

evich asked the board to consider donating bunk beds, unused mattresses, toys, and insulation at the site. Trustee Karen Stuth and Farr both were hesitant to donate anything until there was a plan in place for the site. The board expressed a consensus to donate the mattresses and toys only.

Radosevich said he had met with a developer who asked if the town would approve development at the site, and if it could be rezoned to a residential classification. Radosevich suggested the town might want to retain land bordering on Highway 105 to use as a location for a fire or police station. The developer expressed reservations about whether remodeling the buildings could be done profitably, according to Radosevich.

Radosevich proposed winterizing the buildings, discontinuing any further repairs, and getting input from the community. Mayor Bill Bass concurred the buildings could not be used over the winter and the community should participate in the planning. Collins asked that how to pay for proposed uses and improvements should be included in the questions asked of the community. Farr said donating mattresses and toys would be fine but wanted to halt other efforts.

Resident Shana Ball commented that the Public Safety Committee had arranged for the donation of the property to be used for the location of a new fire station. Farr contested this.

The board discussed whether to move a commercial

stove from the kitchen at the Elephant Rock property to the Town Hall to replace a stove used to make wassail during the town's annual Yule Log celebration. The stove at the Town Hall was a safety concern, according to Ball and others.

Following the discussion, the board decided to donate the mattresses and toys and to move the stove from the Elephant Rock property to the Town Hall.

**High Street drainage study background**

In response to a question from Bass about why High Street was the focus of a drainage study, Dave Frisch of GMS Inc. and Jason Dosch, the town's Public Works supervisor, presented the history of the issue.

Frisch began by describing a torrential rain in 2018 that dumped four inches of water in an hour, affecting all the town's neighborhoods. The town contacted GMS to see what could be done to prevent similar damage in the future. GMS and Dosch determined that the High Street Drainage Basin, which consists of several sub-basins each with its own characteristics, had been the hardest hit. GMS approached the Department of Local Affairs (DOLA) to see if grant money was available. DOLA did have funds, Frisch said, but would require the town to form a stormwater enterprise, which would involve residents paying a tax to fund drainage improvements. That opportunity was not pursued.

Trustee Glant Havenar recalled that the cost for the

drainage study was \$35,000 and the costs for remediation were estimated to be \$1 million. The board felt the funds to remediate were not available.

In 2021 GMS contacted the Colorado Department of Public Health and Environment (CDPHE) to see if the town could obtain funding for a study from the state's Water Quality Improvement Fund (WQIF). The town scored well enough in CDPHE's points system to receive \$25,300 for a drainage study. However, the costs for the study had gone up since it was originally proposed, and are now estimated to be \$43,000, Frisch said.

The town passed a resolution to accept the grant in June, Frisch said, adding that aerial photography of the basin had been done.

Dosch said there were drainage problems everywhere in town, but High Street was a good place to start. He mentioned Milton Street and the Glen as areas of concern that also needed studies.

Bass thanked Frisch and Dosch for their presentation and reiterated his concern for the entire town's drainage problems.

Previous discussion of the High Street drainage study is at: <https://www.ocn.me/v21n8.htm#plbot>.

**Economic development plan takes shape**

Stuth gave the board a summary of her work on an economic development plan for the town. Her plan, begun in December 2020, envisions four pillars to

support development: outdoor recreation, dining, arts, and history.

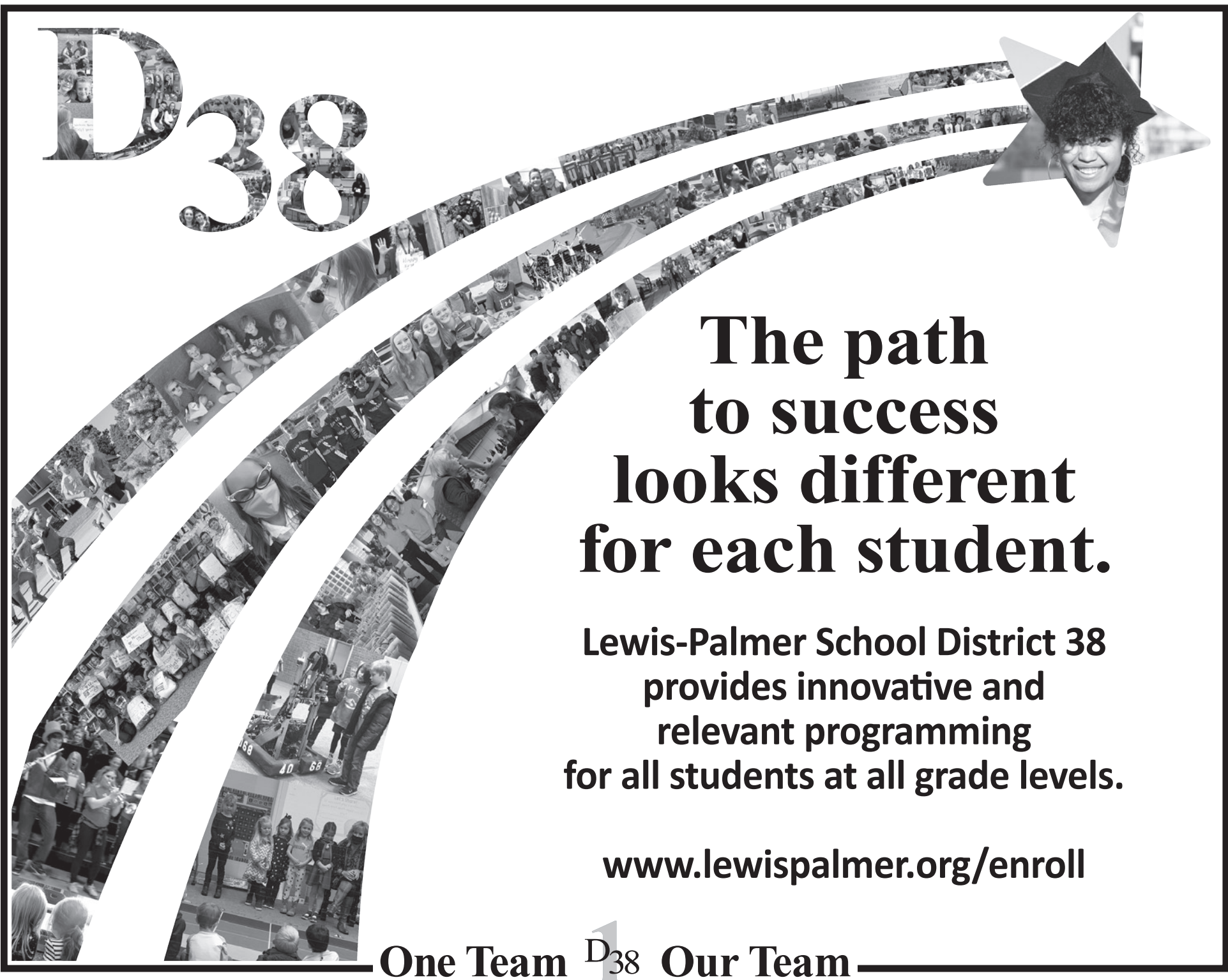
Stuth called 161 towns to inquire about their approaches to economic development and found Leadville to be most like Palmer Lake. She met with the town's mayor and members of the Planning Commission. Leadville's economic development plan was prompted by a steep decline in the town's population; the citizens got together and created an Economic Development Corp. (EDC) that manages the town's visitor center and does marketing

around tourism. It also provides stipends to start-up businesses to help with rent and bookkeeping, Stuth said. Leadville limited short-term rentals to ensure employees of local businesses would be able to live in the town.

Stuth said she spoke to businesses in Leadville that liked the support they got from the EDC. The mayor of Leadville advised her to make sure the citizens owned and ran economic development.

Stuth told the board that Palmer Lake had people in place to head three of the four proposed pillars: history, arts, and

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