

ton reported on developments in his department during the pandemic. He said 663 students are receiving Special Education services this year, a slight decrease from last year. He attributed the decline to a decrease in preschool enrollment due to parental concerns of safety in attending in-person school.

Frampton also said that many students receiving services are medically fragile and have difficulty with remote learning. He hopes to devise a way to maximize in-person learning, perhaps during the secondary Flex Friday program.

Parent Liaison Michelle Nay reported on the Special Education Advisory Committee, which is a state mandated group encouraging networking among parents, advocacy for students with disabilities, and sharing of best practices. Nay said that the group tries to discuss special education in general rather than individual cases.

Over the years, the group has been trying to increase attendance by par-

ents, teachers, and community members. The previous week's meeting, the first of this school year, had a much larger than usual attendance because it was held online.

Nay then briefly reported on the Community/Family/School Partnership program, which endeavors to create a welcoming environment in schools and two-way communication between families and schools regarding student progress.

This involves communicating with families about how the school system works and strengthening family input in decision-making.

The Lewis-Palmer District 38 District Accountability Advisory Committee meets five times a year. This year, all meetings will be held virtually. The next meeting is scheduled for Tuesday, Jan. 12 from 7 to 8:30.

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

TRIVIEW (Cont. from 1)

The two-part Nov. 19 board packet may be accessed via https://triviewmetro.com/assets/documents/board/agenda/2020/BoardPacket_RegularMeeting_2020-11-19_part1.pdf and https://triviewmetro.com/assets/documents/board/agenda/2020/BoardPacket_RegularMeeting_2020-11-19_part2.pdf.

Ballot issue passes, fewer mills to be collected

Early in the meeting, District Manager Jim McGrady extolled Triview residents for passing ballot issue 6A in the Nov. 3 election. Official election results, posted Nov. 24, were 2,095 yes/for and 1,454 no/against. The district may now use up to seven mills of its potential 35-mill cap on general operations. Before the election, all mills collected had to be directed toward paying debt service.

McGrady stated, "I think it sets the district up very well going forward. If there's a decrease in sales tax income for whatever reason, ... we still have a way to make sure that the improvements that are needed in the district are made. ... It also helps us eliminate our dependence on various fees that we collect at the time of building construction. ... This seven mills, up to seven mills, could prove to be very, very beneficial as the district approaches build-out or economic conditions change. I could not be happier, I'm extremely proud of the fact that the voters agreed with us and passed this initiative. ..."

During board discussion, McGrady proposed that the district temporarily decrease the number of mills collected from its current 32 mills to 27 mills in 2021. He explained his rationale: The district's debt payment is a fixed \$2.53 million and is prohibited from making extra or larger debt service payments before 2026. McGrady suggested directing revenue from 26 of the 27 mills toward debt service and revenue from the remaining mill toward general operations. By his calculation, this would create a cushion of about \$104,000 that could be placed in the debt service reserve fund and about \$101,000 for the operations and maintenance fund. He asserted the need to begin restoring operational monies after the Jackson Creek Parkway project and road repair and maintenance expenses.

One director voiced concerns about not collecting revenue from a higher number of mills for making advance payments once the prepayment penalty expires in 2026. Others were apprehensive about dramatic, annual fluctuations in the mills collected and

whether the Nov. 3 voter-approved Amendment B of the Colorado constitution—the Gallagher Amendment repeal—would jeopardize future assumptions about property tax revenue.

Addressing the issue of accumulating funds to pay down the bonds, McGrady stated that collecting extra revenue now means the people currently living in the district would pay the bulk of the debt. Also, by collecting revenue to meet the bond payment with a small surplus, Triview can steadily build its debt service reserve fund for potential advance payments and as a means to provide stability, thereby minimizing fluctuations in the yearly mills collected. McGrady confirmed that the district's bond payments applied to principal and not just interest. Regarding the Gallagher Amendment repeal, McGrady and Cummins demonstrated consensus that the change would likely provide greater residential assessment rate predictability.

The board agreed unanimously to collect 27 mills for 2021 and McGrady acknowledged that final adjustments to the 2021 budget would reflect a 27-mill property tax revenue.

Manager seeks expanded office space

At the Oct. 6 special meeting, directors authorized McGrady to explore moving the Triview office to a larger space. Having completed a search of commercial properties available within set location parameters, McGrady presented an arrangement that combined two lease agreements and a contract to buy and sell real estate. The documents spelled out a plan whereby Mason Law and Planning Group LLC would purchase Triview's current property—suite 300 in the Old Forest Point building—for \$250,000. In turn, Triview would lease Mason Law's neighboring suite 302 and adjacent storage space for up to four years and potentially a fifth year.

Triview would apply \$28,160 per year of a four-year lease expense for a total of \$112,640 against Mason Law's \$250,000 purchase price resulting in zero out-of-pocket lease expenses and net cash of \$137,360 at closing for Triview. If Triview leaves the leased property earlier than the four years, Mason Law would reimburse Triview the unused lease payment. The agreement also allowed Triview to transition between the two suites from Dec. 1 through Jan. 31 at no charge.

When a director asked why he

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