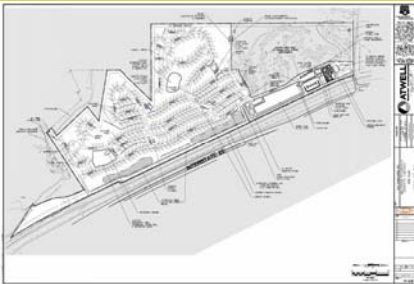


JULY 2019



Larkspur NEWS-LETTER



Jellystone Park

It is 10 years since the annexation of Jellystone RV Park into the Town of Larkspur with the intent that the RV campground would modernize and expand. Following a seven-year effort to bring the development to fruition, the owner elected to sell Jellystone to Sun RV Resorts and in 2017 closed the transaction for \$7.4 million. Sun is the largest owner of RV parks in the country with 373 communities which produce over \$850 million of net operating proceeds annually. Sun proceed to develop a major plan to expand the number of campsites 5-fold to 550 units accompanied by a complete package of amenities.

Highly visible from I-25, the first of two phases is well underway with aggressive plans to open the first phase by Memorial Day 2020. The various activity buildings are framed and will provide a variety of events including physical fitness, a small bowling operation, pools, hot tubs, tennis, pickleball, a water park, minnie golf, basic needs shopping, food service, and more. When complete, there will be 550 RV camping spots of which about 110 will have permanent small manufactured cabins available for rent. Guest stays range from over-night to full time residency. Phase two consists of the old existing site, which will be closed after this Labor Day and the 2nd phase construction will commence. *(There are a number of original small cabins available for sale ranging in price from \$5,000 to about \$27,000 – and must be gone by Labor Day).*

The Town was to provide the needed waste-water services to Jellystone, however, both the Town and the developers have come to the realization that the size of the project exceeds the ability of the Town to perform the task based on its current waste-water capacity. Sun is undergoing a quick design-build planning process to build their own waste-water facility (+/- \$7mil.) in order to achieve the planned 2020 phase I opening. The Town is working with the developers to achieve their own waste-water facilities, taking pressure off the Town's systems own capacity and the Town will be lifting the current freeze on new construction.

The Agreements with the Town will require renegotiation to incorporate the changes, and the Town Council has engaged Lee Staab to lead the efforts to reach new accords and standards. Overall cost of Jellystone's expansion is about \$80 million.



Mayor
Marvin Cardenas

Town Counsel
Paul Bowers
Jeremiah Holmes
Isaac Levy
Tabitha Parks
Heather Sanchez
Jennelle Waggle



Town of Larkspur

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Front Range Trail



Mayor Marvin joins Douglas County Officials celebrating the completion of the Larkspur Trail Head. This is the center of the 13 mile section of the Douglas County portion of the **Colorado Front Range**



Trail which runs from the Columbine Open Space to Greenland. Initiated in 2003, the vision for the trail is to create a multi-purpose trail stretching across Colorado's front range from Wyoming to New Mexico. When complete, the 876-mile trail will connect 15 cities, 14 counties and many smaller towns along its length. To date, 270 miles have been completed.

The Town will be working with Douglas County to obtain a grant to complete build a needed bridge and upgrade the existing small bridge to support maintenance vehicles for access to the east side of Plum Creek. Signage will be added clarifying access to the Frink Trailhead and identifying various features of the Trail.



FULL TRAIL MAP available at

www.douglas.co.us/dcdoors/trails/open-space-trails/colorado-front-range-trail/

New Team Members

Larkspur's new Town Clerk, **Lynda Travis** joins the Town's Administrative Team. Experienced in federal, state and local government, Lynda comes to us from the City of Salida where she served as Deputy City Clerk. Her educational background includes a BS degree and Masters of Business Administration from Colorado Mesa University. Please welcome Lynda to the community.



INSERT SMALL ARTICLE

The Perry Park SENTINEL printed an extensive interview with Mayor Marvin titled "What's Going On Here" in the June issue - page 8 viewable on-line at <http://perrypark.org/ppsentinel>



Parks & Recreation

Initial planning is underway to build a concession stand on the grass parcel at the entrance to the ball field with the intent of providing limited food serviced for ball games.

Also under consideration is a second concession stand in the park area to add to the picnic atmosphere of the Park and let visitors stay longer.



Mayor Marvin's Corner

As the summer and Renaissance Festival are about to begin, changes within the town's operations are underway as well. Right-sizing of the town staff continues, with the goal of cross-training of all personnel on multiple tasks. The 2019 town budget included salary and benefit costs in excess of \$510,000. Current staff adjustments will result in a savings of approximately \$180,00 for 2019 and an annual savings of approximately \$250,000. Lynda Travis has joined the town staff as town clerk and is working with all current staff to establish needed policies and procedures. Thanks to Lynda for joining our town and for leading these efforts.



Along with the new town clerk, the town is recruiting for an professional accounting manager to manage all of the financial and budget issues. The position is currently advertised and will close early next month. All qualified and interested personnel are encouraged to submit a resume. Many thanks.

To meet the financial needs of the town, all current town staff have received financial and accounting training in the basic processes of revenue collection, accounts payable, and utility billing/collection. All residents and visitors to our town hall will soon see the improvements in customer service. With the assistance of concerned residents and others living within our beautiful community, we are moving forward in many areas. If you have any suggestions to assist in this process, please bring them forward.

MEETINGS

TOWN COUNCIL
1st & 3rd Thursday

PLANNING COMMISSION
2nd & 4th Monday

To view meeting minutes & motions

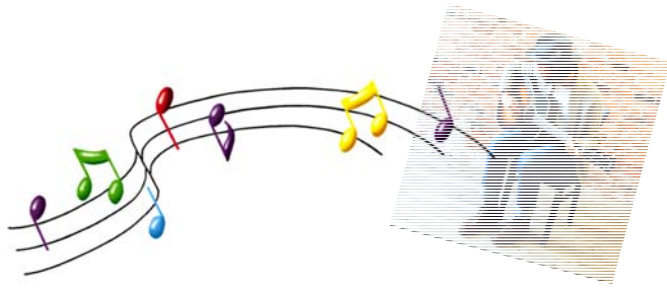
www.townoflarkspur.org



I-25 GAP Activity



New alignment from June through-out 2019 - The section between Castle Rock and Larkspur is progressing from the median to the outside portions. Two travel lanes will remain open in both directions during peak travel times, but watch for traffic shifts and overnight lane closures. Lanes will continue to be tight and shoulder space will vary. Construction will commence on the Exit 173 bridge overpass this fall and could impact the floodplain area requiring some modification to the trail by the bridge to Upper Lake Gulch Road.



FOUR CONCERTS TO GO

July 12 **Rascal Martinez**
July 26 **Wirewood Station**
Aug 3 **Kantankerous**

3rd Season — 2019

6:30 to 8:00 pm

Sponsors



INSERT PICTURES FROM MUSIC IN THE PARK

Renaissance Festival

The Renaissance Festival returns for its 43rd year

June 15th thru August 4



10:00 a.m. to 6:30 p.m.
Saturday & Sunday

Larkspur Free Library



free

Tons of Books and videos

Town Hall Annex
9524 Spruce Mountain Rd

Thursday 3:00 - 6:00 pm
Saturday 10:00 - 2:00 pm