



PARKS COMMISSION - SPECIAL MEETING

Tuesday, February 21, 2023 at 5:00 PM

Palmer Lake Town Hall – 28 Valley Crescent, Palmer Lake, Colorado

Live Stream available on Town website

AGENDA

This agenda is subject to revision 24 hours prior to commencement of the meeting.

Call to Order. Commissioner Reid Wiecks called the meeting to order at 5:05 pm.

Roll Call. Cindy Powell, Gene Kaleski, Phyllis Head, Ande Furrer, Reid Wiecks, Mike Pietsch.

Others present: Staff - Dawn Collins, Tish Torweihe; Public – Cyndee Henson, Jennifer Miller, Matt Stephen, Paul Olivier, Joss Farr, Beth Christman, Jerry Parsons, Mrs. Parsons, Rebecca Duke.

Business art

1. Consider Reimbursement of Funds (Proposed Park Planning). Tabled to next meeting.
2. Consider Gift Card Purchase. Reid proposed a \$50 gift card for all the work Nick Ehrhardt has done with maps and all the revisions. MOTION (Reid, Ande) to approve. Motion passed 6-0.
3. Discussion/Consideration of Proposed Parkland Options for Elephant Rock Property to Present to the Board of Trustees. Reid stated there are three proposals that will be presented to the Board of Trustees on Thursday, and this will be a practice run.

First Presentation by Cindy: Discussed Phase 1-3 with an overall vision to keep the entire property a land trust. This would entail applications for grants that are available and will bring revenue; protecting the land from being developed and keeping it in its natural state for future enjoyment.

Second Presentation by Gene Kalesti: Discussed Phase 1 and 2. The plan would be a basic first phase to immediately open a new park with low-cost investment with a start/begin as early as April 1st. Proposed all buildings stay and go through restoration unless the Board determines differently; build a temporary bridge with FEMA guidelines, PE design, PPRB permit assembled by Park Subcommittee, later this Fall 2023 with the continued support of the USAFA; pop-up dog park, cooking and art classes.

Third Presentation by Reid Wiecks: Presented a walk-through of Park highlights around the property and explained beautiful views. Music in the parks can bring in revenue unlike a dog park; proposed an open green space; possible historic grants available. He explained removing several uninhabitable structures. Phyllis asked about the property going into a land trust. Dawn stated there is option of a

land trust or restrictions can be placed on the property in the deed to protect the future of the property.

Public Comment. Ms. Cyndee Henson expressed concerns about a dog park and waste not picked up, secure fencing, breakaway bridge cost and tearing down building cost. Commissioner Kalesti confirmed that the fence will be secured and safe, with no cost for the bridge and would require a lot of labor to build. Chair Wiecks discussed the costs of building tear down as stated on the handout. Mr. Jerry Parsons asked if it would require a two-way egress. Epworth Hwy options were discussed. Mrs. Parsons stated concern about the possible high level of water washing the bridge. Commissioner Kalesti stated the design will be well built and approved through FEMA. Ms. May Kalesti was concerned regarding dog waste and suggested beautiful signs to educate the public similar to downtown Denver. Ms. Jennifer Miller asked if there is an amount of money the Town would want to generate from the property. Dawn Collins responded that it really depends; it was roughly \$60,000 cost to the town as it was (utilities). The property needs to sustain itself. Information will be posted to the website including the sequence of events since the property was conveyed. Jennifer asked if the gym could open immediately, and Commissioner Powell stated that her presentation addressed the details needed. Dawn clarified that the property is not open to the public “as is” and needs repair to meet insurance requirements. Commissioner Kalesti reviewed the acres that will be available, not Parks, from each proposal and suggested land sale as seed money. Mr. Matt Stephen asked how the proposals will generate revenue and his concern about watering to keep up the natural grass. Commissioners Powell and Kalesti discussed avenues of revenue for their proposals. Mr. Paul Olivier stated his concern was to generate revenue and that businesses could bring tax revenue. He stated that over the last 30 years Centennial Park is still not completed or maintained. Ms. Jess Farr added that she has lived here for a long time, and Glen Park and Centennial Park are still not completed. The Elephant Rock property was agreed to not be sold for the first 10 years. Ms. Rebecca Duke shared the importance of holding onto this property as a once in a lifetime gift for future generations. Ms. Beth Christman is on the subcommittee and noted the high cost of considering a wedding venue. If a piece of the land is sold in the future could the new owners change things. Dawn Collins stated that the property deed can have restrictions to protect the property. Discussion took place among members about the features of each proposal and adding the baseball field to Gene’s proposal. Commission members ranked the three proposals as: #2 (Gene) with addition of the ballfield, #1 (Cindy) and #3 (Reid). Parks met the requirements the Board asked of the Commission and will present Thursday. Members added the caveat to add the ballfield and that we “weighted each plan” hundreds of hours of work to get to this day. Members voted in order of best to least.

Next Meeting (3/14) and Future Items

Adjourn. Chair adjourned the meeting at 7:11 pm.

Minutes by: Tish Torweihe, Town Admin Specialist