



**TOWN OF LARKSPUR
REGULAR COUNCIL MEETING
SUMMARY MINUTES
April 6, 2017
6 P.M.
Town Hall**

MEETING CALLED TO ORDER by Mayor Gerry Been at 6 PM.

PRESENT	ABSENT	NON-VOTING
Isaac Levy	Sandy McKeown	Town Attorney- Scott Krob
Heather Sanchez		Town Clerk/Manager -
Jeremiah Holmes		Matt Krimmer
Jennelle VanGorder		
Matias Cumsille		
Mayor Gerry Been		

TOWN STAFF PRESENT: Joe Jeske, Sherilyn West, Jared Lee (Town Engineer), Paul Grant (Semocor), Barbara Allen (Town Volunteer)

PLEDGE OF ALLEGIANCE: Recited.

PUBLIC ATTENDEES: Toni Reynolds, Marvin Cardenas, Bill Lucero, Shannon Buss, Eric Waggle, Tim Dumler, James McVaney, Thomas Moltz, Kathy Adams

SCHEDULED PUBLIC APPEARANCES:

Thomas Moltz appealed to the Council for a decision on allowing use of his property at 8440 Spruce Mountain Road as a storage yard for heavy duty construction equipment in addition to an office building for administrative staff. Sherilyn West, Town Staff, provided a summary of Planning Commission action and each Council members offered their opinion of the potential impact of their decision on the Town. A lengthy discussion between Council and Mr. Moltz followed with comments from the audience. Council went in to executive session at 7:04 p.m. and resumed the meeting at 7:22 p.m. Council directed Town staff, with input from the Planning Commission and Town Attorney, to prepare a list of conditions which should be applied to potential approval for use of the property as requested. A decision will be rendered at the next meeting on April 20, 2017.

UNSCHEDULED PUBLIC APPEARANCES: None.

MOTIONS:

Matias Cumsille made a motion to enter in to executive session with the Town Attorney and Town Manager to obtain legal opinion and advice regarding determining allowable uses under existing zoning for the property owned by Thomas Moltz at 8440 Spruce Mountain Road. The motion was seconded by Jeremiah Holmes and passed by unanimous voice vote 6-0-1.

A motion was made by Matias Cumsille and seconded by Jeremiah Holmes to return the issue of zoning for permitted uses for the property at 8440 Spruce Mountain Road to the Planning Commission for additional discussion and, in conjunction with Town Staff, to develop a list of conditions to be imposed as a requirement for approval for Mr. Moltz to continue with a site plan application. The list of conditions is to be reviewed by the Town Attorney and discussed with Mr. Moltz before being sent to the Council by Friday, April 14th. Council will make a decision at the next regular Council meeting on April 20th. The motion passed by unanimous voice vote 6-0-1.

Isaac Levy made a motion to approve regular council meeting minutes for March 16th, 2017. The motion was seconded by Mayor Been. Motion carried by unanimous voice vote 6-0-1.

A motion was made by Matias Cumsille and seconded by Jeremiah Holmes to approve the land use application and site plan for the County/Town Road Maintenance Yard at 55 Fox Farm Road. A roll call vote was taken. Six (6) in favor, zero (0) against; motion carried.

A motion was made by Matias Cumsille and seconded by Jeremiah Holmes to approve a variance for use of a Q-Line water pipe for the water service line connecting the water meter to the residential house at 9140 Frank Road. A roll call vote was taken. Six (6) in favor, zero (0) against; motion carried.

A motion was made by Matias Cumsille and seconded by Isaac Levy to adjourn the Council meeting. Motion carried by unanimous voice vote 6-0-1. Mayor Gerry Been adjourned the Council meeting at 8:38 p.m.

NEW WELL PROJECT:

- **New Water Tank** inspection revealed interior paint peeling requiring draining tank, sandblasting walls, cleaning interior, and repainting. WWE is working with Glacier to correct issues under contractor warranty.
- **New PRV Vault** valves not performing as intended and will be replaced under warranty by T. Lowell.

SIDEWALK-PATHWAY PROJECT:

Barbara Allen, Town Volunteer Project Manager, presented the Sidewalk-Pathway Working Group report on the options considered and analyzed and provided the rationale for selecting the recommended option. Council was pleased with the report, agreed with the recommendation, and directed Town staff to hold a public meeting to present the proposed option to the public for comment and to proceed with seeking funding opportunities for implementing the project.

CONTINUING BUSINESS:

- **Construction and Development Projects**
 - ✓ **Moltz Constructors** – Discussed during scheduled public appearances. See motions.
 - ✓ **County/Town Road Maintenance Yard** – Site plan approved. See motions.

- ✓ **Ryan Cook Waterline Variance** – Approved. See motions.
- ✓ **Dumler Travel Center** – Violations have been addressed and bi-weekly inspections are being performed.
- **Sidewalk-Pathway Project** – See presentation above.
- **Front Range Trail Project** trail route walk April 10, at 8 a.m.
- **Monitoring Well Lysimeters** – New lysimeters to be installed at new monitoring well locations as determined by CDPHE, which should complete the State mandated discharge monitoring program.
- **Building Permit Status Summary Report** provided.

NEW BUSINESS:

- Matt noted the newsletter and water bill mailings were done separately last month to have the newsletter to the residents in a timelier manner.
- A meeting was held with Centura Health and Castle Rock Adventist Hospital executives to discuss having medical services and a medical facility set up in Larkspur. Additional discussions will be held to develop a plan to grow local area interest.
- Source Water Protection Planning Workshop conducted by CO Rural Water was held in Castle Rock March 29th. Additional workshops are scheduled.
- CDPHE conducted a random water system inspection of businesses to determine the need for backflow preventers and determined that several will be required to install them. They also directed the Town to create a new Ordinance and Regulation for having backflow preventers establish penalty fines for non-compliance.

LEGAL UPDATES:

- The following activities are in process:
 - ✓ Sign Code Ordinance
 - ✓ Developer Reimbursement Agreements
 - ✓ Buss-Cardenas Agreement
- A new Public Improvement Ordinance will have to be developed.

MANAGER UPDATES:

- Next CDOT I-25 PEL Project Working Group meeting April 7th.
- I-25 PEL Public Meetings have been scheduled for April 25th in Castle Rock and April 27th in Colorado Springs.
- Town's Facebook page went live on March 12th.
- Next Planning Commission meeting April 10th.
- Town Audit will begin May 1st.
- LES PTO Boot Scootin' Boogie, May 6th.

COUNCIL COMMENTS: None.

MAYOR'S COMMENTS: None.

MEETING ADJOURNED at 8:38 PM.

Respectfully submitted,
Matt Krimmer
Town Clerk/Manager

These minutes are only a summary of the proceedings of the meeting. They are not intended to be comprehensive or to include each statement, person speaking or to portray with complete accuracy. The most accurate record of the meeting is the digital recording maintained in the office of the Town Clerk.