



**TOWN OF LARKSPUR
MINUTES OF THE
REGULAR COUNCIL MEETING
June 6th, 2013
6PM
Town Hall**

MEETING CALLED TO ORDER: Mayor Gerry Been called the meeting to order at 6:03 PM.

ROLL CALL:

PRESENT	ABSENT	NON-VOTING
Lester Burch	Jennelle VanGorder	Town Attorney- Scott Krob
Sandy McKeown		Town Clerk/Manager-
Matias Cumsille		Matt Krimmer
Joseph Jeske		
Mayor Pro-tem Shannon Buss		
Mayor Gerry Been		

PLEDGE OF ALLEGIANCE: Recited.

OTHER ATTENDEES: Florence Burch, Kristin Cutbirth, Paul Grant, Joe Yavorski, Anna Liebe, Todd Liebe, Unidentified Visitor

UNSCHEDULED PUBLIC APPEARANCES: **Florence Burch** circulated a newspaper article about the Park which made reference to the council ring as being dedicated to several Native American tribes. Florence stated she was not aware of any such dedication and asked where this information came from. No one had an answer. Florence also circulated an article about the Town of Kiowa almost going bankrupt as a result of developers not following through on their commitments to the Town in completing water and sewer infrastructures. She simply wanted the Council to be aware and not overcommit funding whereby the Town might be faced with similar financial hardships.

SCHEDULED PUBLIC APPEARANCES:

Joe Yavorski presented Council with a proposal to trade property for a reduction in water tap fees for the two new buildings he is planning to construct at 8520 Spruce Mountain Road. He offered approximately five acres on the east side of his property from the east side of Plum Creek to the railroad tracks running from the north property line to the south property line. Matt mentioned the Town’s engineering study which identified the northeast corner of Joe’s property as an alternative to constructing a million dollar bridge across lowlands on the east side of Plum Creek. Joe was receptive to consider including that parcel in the exchange. After a short discussion Council agreed to walk the property to get a firsthand look. The walk will take place Monday, June 10 around 11 a.m.

Todd Liebe presented Council with a proposal offering the Town an opportunity to purchase his building at 9375 Spruce Mountain Road (the old fire house) for use as a Town Hall and invited Council to tour the building. Todd handed out floor plans of the first and second floors. Todd is willing to split the cost of a commercial appraisal estimated to be around \$3000. Todd also mentioned the going rate for commercial real estate in Larkspur is around \$226/sq.ft. His building is 4500 square feet which would represent a cost of \$1,017,000 for the building. Todd also noted he is open to negotiation and would consider financing. Council agreed to tour the building Monday morning, June 10, before visiting the OSI property. Shannon Buss requested Matt look into grant opportunities for financing of a Town Hall.

NEW WELL PROJECT:

Leroy Cruz is working on the application to the State Revolving Fund which is due June 15th. USDA has received the revised PER and is reviewing it.

PARK UPDATE:

- **Grand Opening Event** – Matt commented the grand opening was a great success with positive feedback received from many of the attendees. Matt provided Council with summary breakdowns of the cash and gift certificate sponsorships and the expenses incurred in conducting the event noting sponsorships covered costs and there was over \$1700 left for park amenities such as benches and trees. Mayor Been commented he was pleased with the turnout and participation of the speakers, and thanked the Chamber of Commerce and all the volunteers who helped in carrying out the event.

MINUTES: April 18 and May 16

Matt presented minutes from the April 18th and May 16th regular Council meetings for approval.

A motion was made by Shannon Buss and seconded by Matias Cumsille to approve regular Council meeting minutes from April 18, 2013. A roll call vote was taken. Three (3) in favor, zero (0) against, three (3) abstained (Sandy McKeown, Matias Cumsille, Joseph Jeske); motion carried.

Sandy McKeown made a motion to approve regular Council meeting minutes from May 16, 2013. The motion was seconded by Shannon Buss. A roll call vote was taken. Six (6) in favor, zero (0) against; motion carried.

CONTINUING BUSINESS:

- **Economic Development Updates** – Matt commented there has been no new communication from Becky Nelson, ED coordinator for Douglas County, regarding setting up meetings with other ED contacts regarding marketing the Town properties. Shannon also has not received any contact.
- **Road Resurfacing IGA** – Matt informed Council the IGA with Douglas County for resurfacing Spruce Mountain Road from the north end of Town to and including the intersection at Perry Park Avenue and Perry Park Avenue from SMR to the RR tracks has been signed. A firm start date has not yet been

provided from the contractor but DC estimates it will be sometime between the middle to the end of June.

- **Staff/On Call Phone** – Deferred to next meeting.
- **Resolution 13-04 Amending the 2012 Budget** - Matt presented Resolution 13-04 amending the 2012 budget increasing the Water & Sewer Fund by \$175,000.

Sandy McKeown made a motion to approve Resolution 13-04 Amending the 2012 Budget. The motion was seconded by Matias Cumsille. A roll call vote was taken. Six (6) in favor, zero (0) against; motion carried.

- **Resolution 13-05 Appropriating Sums of Money to Defray Expenses** – Matt presented Resolution 23-05 appropriating sums of money to defray expenses within amounts budgeted.

A motion was made by Matias Cumsille and seconded by Joseph Jeske to approve Resolution 13-05 Appropriating Sums of Money to Defray Expenses within the Amounts Budgeted. A roll call vote was taken. Six (6) in favor, zero (0) against; motion carried.

NEW BUSINESS: None.

MANAGERS REPORT: Matt informed Council the scheduled June 19th Partnership of Douglas County Governments (PDCG) meeting in Larkspur has been canceled due to unavailability of elected officials who will be attending the CML conference in Vail that week. The next PDCG meeting will be held on July 17th at the DCSD Center for Outdoor Education just outside of Town and will include a tour of that facility. Matt also noted the preliminary draft of the 2012 auditor's report should be available next week allowing time for Council review before the auditor's presentation on June 20th. Matt also mentioned the final report on the last GOCO grant was due to GOCO by June 15th and he and Sharon Roman will be working on completing the submission next week.

COUNCIL COMMENTS:

Shannon Buss asked about the \$100,000 coming from the GOCO grant being added to the Water and Sewer Fund. Matt explained it could not be directly deposited into that fund as the money is earmarked for Parks & Recreation funding only. Following a brief discussion with the Town Attorney it was concluded the money can go into the General Fund and then transferred to Water & Sewer at a later time. Shannon also asked about changing Tomah Road to Larkspur on the electronic CDOT sign near Monument and Matt replied it is on his list of action items but at a lower priority.

Matias Cumsille asked about the dump cameras and Matt responded that Security Surveillance Systems has been out to address the problems without much success in fixing them. Matt noted they received the letter from our attorney and were very concerned about meeting the requirements and getting the cameras operational. They have been in touch with the manufacturer to no avail in resolving the issues. Matt will follow up regarding their next steps. Matias commented about not having met our Town maintenance man and requested he attend the next Council meeting. He also inquired about the state of the Town Hall files and Matt responded staff was keeping current with files although old files still need to be reviewed, restructured, and archived. Shannon asked why Becky was not making more progress on the files and Matt responded Becky

was involved with other activities taking away from file organization time. Matt added that once the Renaissance Festival was over staff would be able to dedicate more time to the files. Matias asked what kind of revenues we were getting from Park rentals. Matt stated the staff has not been tracking it however would do so and a report would be available for the next meeting. Mayor Been stated Park fees were too low and needed to be raised. Matt proposed revisiting fees after this summer season. Shannon commented the grass in the Park including the ball field was really bad. Mayor stated he was having Castle Rock Parks and Rec look at the Park lawn tomorrow at 2 p.m. with hopes of getting a recommendation for improvement. Matias added he would like to have a discussion of the budget on the agenda for the next meeting.

MAYORS COMMENTS: GRAND OPENING AWESOME!

LEGAL UPDATES: Scotty Krob asked for an Executive Session to discuss legal matters pertaining to the petition for exclusion of properties from the Perry Park Water & Sanitation District.

Matias Cumsille made a motion to enter into Executive Session at 7:30 p.m. The motion was seconded by Lester Burch and passed by unanimous voice vote, six (6) to zero (0). Council came out of Executive Session at 7:47 p.m.

Based on discussions during the Executive Session, Scotty Krob recommended Council engage Wright Water Engineering (WWE) to determine consumptive use of water for projected full build out of exclusion properties. Shannon Buss questioned the need to use WWE because of their expensive fees. Scotty explained they are well respected among their peers and their work carries a great deal of weight with water attorneys and courts.

Matias Cumsille made a motion to approve WWE to determine consumptive use of water for a projected full build out of the Perry Park Water & Sanitation District (PPW&S) exclusion properties at a cost not to exceed \$1500. The motion was seconded by Shannon Buss. A roll call vote was taken. Six (6) in favor, zero (0) against; motion carried.

ADJOURN: Matias Cumsille made a motion to adjourn the regular Council meeting. Shannon Buss seconded the motion. Motion carried by unanimous voice vote. Mayor Been adjourned the Council meeting at 8:53 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 audiotape of the meeting, maintained in the office of the Town Clerk.