



**TOWN OF PALMER LAKE  
BOARD OF TRUSTEES - AGENDA MEMO**

|                                                  |                 |                                                  |
|--------------------------------------------------|-----------------|--------------------------------------------------|
| <b>DATE:</b> May 22, 2025                        | <b>ITEM NO.</b> | <b>SUBJECT:</b> Update on Elephant Rock Property |
| <b>Presented by:</b><br>Town Administrator/Clerk |                 |                                                  |

**Background**

As previously discussed and requested by the Board, note the following rough estimates relating to the 28-acre Elephant Rock property –

Water repair based on prior inspection –

- Unwinterize and turn water back on to the west wing main building - \$ 7,900  
Any further damage from before would be extra. No asbestos or permits.
- Repair to freeze damage of water piping in the north wing main building \$ 39,000  
No fixtures, faucets, asbestos or permits.
- Repair to freeze damage of water piping and drain piping in cottage - \$ 8,500  
No fixtures, faucets, or permits.
- Re-winterize west wing main building \$ 3,800  
Assuming all access in walls and floors is still accessible.

Roof/reroof repair:

- Proposed reroof – main structure \$438,369
- Proposed reroof – long building (chapel) \$ 88,798
- Proposed reroof – cottage (residence) \$ 31,872

Demo\* inquiry:

- Proposed demolition of existing structures - main structure \$215,000
- Proposed demolition of existing – long building (chapel) \$ 25,000
- Proposed demolition of existing – cottage (residence) \$ 20,000

***\*This does not include costs to test and abate asbestos***

Estimates to complete the Planned Development sketch, plan, final plan are being collected for Board consideration from town consultants including planning (CMI), engineering (GMS), and survey work. Once collected, the estimates will be provided.

**Recommended Action**

Consider material and any direction necessary for next steps.