



**TOWN OF LARKSPUR  
REGULAR COUNCIL MEETING  
SUMMARY MINUTES  
April 20, 2017  
6 P.M.  
Town Hall**

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

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

**TOWN STAFF PRESENT:** Paul Grant (Semocor)

**PLEDGE OF ALLEGIANCE:** Recited.

**PUBLIC ATTENDEES:** Toni Reynolds, Thomas Moltz, Ben Yoder

**SCHEDULED PUBLIC APPEARANCES:**

**Thomas Moltz** was present to answer questions regarding the Planning Commission and Town Staff recommendations for Council to approve his requested land use with conditions for the property at 8440 Spruce Mountain Road. Mr. Moltz stated he agreed with and accepted the conditions as follow:

- 1) Subdivide and rezone to a new Planned Development (PD) defining more specific uses within one year after Certificate of Occupancy (CO) is issued.
- 2) Not develop the north three (3) acres until a new PD is approved.
- 3) Change the height of the fence from 6 feet to 8 feet.
- 4) Fence material to be made of TREX or like material.
- 5) Fence color to match building colors.
- 6) Limit the height of any items stored in the yard not to exceed 15' from finished ground elevation.
- 7) Explore the possibility of changing the orientation of the building to decrease the visual impact of the equipment when stored in the yard.

Council passed Resolution 17-03 approving the land use with stated conditions.

**UNSCHEDULED PUBLIC APPEARANCES:** None.

**MOTIONS:**

**Matias Cumsille** made a motion to approve Resolution 17-03 accepting the recommendation of the Planning Commission and Town Staff and approve the land use request from Moltz Constructors for 8440 Spruce Mountain Road as permitted by the Planned Development zoning approved as allowable uses for the property as

**annexed in June 2003 with added conditions. The motion was seconded by Jeremiah Holmes and passed by unanimous voice vote 5-0-0.**

**Matias Cumsille made a motion to approve regular council meeting minutes for April 6<sup>th</sup>, 2017. The motion was seconded by Jeremiah Holmes. Motion carried by unanimous voice vote 5-0-0.**

**A motion was made by Matias Cumsille and seconded by Jeremiah Holmes to approve payment of General Fund bills in the amount of \$36,882.83. A roll call vote was taken. Five (5) in favor, zero (0) against; motion carried.**

**A motion was made by Matias Cumsille and seconded by Heather Sanchez to approve payment of Water & Sewer Fund bills in the amount of \$18,051.95. A roll call vote was taken. Five (5) in favor, zero (0) against; motion carried.**

**Mayor Been made a motion to approve purchase of two new gate valves from Fischer Enterprises pending inspection by Semocor. The motion was seconded by Jeremiah Holmes. A roll call vote was taken. Five (5) in favor, zero (0) against; motion carried.**

**A motion was made by Matias Cumsille and seconded by Jeremiah Holmes to adjourn the Council meeting. Motion carried by unanimous voice vote 5-0-0. Mayor Gerry Been adjourned the Council meeting at 6:50 p.m.**

**ACCOUNTING REPORT:** Matt informed Council of a request from Douglas County to adopt an IGA with the County for Larkspur to collect County Use Tax on building materials in conjunction with building permits issued by the Town. The IGA was given to the Town Attorney for legal review and opinion. Town staff is meeting to discuss implementation impact April 25<sup>th</sup>.

#### **NEW WELL PROJECT:**

- **Water Treatment Plant Funding** plan approval expected from CWRPDA April 21<sup>st</sup> with Peoples Bank loan closing around April 28<sup>th</sup>.
- **New Water Storage Tank** warranty work is in process.
- **New Pipeline** warranty work is in process.

#### **SEMOCOR:**

- Cost estimates for purchase and installation of Field Soil Moisture Monitoring Lysimeters are being solicited.
- Well permit for the new well has been renewed.

#### **CONTINUING BUSINESS:**

- **Construction and Development Projects**
  - ✓ **Moltz Constructors** – Land use approved with conditions.
  - ✓ **Sun-Jelly Campground**
    - Meeting held with campground engineers, BHI, and Semocor April 17<sup>th</sup>.

- Plans to truck current septic tank sewage to the Town plant are being developed. This will serve as a test model for processing campground wastewater.
- Project Reimbursement Agreement with Sun is being negotiated.
- ✓ **Dumler Travel Center**
  - Project Reimbursement Agreement with Mr. Dumler is being negotiated.
  - Project Development Agreement is being drafted and will be negotiated.
  - Grading Inspections being performed every two weeks or as requested.
- **Town Projects**
  - ✓ **Front Range Trail Project**
    - Trail walk was held on April 10<sup>th</sup> and a site visit with BHI took place on April 19<sup>th</sup> to address bridge requirements.
  - ✓ **Sidewalk-Pathway Project**
    - A public meeting will be scheduled in May to present the preferred sidewalk-pathway alternative to the community and receive comments.
  - ✓ **East Spruce Mountain Road/Perry Park Avenue Drainage Project**
    - Engineering design plan alternatives received from BHI with cost estimates ranging from 70 to 160 thousand dollars. Staff has requested modifications merging components from proposed alternatives along with revised cost estimate.
- **Building Permit Status Summary Report** same as previous report.

**NEW BUSINESS: None.**

**LEGAL UPDATES:**

- The following activities are in process:
  - ✓ Sign Code Ordinance
  - ✓ Developer Reimbursement Agreements
  - ✓ Back Flow Preventer Requirement Ordinance
  - ✓ Public Improvement Ordinance

**MANAGER UPDATES:**

- New I-25 GAP Coalition group formed by Douglas County kicked off April 19<sup>th</sup>.
- LVFA Spaghetti Dinner at fire station, Saturday, April 21<sup>st</sup> 4 -7 p.m.
- Next Planning Commission meeting April 24<sup>th</sup>.
- I-25 PEL Public Meetings have been scheduled for April 25<sup>th</sup> in Castle Rock and April 27<sup>th</sup> in Colorado Springs.
- Next CDOT I-25 PEL Project Working Group meeting May 5<sup>th</sup>.
- Town Audit will begin May 1<sup>st</sup>.
- LES PTO Boot Scootin' Boogie, May 6<sup>th</sup>.

**COUNCIL COMMENTS:**

- **Matias Cumsille** asked when the next meeting to discuss more fire mitigation plans for Larkspur would be held.

- **Heather Sanchez** informed the Council and the audience that Yum BBQ is looking for a new place to locate. The new Sun Jelly campground owners informed Alex that they will be opening their own restaurant.

**MAYOR'S COMMENTS:** None.

**MEETING ADJOURNED at 6:50 p.m.**

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.