

Bob Foster explained that, due to the suspension of in-person classes in March, it was determined that it was difficult to score teacher effectiveness. There will be a one-year hold on evaluations as a result. It is hard to speculate on how student assessments will go this year, he said.

In response to a question, Chief Academic Officer Lori Benton said that, due to the closure of schools in the spring, PSAT and SAT tests that were to be administered in the spring and summer were not held. Scores from these tests are often required by colleges as part of the admission process.

MONUMENT BOT (Cont. from 1)

- Tri-Lakes Monument Fire Protection District, 18.400 mills
- El Paso County, 7.222 mills
- Town of Monument, 6.152 mills
- Pikes Peak Library District, 3.731 mills
- El Paso County-Monument Road and Bridge, .165 mills
- El Paso County Road and Bridge, .165 mills
- Jackson Creek Metro District, 45 mills

Mike Taylor of Creekside Developers said this mill levy, to be paid by the commercial properties, is in line with other local commercial developments and does not include any payments toward police services provided by the Monument Police Department.

Taylor presented the service plan, asking the board to authorize up to a maximum of \$35 million the developer will bond, which includes no money from the town and a limited financial contribution from Triview.

JCMD will be divided into seven subdistricts, one of which will be on the northeastern side of Jackson Creek Parkway bordering Higby Road. These are:

- District 1—Owner’s tract
- District 2—Monument Marketplace North, an 11.8-acre parcel approved in 2019. See <https://ocn.me/v19n8.htm#mbot>.
- Districts 3, 4, 5,—The Village at Jackson Creek, mixed uses for residential and commercial.
- District 6—Planned Commercial Development (PCD)-zoned parcel north of Jackson Creek Parkway
- District 7—PCD/Planned Industrial Development-zoned parcel

Triview Metropolitan District’s board heard the request for the new metro district, which would become the fourth financing metropolitan district, at its Aug. 18 meeting. See <https://www.ocn.me/v20n9.htm#tvmd>.

Trustee Jim Romanello said the plan is similar to the Village district plan. Before sitting on the BOT, Romanello was president of the Village HOA, which had to increase its mill levy to pay for public improvement maintenance after the town removed all commercial properties from the development. “It looks like you are going in the hole for five years, with no principal payment until 2028 and hopes of build-out and then play catch up,” he noted.

Romanello urged the developer to provide the board more time to review the project after a fiscal study can be completed, but Taylor said this must be approved tonight or risk waiting another year for approval.

Taylor said the projected model is wholly driven by the market, with expected build-out in four to six years. It is based solely on the assessment rate and property valuation.

Trustee Mitch LaKind also expressed concern for the future residents if no businesses are present there

She suggested that parents with concerns about the lack of scores should consult with the specific colleges and universities to which they applied.

The committee approved a schedule of meetings for the school year. All will be virtual.

The District Accountability Advisory Committee meets five times a year, usually on the second Tuesday of the month at 7 p.m. The next meeting will be on Nov. 10.

Harriet Halbig may be reached at harriethalbig@ocn.me.

to pay the high mill levy. He also noted there could be a call feature in future bonds that might jeopardize the residents’ ability to pay.

Taylor didn’t know the full percentage of commercial properties versus the 252-unit apartment complex, but said, “We absolutely have the mechanisms in place to service debt adequately, and facilities will be able to be maintained as well.”

Resident Rick Griffin was concerned Triview residents might be required to pay back the debt. Taylor emphasized that no Triview residents would need to pay the mill levy, just those living in the apartment building if commercial development doesn’t meet expected occupancy.

Mayor Pro Tem Kelly Elliott asked about the board for the district. Taylor said it is customary for the developer to appoint the board.

Clark motioned for approval with only 35 mills total, but Romanello and LaKind said that wouldn’t be enough to service the debt. The motion failed 1-6 with only Trustee Jamie Unruh voting in favor.

Before the next vote, Foreman reminded the board how beneficial this development and the associated commercial property would be for the town.

A second vote was taken to approve the service plan and associated 45 mills that passed 5-2.

Jackson Creek Parkway improvements

The board approved an Intergovernmental Agreement (IGA) between the town and the Colorado Department of Transportation (CDOT) for the design of Jackson Creek Parkway improvements along the one-mile section owned by the town. Triview Metropolitan District completed roadway improvements from Higby Road south to Baptist Road. At that time, the town was unable to finance improvements for the road section from Higby Road north to Highway 105.

In the IGA, CDOT has agreed to pay \$800,000 toward project design. The town will match with \$166,000, which Foreman said is in the 2021 budget.

Planning Director Larry Manning will oversee the project.

The request was approved with a vote of 6-1. Trustee Laurie Clark voted no with no reason given.

Falcon Commerce Center planned development site plan approved

Falcon Commerce Center sits south of Baptist Road and west of I-25. The 49-acre site owned by Forest Lakes LLC will be commercially developed and accessible via Baptist Road at the existing entrance to Pilot Flying W, the forthcoming Terrazo Road entrance and along Woodcarver Road. According to the associated traffic study, no traffic signaling will be warranted until 2025. A secondary entrance will be created at Woodcarver Road. Foreman

Trina Shook, RN
Aesthetic Nurse Consultant

MONUMENTAL microDERM

& Aesthetics
at the loft

November Specials

- Botox Event Wednesday, November 18th 10am to 6pm.**
Botox only \$10/unit. Must RSVP to attend!
- Kybella (chin fat reduction) Buy 1 Treatment get 2nd Treatment 50% off (\$600 Savings)**
- Purchase a CO2 Madonna Eye Lift \$500 & get FREE TNS Eye Repair Cream (\$102 Savings)**
- Buy 3 Microderms + 2 Chemical Peels for \$500 & Get FREE Lumivive Skincare System (\$282 Savings)**

4 Highway 105 in Palmer Lake (above Bella Panini) (719) 271.0999

monumentalmicroderm.com

**Let us sell for YOU on the
WORLD’S LARGEST auction site!**

**Professional photographs,
descriptions & shipping!**

*We do ALL the work
so you don’t have to!*

Offering Curbside Appointments Only
(719) 488-1822 or email BLUESAGECLIENT@Q.COM

The Blue Sage Merchant
251 Front Street in Downtown Monument
Proudly serving the Front Range for 18 Years!



Feeling socially distant from your retirement funds?



Investment strategies for a lifetime of income.

At Lang Investment Services, our goal-focused strategies are designed to help you live a life of purpose and passion—without worrying about running out of money in your golden years.

(719) 481-0887 • langinvestmentservices.com
236 North Washington St., Monument, CO 80132

Securities and advisory services offered through Commonwealth Financial Network, Member FINRA/SIPC, a Registered Investment Adviser. Fixed insurance products and services offered through CES Insurance Agency.

Serving the Tri-Lakes area since 1998.