



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

DATE: September 8, 2022	ITEM NO.	SUBJECT:
Presented by: Town Administrator /Clerk		Direction to Staff re: Elephant Rock Personal Property, Dedicated Town Property

Update

Direction for the proposed developments is appreciated. Both the Carter Payne and Willan teams have provided a COI and keys to the requested structures are provided. A general agreement to waive liability is in process.

Consideration

Prior to beginning discussion with the chosen parties of the Ranch and the Eco Spa, staff is seeking direction about the personal property on the grounds as well as any dedicated town property to keep out of a lease agreement. There has been brief discussion by the Board on these but specific direction or authority to determine parameters is needed.

Will the Board authorize staff to determine use, sale or donation of personal property on the grounds?
i.e., departments currently oversee town property, such as needed equipment at the shop

Does the Board want a portion of the 28 acres held out of a lease agreement for possible future town use?
i.e., a potential public safety facility was identified near the top area on Hwy 105

Any other parameters to identify before beginning discussions of a lease agreement?

To reiterate, the process for development includes:

- Begin discussions for terms of a lease agreement, final approval by the Board
- Proposed development begins the PUD amendment process - staff will provide code reference and application
- PUD process be followed including department staff reviews and respective hearings before Planning Commission and Board of Trustees
- Staff to assemble/negotiate a redevelopment agreement for review and final approval by the Board, concurrent with the PUD process