

Please note the enclosed messages received by email along with remarks below, combined from staff/officials –

- Have they considered or researched the positive financial impact on home prices within a mile of a passive parkland - such as ER lower area without the cabins? While it doesn't put money directly into the Town's bank account it does annually through increased property taxes without costing anything. There are studies done by U.S. universities that research this, Texas A&M for one. **SLM Because of the fluid nature of real estate values that are dependent on many varying factors, the property values of one option or another were not detailed.** AJ There is no guarantee that property values will increase. There have been several times when property values have dropped significantly in Palmer Lake. Another factor is that the increase in the cost of providing services will often outpace the rise (or decline) in property tax revenues.
-
- Good organization of material. It seems that one could still create the cultural effect and reduce the number of structures to maintain. Utilize either the main building for multi-tenant sites, which will provide a lower cost with shared/common space, and/or use of the long building for "seasonal" activity vs. having to fill, manage and maintain the 7 structures directed to remove. Although there are grants available, that does not necessarily mean the town will be awarded – what in the meantime? And when space is not filled, who or how is it maintained? **SLM The management of the building uses as planned by BOT, will be the responsibility of the property manager, a position strongly recommended by the committee.** AJ There will still be a minimum cost to the town whether or not none, some or all of the buildings remain, and the property will need to be maintained and protected. The 2023 town budget showed \$12000 just for insurance but did not break out the utility costs, and resources used by the PD, FD, Parks, and Public Works. The upside of more buildings is that there are more opportunities to generate income from both rentals and sales tax revenue, allowing the ER property to become a profit center for the town. This would allow the town to fund more needed projects that have been deferred due to lack of funding.
- Was the cost of Hwy 105 improvement considered? Or drainage plans? Or stormwater management for the property? **SLM All site development plans are dependent on the decision of the BOT for the uses of the property.** Filling all of these spaces will change the use – ie., no longer a church campus – and therefore, a hefty cost of highway improvement to bear. **SLM Since the church had considerably more traffic than the citizens suggested uses, no changes to the access are anticipated.** How did the cost compare to anticipated revenue? **SLM Any changes to 105 would be the responsibility of the business driving the need for change just like any other development.** Little supporting information was provided about how the cultural activity will bring revenue to the town - all by rent?
- The PLEDG group provided an analysis that contained zero figures or estimates. **AJ The specific costs to renovate/upgrade each building, as well as to convert areas into park areas are to be addressed as part of the implementation project.** There are multiple uses for each building and depending upon which use is decided on (based on the BOT's vision for the property) the cost will vary. We opted not to use the existing leasing arrangement with the EcoSpa to determine income for the remaining property, instead, we opted on the current range of leasing costs for commercial space found in the

Colorado Springs area. Depending upon the location and other factors, these range from \$5 to \$20 per square foot per year. The implementation team can then plug in the numbers for each building once it is determined which use (or uses) work best based on BOT's vision. The comparison can then be made to the costs estimated by a general contractor for that building, factoring in any infrastructure upgrade costs (electric, water, sewage, gas) and a good estimate can be made on what to "charge" for the lease. Staff (and Parks members) disagree that Parks volunteers should manage any activity. SLM As stated in the presentation, there should be no additional burden on staff or Parks other than oversight. The burden of management falls to the property manager. AJ The increased resources needed by Parks for the trails, and other areas that Parks indicated that they would oversee was discussed and the Parks representatives felt comfortable that they could accommodate. The town cannot compel a volunteer to do anything; thus, when something is not done, it will fall to town staff and/or a hired agent, as suggested, which also comes at a cost to the town.

- Staff had concerns about the "low hanging fruit" suggested for 2024 – SLM These issues were not raised by the staff during the meeting to review concerns and discuss their input.
 - Any change requires a plan be reviewed by CDOT to consider improvement to the access permit for Hwy 105. The reason the gates are not open to the public to drive onto the property for use of the field or pavilion is because there is not a plan submitted to CDOT - no parking plan, roadway development, etc. – and currently, the property has hazardous structures identified by Town insurance.
 - The town does not rent picnic tables – (As part of a town hall reservation, renting large dining tables and chairs is an option, including set up, but no picnic tables.) AJ We made an error in assuming that the Picnic area in Glen Park had picnic tables which would be the model for reserving picnic tables and the associated costs. This is where the \$50 for residents and \$150 for non-residents for a 4-hour reservation came from.

C

Jul 24, 2024, 9:16 AM (23
hours ago)

Cfishwil@comcast.net

to me

Good morning,

To me, the most important components are the guiding principles and adherence to them regardless of what plan they choose now and down the road. How do we hold the town accountable to honor those ongoing? This is most pressing to me, personally.

I don't have specific recommendations for the town but, I would like the town to respond point by point regarding our action items.

One: How are they going to secure buildings? When will that be completed?

Two: Decide between recreational and cultural. When will that decision be made?

Provide a potential time frame for action items as per recreational or cultural scenario.

Provide documentation and discussion points as to how and why they chose cultural or recreational.

Time frame and action items for each individual structure and boiler as well.

(FYI- boiler in care taker house is piped with the long house boiler so, it is also not operational.)

Three:

What is the schedule to give updates to citizens? How often can we expect information? Where will the information be presented and posted.

Glant Havenar

Thursday, July 18, 2024 4:03 PM

Dawn Collins

Elephant Rocks Questions/Comments

Studied the binder/presentation.

The spreadsheet is well done accumulating all the information we have had up to date/ it is nice to have it all in one document.

Each idea, risk, potential income, Palmer Lake Town costs, and timeline is addressed however Town does not have the money for renovations. **Renovations are paid for by the end user/developer, must comply with all Town development processes and procedures, and be done to Town and Regional's standards.** Renovation budgets always go over by at least 15-20 percent and no additional costs associated were taken into account. **Research done by the Elephant Rock Vision Committee indicated that additional costs, not only renovation, but any upgrades to the infrastructure, are dependent on the use of the structure and are, therefore beyond definition until the use is determined by the BOT. How does the property manager get paid? The grant recommendation is included in the appendix, Section 9, page 1 for the planning phase. Thereafter, property manager would be paid by a percentage of rents as negotiated the the Town Service Agreement. And who does the property manager report to? To the Town Administrator as is the case with any third-party consultant or service provider as outlined in the Palmer Lake Agreement for Professional Services, copy included in Section 4.**

Income is NOT guaranteed and costs associated are simply guesses. **Based on current market research.** Grants cannot and should not be considered into the overall equation because they are

NEVER guaranteed. **For a list of funding options, see the list in the appendix, Potential Funding sources for Elephant Rock Property, Funding Categories (14 options).** While grants are out there...it doesn't mean Palmer Lake would get them. **Well-matched projects and grants written by experienced grant writers (three local grant writers have volunteered their services at no cost to the town) increase the odds significantly.** In addition, there would most likely be a matching amount to be paid for by the end user or by one of the other funding sources. - that would cost the Town funds. **See previous statement.** Where does the money for maintenance and property manager come from while seeking grants, and funding opportunities? **The funding that has been in place since the property was gifted to the Town would continue.**

In having various groups adopt a cabin, the monetary gain could not be realized or assumed until renovations costs are paid off. **The terms of the relationship would be negotiated at the time of the lease agreement. Samples of current market lease agreements are included in Section 4.** Most of the cabins come with a price tag of 80-100K in renovations costs. **Three proposals from businesses interested in renovations have been submitted with fair and reasonable negotiated conditions that include income to the town during the time-period for them to recoup their costs.** Rent cannot be accrued for at least the first five years due towards payback measures of this program. **Again, these terms would be negotiated.**

I do not feel the economic expenses/ revenues are projected accurately nor the projections on staff time. We need a way to pay for additional staff and expenditures while pursuing grants. **See additional funding options, Appendix, Section 9, Potential Funding sources for Elephant Rock.** Parks is a volunteer group as is the Historical Society and asking these groups to fully manage Town assets is not logical **for these reasons, neither are listed as options for BOT consideration nor would CIRSA from an insurance capacity be ok without staff management involvement All third-party consultants/service providers are 1) required to carry independent insurance according to the Palmer Lake Service Provider Agreement and 2) must report to staff according to current practice.** How do we honor and adhere to the agreed upon factor that due to staff availability and work load? Town Staff is simply not in the rental business. **See the Next Steps for the recommendation to hire a property manager reporting to the Town Administrator.**

There is no way to avoid having at least the town assume substantial work on this project. How do we pay for this employee? And how do we rationalize a full-time employee to this project?

It's a beautiful idea, however all the moving pieces are key. In the beginning of the presentation, it was stated that no one on the committee wanted to take business away from the downtown area but in the secondary presentation it was mentioned buying 7-dollar coffee on the property. **Our coffee shop is gone and Speed Trap is for sale. Overlap in this event may prove to be worth consideration.** This feels contradictory. Which is it? **Supporting downtown businesses or adding additional to the property? The two concepts appear to conflict. Extensive research and discussion revealed that**

competition breeds healthy growth in the commercial environment. For example, fast-food restaurants are clustered along with multiple restaurants and retail shops as a beneficial method of land use.

Not much time was spent on the removing cabins option. The presentation felt more like a sales pitch which is fine but given the direction taken I am looking for substantial financial information to

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substantiate the costs. The costs for demolition of the cabins can be found in town records and budget. Renting a picnic table for 25 dollars This information is in current town rental forms – see picnic area rental fees will not paying for hundreds of thousands in renovation costs. Renovations are the sole responsibility of the end user, done to Town and Regional's standards. In addition how do we enforce picnic table or rentals on the property? Refer to current town processes for management of park structure rentals.

Other items unaddressed in proposal (This is an analysis of data project, not a proposal) ...who is going to invest a million into the property without owning it? Interviews with two major developers/real estate managers (Panorama Properties and Mark Useman) indicated that this type of project is desirable. With the many different concepts suggested are you suggesting sub dividing all the different areas? This is up to the BOT but not required on anything in the analysis. CDOT concerns were unaddressed Egress issues are dependent on the land use determined by the BOT and paid for by the business driving the need...turn outs and turn ins, additional use of Highway 105....parking was not addressed. Parking is noted on the drawings in the slide section, Site Plan, shown in grey. Adding a boutique hotel could change the zoning? Because this property is currently zoned a PUD no changes other than granting Conditional Use are required. How do zoning laws affect your proposal? See previous statement.

And everyone is forgetting that the church went bankrupt. Current understanding is that the bankruptcy of the church nationwide was driven by law suits filed regarding allegations of misconduct, and not by specific local conditions? The church intended on removing the cabins. There are three different maps and information stating this. The final status of any structure is the BOT's decision, keeping in mind that the Board will be accountable to the citizens for the future of the structures and any loss of future income due to the removal of any structure.

Glant Havenar Mayor
of Palmer Lake
(303) 246-4552

**This requires BOT
response.**

I Would Like to Know Whose vision it is to waste my taxes to tear down historic cabins when a perfectly awesome group wants to open a lovely spa place and keep them all AND PAY taxes? How is this a question?

I do not know ANY of these people. But, I have lived in Palmer Lake in the Glen for 15 years. I do not agree to any tearing down.

Also, I walk by the glen park area all the time on the creek path. Absolutely NO ONE uses the picnic tables. What is replacing cool old cabins with unused picnic tables going to do? Who is actually saying this? Do we have some 5th graders making plans here?.

Lets all get a grip. Who has a problem with a mellow little spa? I actually saw that "increased Traffic" was listed as a negative reason. That is utter ridiculousness. Thats what people said about legal weed. Which also gives us tax money. I have never seen more than 3 cars at the bowling alley. Who is making these suggestions?

No clue.

But I vote Cultural 1000 times. Please wake up over there A local resident, of Walnut Ave; very near the old cabins, Marie Hitzemann

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Dawn Collins

From:

Sent:

Kevin Dreher

**Wednesday, July 17, 2024 8:32
PM**

Dawn Collins; Glant Havenar Elephant Rock

To:

Subject

:

Follow Up Flag:

Flag Status:

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up Flagged

Mayor Havenar and Mrs.
Collins,

After reading and studying the ER packet. I don't have any questions but do think it will require further discussion. I think it is important that the BoT determines which path we want to take: the cultural focus or the recreational focus. I don't know if the discussion needs to be done in a workshop or at a BoT meeting but I do think it is important that we give the proper some solid direction.

I also feel that it is in the towns best interest that the buildings on the property be properly secured as soon as possible.

Please let me know what the next step is and I am prepraed.

Thank you,

Kevin Dreher

Palmer Lake Board of Trustees

kdreher@palmer-lake.org

Dawn Collins

From:

Sent:

To:

Subject

:

Follow Up

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Status:

Gordon Roberts <gordonroberts@live.com> Wednesday, July 17,

2024 7:10 PM Dawn Collins

**Feedback for elephant rock
property**

**Follow up
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**Feedback for elephant rock
property**

The **buildings have no historical value or relevance. It is a 100-year-old set of outdated camping structures, abandoned by the last owners as a "gift" to Palmer Lake. It has no ties to Chautauqua, that was a marketing stretch. The cabins, chapel, and main building exteriors are very deteriorated, along with the interiors of the cabins. I'm unable to assess the interior of the buildings, but based upon the estimate from the Star Ranch prospects, the main buildings will take millions of dollars to bring up to functional usage. PL does not have the time or money to upgrade these structures.**

The committee recommendations are pie in the sky that will cost PL millions of dollars to develop with no foreseeable return on investment. Nickle and dime returns are not worth extending the heartburn this property has delivered. Those structures are an eyesore up close. Keep it simple. Stop the bleeding before the hemorrhaging starts. Fix the existing stormwater, well water, and road issues before sinking any more money into ER.

Recommendations are:

Level the chapel, long building, and cabin structures, and return to natural settings. No private ownership or PL investments to restore.

Update the pavilion structure to safety standards so to host family or community outdoor gatherings. It does not need to be an expansive park that will add to PL park maintenance woes. Rent the pavilion same as others . Just put some picnic tables around, don't get carried away with a reservation system and rental on the tables, that will lead to user conflicts . keep it simple.

I agree with some type of lease to a privately owned and operated lodging business utilizing the main buildings on their own dime to update and maintain. Suggest a 20 year lease and 2 year up and running agreement. They should provide basic breakfast meal options for their guests, so not to compete with PL businesses. A small up to 100 room max occupancy with some type of conference facility within to draw their guests and PL visitors. Give them the option that if they have to scrap and rebuild the structures, then do so and when rebuilding create a more modern rustic lodge style look. The footprint of the existing main buildings should be sufficient. keep it simple

I agree with a fire and police facility on the property. Provide police and fire a good facility.

Put a stake in the ground, end the debates, and keep it simple. PL should be simple.

Thank you.

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Dawn Collins

From:

Sent:

To:

Subject

:

Follow Up

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Status:

Town of Palmer Lake

<noreply@civicplus.com> Wednesday, July
17, 2024 5:13 PM

Dawn Collins

Elephant Rock
Vision

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and **email address** are correct before **you** communicate.-----

Name: Richard **Harding**

Email: Cnrhh@aol.com

Message: CULTURAL **DISTRICT** The history and culture of **Palmer Lake** is very unique and important.
Let's

carry that forward Rich
Harding

Dawn Collins

From:

Sent:

Town of **Palmer Lake**

<noreply@civicplus.com> Wednesday,
July 17, 2024 5:08 PM

Dawn Collins

Elephant **Rock**
Vision

To:

Subject:

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**Name: Cyndee
Henson**

**Email:
Happytailstrilakes@gmail.com**

Message: Hello Dawn, My vote goes for a **Cultural District.**** Palmer Lake has SO many possibilities to bring money to our town thru having it be designated as a Cultural District Sincerely**

Cyndee Henson

Dawn Collins

Subject

:

FW: Elephant **Rock**

From: Jane Garrabrant <jsgarrabrant@comcast.net>

Sent: Wednesday, July 17, 2024 3:02 PM

To: Dawn Collins <dawn@palmer-lake.org>

Subject: Re: Elephant
Rock

CKT Email Security finds this email suspicious! We know Jane Garrabrant by name, but the email was sent from an unfamiliar address jsgarrabrant@comcast.net | Know this sender?

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I prob **have more**. It I got interrupted and didn't want to lose what I'd already written.

I'm just skeptical about the sustainability of everything. I think it would be easier for the recreational than the multitude of other cultural ideas, but it will ALL require someone to manage it.

I don't know what happens to the ALL of the buildings if nothing is done.

JG from phone

From: Jane Garrabrant <jsgarrabrant@comcast.net>

Sent: Wednesday, July 17, 2024 2:47 PM

To: Collins Dawn <dawn@palmer-lake.org>

Subject: Elephant
Rock

This will be quick and dirty bc I'm swamped but...

All buildings-who pays for the renovation in perpetuity?
Renovations are paid for by the tenant.

Do the people who are willing to pay for renovations expect that they will own the buildings?
This is negotiable. Citizen option was against selling for property as a whole. The lease for the spa does include an option to buy clause.

Who keeps track of money received from all of the choices? Town Office. This is negotiable. The BOT and staff would direct the property manager on their role.

Who works on all the grants we are supposed to get? Three professional and or seasoned grant writers have offered their services at no cost to the town.

Are there matching funds for these grants? Where does that money come from? Matches can be funded in a variety of ways.

Does the Parks Commission know that the ER committee expects them to maintain the property? Are they willing? There is no intent for Parks to maintain anything other than the areas they have requested and have been granted to Parks by the BOT through Resolution

I suggested months ago that if the \$300+ people who signed the petition EACH donated \$500, that would bring in \$150,000. That would be a show of good faith on their part? Skin in the game.

What if go fund me and other sources don't bring in enough \$\$? Next steps are up to the requestor to secure funding.

How do all of the proposals work for the long term? What will sustain them?

Has the committee recruited volunteers for the next stage? What if no one comes forward? This is a risk.

JG from phone

Dawn Collins

From:

Sent:

Angela Brown
<angele82000@yahoo.com> Friday, July
12, 2024 5:46 PM
Dawn Collins
Elephant **Rock**
property

To:

Subject:

Follow Up

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Hi Dawn,

I hope **you are having a good day!**

I wanted to send a quick email about the Elephant Rock property. My family and I have walked around the **property, using the trail, multiple times this summer.** It is such a beautiful place and we would really love to see it kept in it's natural state. So many good ideas were presented to the board, and I understand the need for revenue, but it would be amazing to keep it as it is for all of us nature lovers!

I would be interested in volunteering for the committee if there is any need for more people. Thank you!

Angie Brown