

From: [Dolores Vasquez](#)
To: [Marissa Davis](#); [Philip Strom](#)
Subject: FW: Proposed hotel
Date: Monday, February 7, 2022 8:53:54 AM
Attachments: [image001.png](#)

Take care,

Dolores M. Vasquez



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From: Betsy Burton <betsyburton@icloud.com>
Sent: Monday, February 7, 2022 7:22 AM
To: Dolores Vasquez <DVasquez@townoflyons.com>; Victoria Simonsen <vsimonsen@townoflyons.com>
Cc: Nicholas Angelo <NAngelo@townoflyons.com>; Mark Browning <MBrowning@townoflyons.com>; Michael Karavas <MKaravas@townoflyons.com>; Greg Lowell <GLowell@townoflyons.com>; Wendy Miller <WMiller@townoflyons.com>; Hollie Rogin <hrogin@townoflyons.com>; Kenyon Waugh <KWaugh@townoflyons.com>
Subject: Proposed hotel

Mike Whipp 1308 Apple Valley Rd.

Lyons Mayor and Trustees,

Our town has a parking problem. The comprehensive plan recognized this 12 years ago and the public's wish was to anticipated it and do something about it. Those of us who have had businesses downtown recognized that if our downtown was ever truly successful there would not be adequate parking.

I can recall two events in the last several years that had a fairly large impact on downtown parking. One being Planet Bluegrass buying the farm property in order to have camping and parking closer to the festival site and keep cars off the streets of Lyons as much as possible. The other was the expansion of Laverne Johnson Park. It's a beautiful park in great demand. But the design does not provide adequate parking for the demand. And during the summer months especially on weekends many cars are parked on the streets because the parking lot within the park is full. We often see orange cones up and down fifth avenue in order to keep cars off that section of the highway. This in turn reduces the number of spaces available for people working downtown and for locals and tourist who wish to shop downtown. With the proposal of the new hotel and several other businesses downtown looking to expand it is clear that what we have known for sometime has come to fruition. This is a problem that needs to be solved by both private and public sectors.

There are no easy solutions but there *are* solutions. Most of them will take some time and are expensive. But properly done the increase in tax revenue hopefully will offset the cost of creating additional parking. One thing I feel should be done is to match the number of guests that enjoy Laverne Johnson park with the number of parking spaces available. Local residence could always walk or bicycle to the park.

One of the things that was discussed during the comprehensive plan process of 2010 was the need to make our parks fiscally sustainable. The parks currently get one percent of the 3 1/2% sales tax collected by the Town Of Lyons. This is a substantial amount of money. As terrible as the flood was, it did bring a tremendous amount of money to town to improve our parks. Also giving the town the opportunity to reach our goals of making the parks fiscally sustainable. In conversation with the parks Director we were told that the town had a business plan that would reach this goal. I for one do not know whether this goal has been reached or not. And if not how soon we will reach that goal? If we could use that one percent sales tax to improve parking it could make a large difference. That annual cash flow would go a long way towards parking lot improvements. In turn parking lot improvements could make downtown more successful, increasing our tax base and overtime parking should pay its own way, At which time that money could be used for infrastructure and other improvements in town.

There are those who feel building a hotel downtown is a mistake. I for one have been involved in conversation in the past about what is the right location for a hotel, if one of the reasons to have a hotel is to help our main street businesses, then this seems like a good location. As we all know there are a very limited number of options in town to build a hotel.

I think there's very little debate about whether our town needs more revenue or not. There are many improvements we would like to see and they all take money. I feel there is no question but what this hotel will increase revenues to the town substantially.

One thing I would like to see the town do with additional revenue is increase wages and salaries in town hall. Lyons is an expensive place to live and housing is very limited. The town has trouble attracting and keeping quality staff. If you Google working for the Town Of Lyons, the town gets a three out of five rating. 60%. That's a failing grade. If someone is thinking about applying for a job in Lyons and reads this review there's a good chance they won't even apply. I know the money won't solve all the problems but hopefully it could make the Town Of Lyons a more desirable place to work.

Also, I would like to see trustees paid substantially more money. As we all know our incoming board is self-appointed. We did not have enough people run for office to have an election. A true democracy needs people voted into office with ideology that represents the majority the citizens. We can only hope that our new board has that ideology. I've heard more than one person comment that they would consider running for the board of trustees except for the fact they just couldn't afford to. It takes a lot of hours to do the job properly. It's a lot to ask of someone to commit to this for two or more years. Wouldn't it be nice if a qualified person could actually consider this a second job and run for the board.

In closing I would like to say that Betsy and I have had the opportunity to get to know Edna and Agnus fairly well. We are so fortunate they've chosen our town to live and Invest in. We as a community cannot let this opportunity get away. We need to commit to them that we will all work together to make this come to fruition. There's way too much at stake to let this slip away.

Thanks for your time and letting me speak,
Mike