



Town of Baca Grande

Public Meeting #6

October 24th, 2022

4 GROUND RULES

- **Respect** for self and others
- **Listening** the art of listening is not easy
- **No Blame** blame = making others wrong
- **No Interrupting** allow space for others = patience

What is our intention: to create something new out of something old.



Agenda

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PROPOSED TOWN OF
BACA GRANDE
MONDAY OCTOBER 24TH

5:00-5:15PM
COURT UPDATE
DESIREE

5:15-5:30PM
THE PROCESS OF
BECOMING A TOWN
DESIREE/RENE

5:30-5:45PM
THE POWER OF YES
EDEN

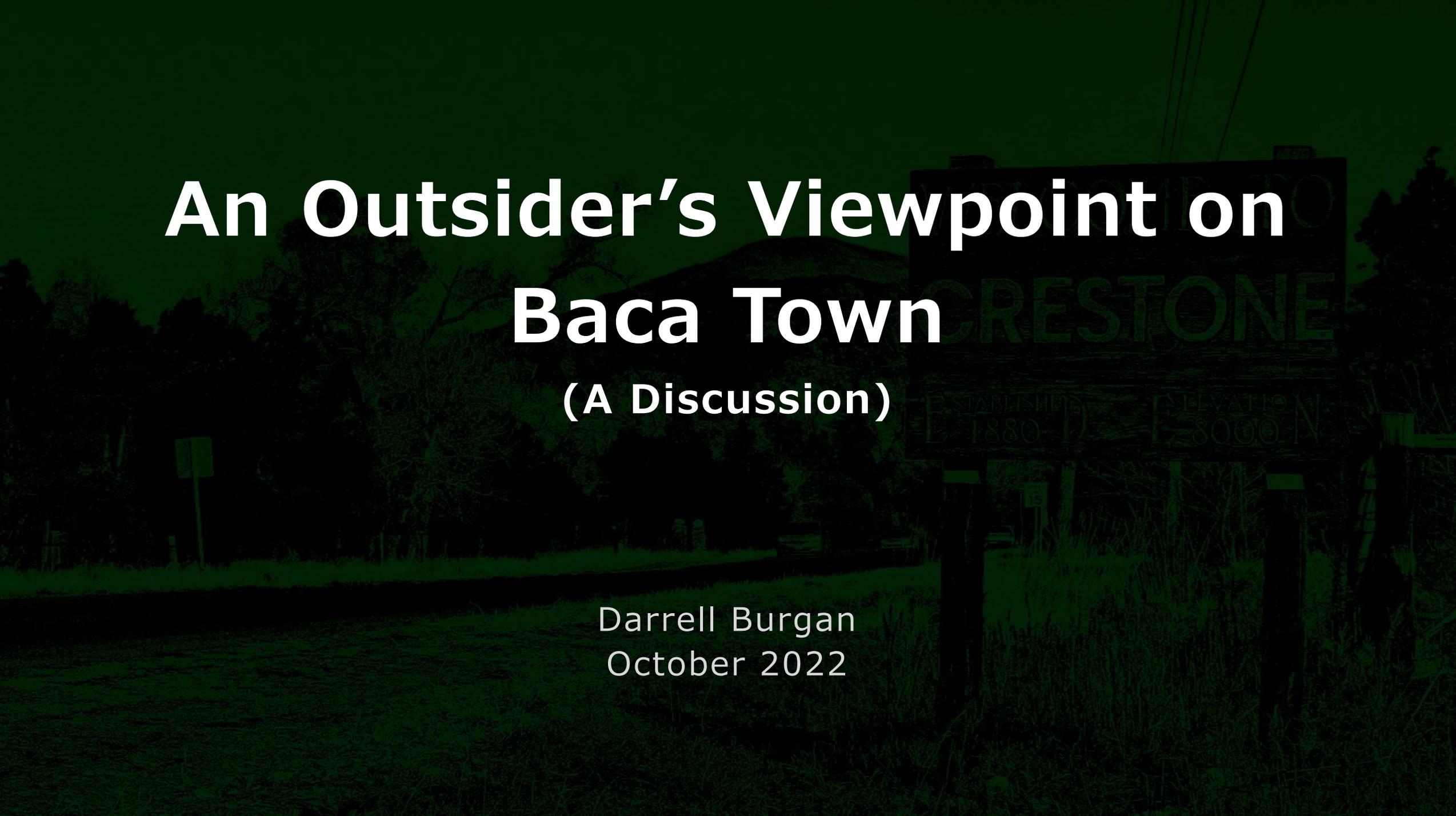
5:45-6PM
HOW TOWNS FUND
THEMSELVES
REFRESHER
MICHAEL

ZOOM LINK FOR
MEETING POSTED ON
WEBSITE

www.townofbacagrande.info



Answers on Zoom Questions from last week



An Outsider's Viewpoint on Baca Town (A Discussion)

Darrell Burgan
October 2022

Introduction



Please stop me at any
time for questions or
comments!

My name is Darrell Burgan.

We purchased a home in the Grants in July 2022:

Initially as a family retreat.

Ultimately as our permanent retirement location.

Currently back and forth between CO and TX.

Hoping to be more or less permanently in Baca Grande within a year or two.

My partner in life is Virginia Burgan.

Four adult kids, one grandson.

Spent the last 40 years in suburban areas of DFW TX.
Bleh.

Work from home in internet technology.

My Perspective

I am no expert on the SLV area! I have intensively studied it from afar for several years, but I still know little.

I and my family are very new to the area. For some time to come, we will still consider ourselves guests despite owning property.

But what I do know: change is coming!

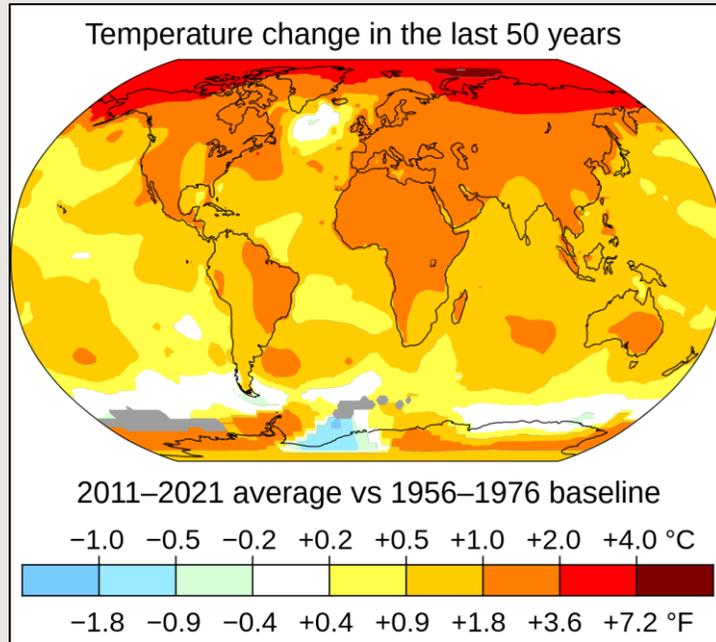
I believe this area will attract more people from all over the country, just like it did for my family. I think the area is likely to grow, both population-wise and economy-wise.

(I do not advocate for this change or desire it - I simply believe it is inevitable.)

How can we manage this change and preserve what is so special here?



Why Is Growth So Inevitable?



I think many forces will drive migration to rural areas, **especially the SLV:**

Climate change. The SLV is a climate change refuge.

Suburban fatigue. America has transitioned to a primarily suburban culture, with all the problems such sprawl creates. The burbs become more undesirable and costly to live in every year.

Population density fatigue. The burbs are getting crowded. Just getting to and from work is painful. Daily life is unpleasant.

Pandemics. Global pandemics are clearly on the rise, making population centers increasingly vulnerable to runaway infections. Rural areas are a pandemic refuge.

Work from home allows it. Many businesses went virtual when COVID hit and never went back. Workers can now live wherever they choose.

But above all: Crestone/Baca has many attractive

Why Baca? Natural Attributes

Surrounded on nearly all sides by protected land.

Quite far off the beaten path. No through traffic.

Literally next door to a National Park.

Dark skies!

Still close to nature, plenty of local wildlife.

World class hiking right up the hill.

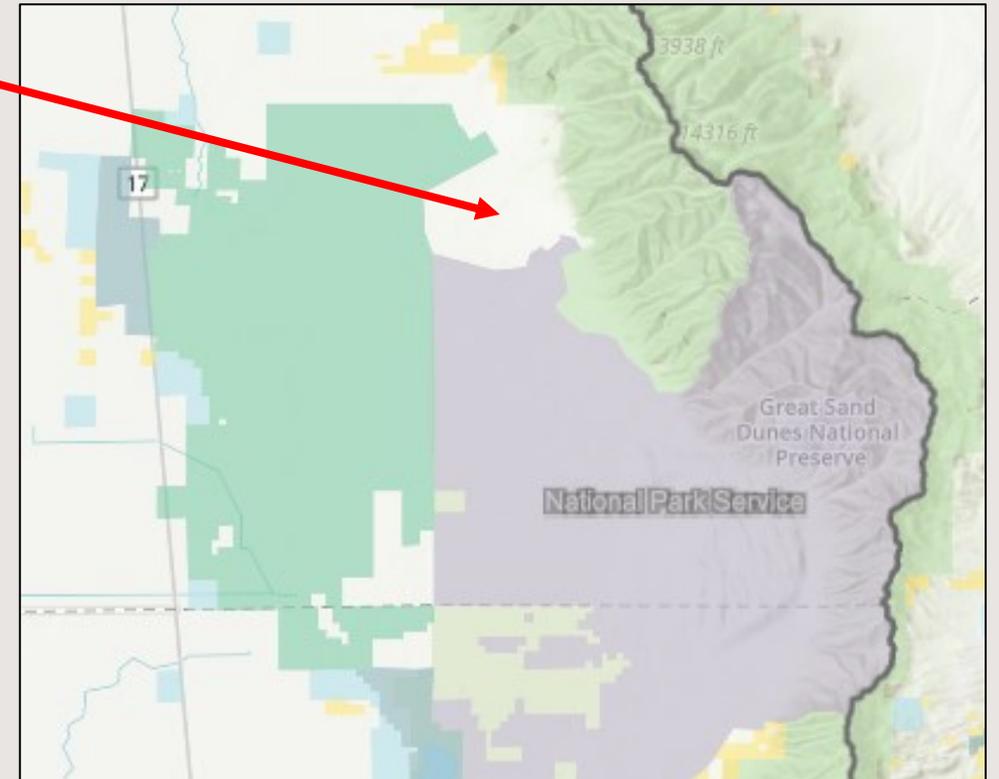
Wonderful climate with four distinct seasons.

Abundant groundwater despite 1200 year drought.

High enough up to be a climate change refuge, but not too high to be practical.

Jumping off point to the entire west.

And of course ... **the beauty and**



Why Baca? Deep Local Culture

Refreshingly open-minded and diverse culture for a rural area.

Spiritual emphasis gives the area a wonderful net positive energy other places lack.

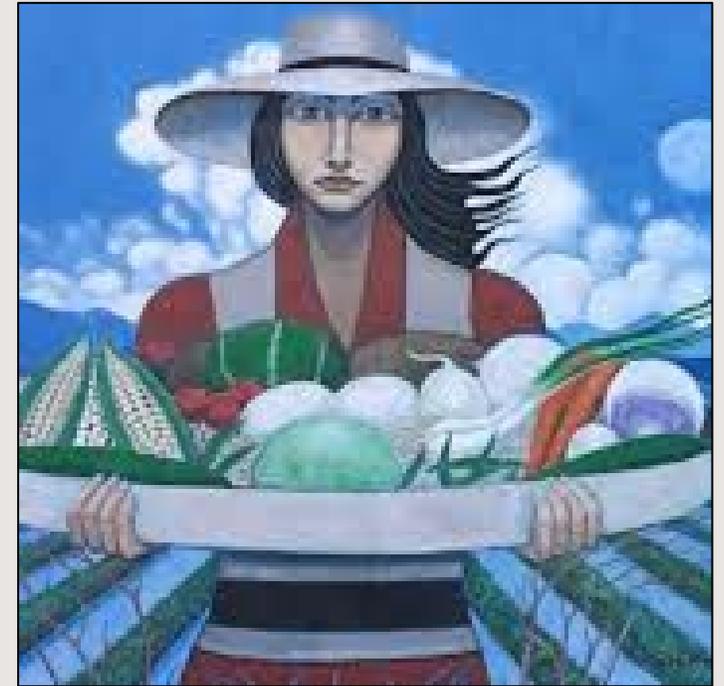
Rich and colorful living history, from centuries ago all the way up to present day.

Active and supportive community filled with people who care.

Strong arts presence.

Strong common will to protect nature.

UFOs and alligators!



Why Baca? Services, Infrastructure, Cost of Living



All the basic services one needs are here (gas, grocery, restaurants, retail, etc.).

Safe roads to drive in winter.

Plenty of skilled trades and services locally to meet any need a homeowner requires.

The airport is only 15 minutes further away than in the burbs.

Better internet than we can get in the burbs (not kidding).

Both UPS and Fedex deliver right to the door at reasonable cost and surprisingly little delay.

Independent and reliable utilities (TX 2021 winter grid failure!).

An actual golf course.

An outstanding local newspaper.

Incredibly low property taxes.

What Does All This Have To Do With Baca Town?

My primary thesis: **creating a town now is the best way to manage change and protect what is special.**

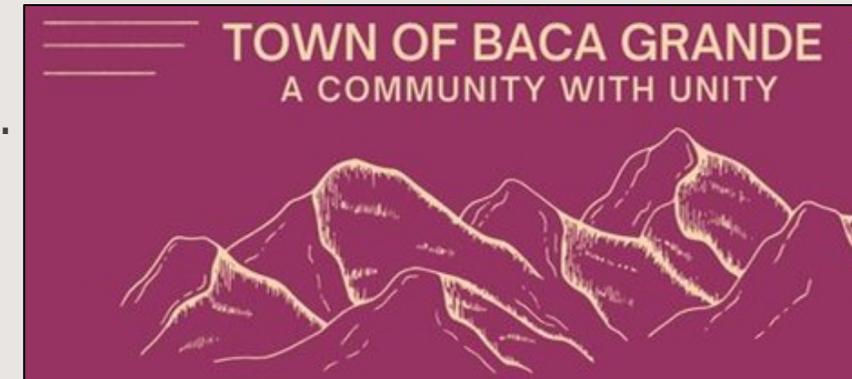
If we don't have a town, growth will be haphazard, unplanned, and likely have undesirable results.

Sufficient awareness of and respect for nature cannot be presumed in all newcomers. Hoping for voluntary compliance will be inadequate. We need ordinances to protect nature here despite growth, so we stay in harmony.

I do not believe the POA can scale to meet the challenge of this growth nor can it sufficiently protect what's special. It simply does not have the authority to do what will be needed.

The county has the authority but I am not confident they will protect what needs to be protected here.

Without a town, we will not have enough revenue to expand the infrastructure to meet the growth. At some point, we will be forced to create a town and play catch



But Won't Taxes Go Up?

Yes indeed, but local property taxes are the kind that I want to pay.

The money goes directly to local needs not a faraway county, state, or Federal government.

Even the salaries of city employees stay mostly within the local economy.

Because the taxes are invested locally, they have a multiplier effect over time.

Because they relate to property value, the most affluent members of our community pay the most taxes, as they should. POA fees are regressive!

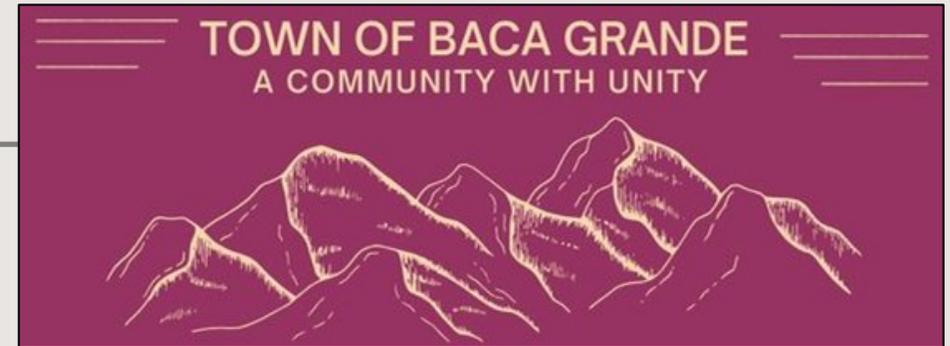
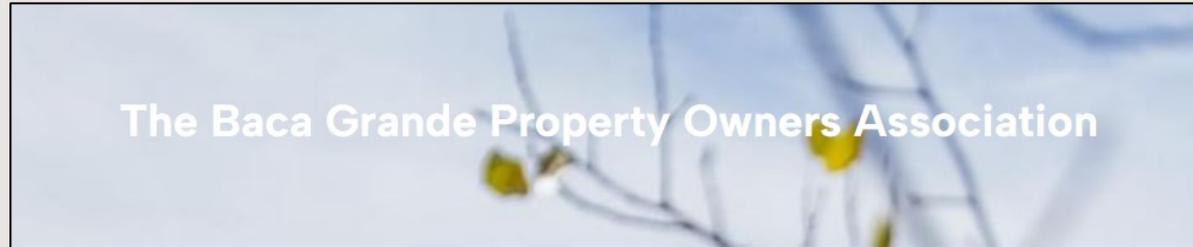
In a very real sense, they are a direct financial investment in the community.

This investment in the local community will **increase our property values** much more than it costs in taxes, in the long term (e.g. City of Frisco). By enacting ordinances now to protect what is so special here, we are also **protecting our investments**, not just protecting nature.

I believe that local taxes are an investment in each other, one that **pays off both in**



Baca Town v. POA



In my opinion: **these are independent unrelated concerns.**

There will be a POA with or without a town. There can be a town with or without a POA. Nearly all POAs in the US are inside towns (we have one in TX), and many span multiple towns. I feel conflating the two is just plain confusing. **They have different purposes and domains.**

Also: I think **it is too important to protect the area from unmanaged growth to wait** for the POA to sort out its various fiscal and legal challenges. I believe the POA will handle them and will catch up soon enough.

A Final Thought About Change



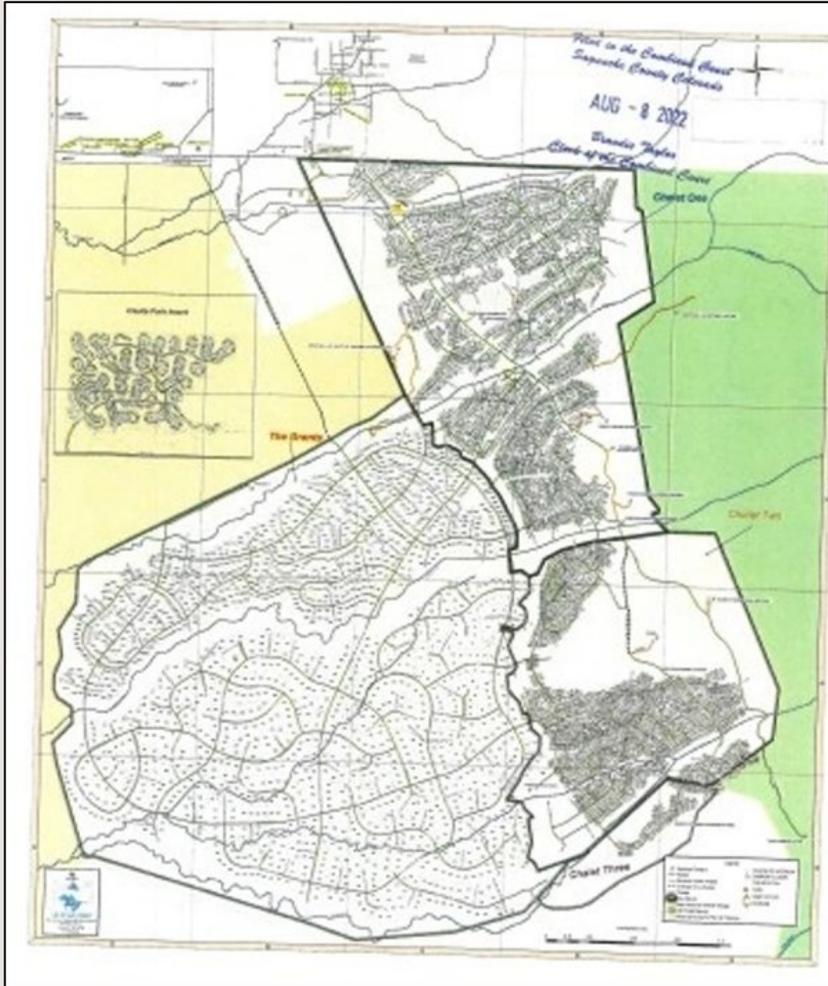
A few things I've learned over almost 40 years in business:

Resistance to change never stops it.

Change always means new opportunity.

Change management is essential.

Conclusion



I believe that forming Baca town soon is the best path forward for our area.

I believe we need to protect what needs to be protected and prevent unmanaged change.

All my humble \$0.02.

Thanks for letting me share with you!



The Power of Yes

Meet the people
of Casita Park



What's Going on?

Who are the people of Casita
Park?

What is the current state of the
park?

What could Casita Park look like?





Your Neighbors

- Casita Park is made up of families, seniors and children, many of them live here year-round paying taxes and doing jobs to support the local economy. These are the folks working at the grocery store, baking your goodies, working at the utilities offices, religious leaders, board members, authors, artists, makers, nurses, caretakers, house cleaners and more.

This is home...

Of the over 60 households in Casita Park, most of them are homes. Yes, people move here for the simple lifestyle and beautiful view. That doesn't mean they can't have a well-maintained green area, public spaces, gathering places that function properly and are free from blight.

Studies show that maintained green areas and public gathering spaces like parks and trails lead to better mental and physical health as well as less crime.

Some of our neighbors such as seniors, young children and those with disabilities can't comfortably navigate the trails provided by BLM and the National Forest.

We aren't tourists, this is where we live.

Casita Park Action Committee



February 2022

Gathered together by Colleen Bennett to discuss issues surrounding Casita Park



April 2022

Canvassed and Gathered



May 2022

Parkwide Sale/ Clean up and Kites!



End of Summer

Partnered with the POA



September 2022

We had a party!

An open and growing group of neighbors who meet twice a month to discuss ideas to improve the park and create opportunities for social events and togetherness.



The current state of the park...



UNADDRESSED BLIGHT

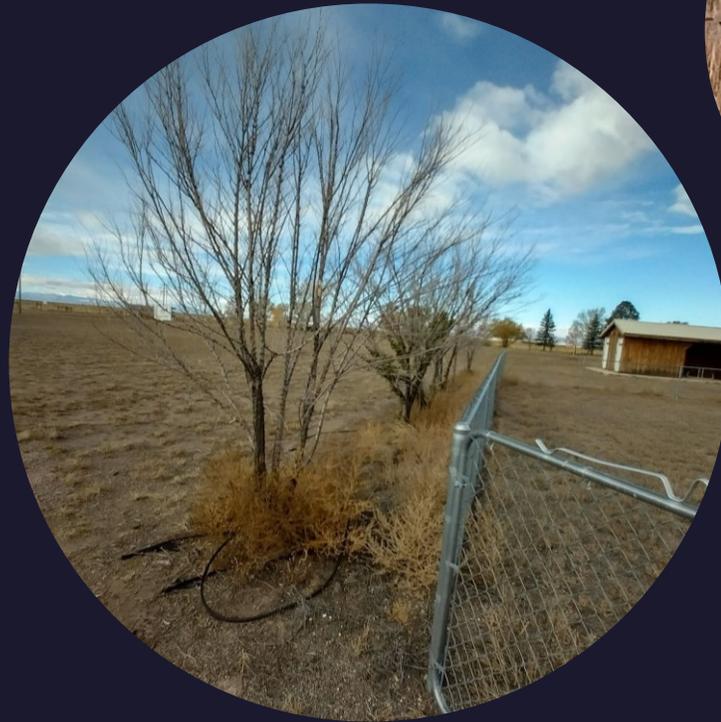


The current state of the park...

FORGOTTEN
PLAYGROUND



The current state of the park...



DEAD TREES AND ABANDONED PROJECTS

The current state of the park...

VOLLEYBALL AND BASKETBALL COURT





The current state of the park...



ABANDONED AND
DANGEROUS

What we are creating...



GREENER, SAFER PLAYGROUND

What we are creating...

BEAUTY, ACCESSIBILITY AND OUTDOOR ACTIVITIES

- TRAILS
- SKATEPARK
- COMMUNITY GARDEN
- CLUBHOUSE
- DOG PARK
- GROW DOME
- PLAYGROUND
- UPDATED BASKETBALL AND VOLLEYBALL COURTS
- SHADES
- BENCHES





Search gofundme.com for

Community Education & Election - Baca Grande CO



Show your support by going to this link

gofund.me/a0838607

Matching Donation for
next \$1,000.00





VOTE

YOUR VOICE COUNTS!



TOWN OF BACA
GRANDE

Be informed on the upcoming election of the proposed town of Baca Grande. It's an exciting fresh start for our community and creates an opportunity for better infrastructure, more jobs, more security. For more information visit the website.

www.townofbacagrande.info