can be reached at jimkendrick@ocn.me.

Citizens' Land Use Committee reviving



Above: Allison Catalano, left, and Jerry Hannigan answer questions on how the Tri-Lakes Land Use Committee was previously formed and how they foresee the future of the committee changing. *Photo by Audrey Burkart.*

By Audrey Burkart

The Tri-Lakes Land Use Committee met Dec. 14 to reform what has been for years an inactive group in the community. The purpose of the meeting was to provide an idea of what the committee does, as well as establish a committee that has potential to make change and help direct the future of land development in the area. The committee aims to form and maintain working relationships with the county, towns, and in the Tri-Lakes area with the ultimate goal of reviewing current land use requests.

The revival of the committee was initiated by Jerry Hannigan and Allison Catalano. Hannigan was part of the original committee that made the 2000 plan; Catalano saw a need for a Tri-Lakes group that had a say in land development in the area and created the Grow Smart Monument

group on Facebook.

The committee first reformed in 1996 to rework the 1983 comprehensive plan for the Tri-Lakes area. Ultimately, the committee wrote and printed the 2000 comprehensive plan. The newly formed committee first intends to elect members, and then will look into maintenance and changes needed for the comprehensive land use plan.

Hannigan described the Tri-Lakes area as "south of County Line Road, west of Highway 83, east of the national forest, and north of Colorado Springs and the Air Force Academy." Land development begins when the developer creates an initial land use request to El Paso County. The Land Use Committee would like to evaluate requests based on the comprehensive plan formed by the committee, and then provide input on requests.

Originally, the committee structure had two tiers of organization. The first is an executive committee that overlooks the entire committee, formed from a chair, vice chairs, and fellow members. The second tier has two groups: the sub area committees and the topical committees. The sub area committees were initially 12 subcommittees formed based on 12 neighborhood zones in the Tri-Lakes area. Per questions from meeting attendees, the neighborhood subcommittees will likely change due to growth in the area since 2000. The topical committees consist of 12 more subcommittees based upon interest in area functions such as parks, trails, and visual res; water waste; transportation; and historic resources.

The hope is that the overall committee will be very large, perhaps hundreds of members. Core members and volunteers would compose the subcommittees and executive committee.

The next meeting of the Tri-Lakes Land Use Committee is scheduled for 6:30 to 8:30 p.m. on Monday, Jan. 11 at the Tri-Lakes Chamber of Commerce, 166 Second St. in Monument. This meeting will be a working group meeting, though any citizens interested in joining are welcome.

Audrey Burkart can be contacted at audreyburkart@ocn.me.

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