

- There will be four lanes east of the Old Denver Highway intersection with Baptist Road to provide a westbound through lane and dedicated westbound right-turn and left-turn lanes.
 - There will be three lanes, with dedicated left-turn lanes on eastbound Baptist Road for northbound Old Denver Highway and southbound Old Denver Highway for eastbound Baptist Road.
 - There will be a dedicated right-turn lane for northbound Woodcarver Road to eastbound Baptist Road.
 - A roundabout is being considered for Hay Creek Road to save money by not having to build left-turn lanes.
 - A roundabout is also being considered at the Old Denver Highway intersection for the same reason.
 - These roundabouts would have wide aprons with large enough radiuses for comfortable use by 18-wheel trucks, reducing the waiting time for all vehicles compared to more typical intersections.
 - No decision has been made on roundabouts.
 - No decision has been made about pedestrian or cycling traffic on the Santa Fe Trail that would cross Baptist Road all day without a traffic signal as traffic grows when the Forest Lakes development begins construction.
 - The current traffic count is about 5,000 trips per day over the railroad tracks.
 - A two-lane bridge provides sufficient capacity at buildout for both Forest Lakes and the south half of Willow Springs.
- Murray said the next steps are to:
- Coordinate with the railroad and public utilities commission
 - Obtain environmental clearances

- Finish preliminary design in May 2013
- Finish final design in September 2013
- Finalize the bid in November 2013
- Identify a source of needed supplementary funding
- Complete in November 2014

Brackin said the total conceptual design project cost is about \$7.5 million. The available PPRTA funding is \$4.16 million. Other identified funding sources to date are BRRTA participation (\$250,000) and an Energy Impact Assistance Grant of up to \$1 million.

However, the proposed county traffic impact fee could also raise funds but would require the developers of Forest Lakes and Willow Springs to pay an additional amount to the county over and above the BRRTA traffic impact fee already owed by Schuck Corp. for the same improvements to West Baptist Road.

Brackin said Forest Lakes will likely be charged a combination fee to both the larger county impact fee and the BRRTA road use fee, with the total amount not to exceed the larger county fee. He noted that BRRTA could stop charging road use fees for developers on the west side of I-25 to avoid the double taxation issue created by the new county traffic impact fee. Both fees are essentially platting fees.

BRRTA District Manager Denise Denslow of CliftonLarsonAllen LLP noted that the county traffic impact fee is dedicated in a different way than the BRRTA road use fee. The BRRTA sales tax is dedicated solely to paying off the Exit 158 construction bonds and will never be available for widening Baptist Road. Road use fees pay for the consultants who run the district as well, about \$100,000 per year. There is currently no other source of funds for district operations.

Brackin said if the project were delayed, all the public

meeting processes already completed would have to be done again, at a cost of about \$100,000.

After considerable further discussion, there was no further resolution to the dual impact fee issue proposed. The meeting adjourned at 4:22 p.m.

The next meeting will be held at 2:30 p.m. on Feb. 8 at Town Hall, 645 Beacon Lite Road. Meetings are normally held on the second Friday of the second month of the quarter. Information: 884-8017 or Kathy Suazo at 1-303-793-1403.

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

November Weather Wrap

By Bill Kappel

Record dry weather continued to plague the region during November. Only two days of measureable precipitation occurred during the month, and the amounts were very light. For the month, less than .05 inch of moisture accumulated. This makes November 2012 one of the driest since the late 1800s. This dry trend affected the entire state, especially the Front Range and Eastern Plains.

At the official National Weather Service recording station at the Colorado Springs Airport, November 2012 will go down as the ninth driest since 1895 with .02 inch recorded. At the Pueblo National Weather Service Office, November 2012 ties as the driest since records began in 1888, with only a trace recorded for the month. Combine this dry November with record or near record dry months in March, June, and August and this calendar year is on track to be one of the driest on record as well. More on that in next month's summary.

Not surprisingly, with all the dry weather and sunny skies, temperatures for the month were above average, not at record levels, but generally 2-4°F warmer than normal for the month.

High temperatures reached to above-normal levels each afternoon from the 1st through the 4th. No precipitation fell, with sunshine mixed with high and midlevel clouds at times. Dry and mild weather continued for most of the week of Nov. 5 around the region. No precipitation fell from the 5th through the 9th as mostly sunny skies were the rule. High temperatures reached to above-normal levels each afternoon, ranging from the upper 50° to the mid-60s, about 5-10° warmer than normal for this time of the year.

Unsettled and colder weather finally began to affect the area by the morning of the 10th, as a strong area of low pressure moved through the desert Southwest and combined with some cold air from Canada. Unfortunately, this storm system split as it approached Colorado, and the one with most of the energy and moisture headed a little too far north. Temperatures cooled to below-normal levels, with some light rain showers Saturday morning turning to some light snow.

Most of us received only a dusting of snow with this storm, because the majority of the moisture affected the mountains and areas just to our north. The cold air was definitely a change from the previous week, however, as highs struggled to reach the low 30s on the 11th after starting off in the low teens.

More dry and mild conditions with no precipitation recorded during the entire week of the 12th. November is normally one of our driest months of the year, but even this is way too dry. Temperatures weren't excessively

warm, with highs in the 40s on the 12th and 13th, then low 50s on the 14th. A brief cooling occurred on the 15th, then it was mild to end the week and through the weekend with mid-50s temperatures. In addition, skies were sunny with bouts of high and midlevel clouds at times.

Also unusual in November, winds have been very well behaved because the storm track has been shoved to our north by persistent high pressure over the West. This has meant no high wind events for the region. So although it's been excessively dry, the weather has otherwise been very calm and quiet.

The month ended the same way it began: mild and dry. We had a brief intrusion of cold air during the morning of the 26th, but again most of the moisture stayed to our north. Instead, we were left with low clouds, fog, rime ice, and a few flurries. High temperatures stayed at below-normal levels that afternoon, only reaching into the 30s. This shot of cold air moved out quickly, with dry and mild weather returning for the remainder of the month. Temperatures quickly rebounded back to above-normal levels, with 50s common from the 27th through the 30th.

November 2012 Weather Statistics

Average High	52.3° (+3.8°)
100-year return frequency value max	55.5° min 38.5°
Average Low	24.0° (+3.8°)
100-year return frequency value max	27.5° min 14.1°
Monthly Precipitation	0.01" (-0.73")
100-year return frequency value max	3.80" min 0.16"
Monthly Snowfall	0.2" (-10.6")
Highest Temperature	68° on the 1st
Lowest Temperature	10° on the 12th
Season to Date Snow	7.3" (-16.8")
	(the snow season is from July 1 to June 30)
Season to Date Precip.	7.27" (-2.76")
	(the precip season is from July 1 to June 30)
Heating Degree Days	767 (-63)
Cooling Degree Days	0 (0)

Bill Kappel is a meteorologist and Tri-Lakes resident. He can be reached at billkappel@ocn.me.





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