



**TOWN OF LARKSPUR  
MINUTES OF THE  
REGULAR COUNCIL MEETING  
JANUARY 17<sup>th</sup>, 2008**

**MEETING CALLED TO ORDER:** Mayor Sherilyn West called the meeting to order at 6:15 P.M. following a Public Hearing.

**ROLL CALL:**

<b>PRESENT</b>	<b>ABSENT</b>	<b>NON-VOTING</b>
Mayor Sherilyn West		Town Attorney-Scotty Krob
Mayor Pro-tem Steve Smith		Town Clerk/Manager-
Eve Curry-Harbison		Matt Krimmer
Sheryl Jones		
Kristin Cutbirth		
Florence Burch		
Lester Burch		

**UNSCHEDULED PUBLIC APPEARANCES:** None.

**SCHEDULED PUBLIC APPEARANCES:** None.

**OTHER ATTENDEES:** Betty Spreen, William Lucero, Laura Kronick, Ed and Amy Blanchard

**APPROVE MINUTES:** Council reviewed minutes of the December 20<sup>th</sup>, 2007 Liebbe Rezoning Public Hearing. **A motion to approve the December 20<sup>th</sup>, 2007 council public hearing minutes as presented was made by Eve Curry-Harbison and seconded by Lester Burch. A roll call vote was taken. Six (6) in favor, zero (0) against, one (1) abstention (Sheryl Jones); motion carried.**

Council reviewed minutes of the December 20<sup>th</sup>, 2007 regular Council meeting. **A motion to approve the December 20<sup>th</sup>, 2007 regular council meeting minutes as presented was made by Steve Smith and seconded by Eve Curry-Harbison. A roll call vote was taken. Six (6) in favor, zero (0) against, one (1) abstention (Sheryl Jones); motion carried.**

**FINANCIALS/BILLS TO BE PAID:** Council reviewed the bills to be paid totaling \$24,719.40. Mayor West informed Council of an \$18 bill for monthly chlorine cylinder rental that was not included in the summary report because the statement was received after the report was prepared. Sheryl Jones asked if the CIRSA payments could be numbered sequentially. The Mayor stated she would check to see if that could be done. All other Council Member questions were satisfactorily answered.

**Florence Burch made a motion to approve and pay all bills totaling \$24,719.40. The motion was seconded by Lester Burch and a roll call vote was taken. Seven (7) in favor, zero (0) against; motion carried.**

**ADVISORY BOARD REPORTS:**

**Economic Development Advisory Board (EDAB)** – Matt Krimmer asked Council member and EDAB Liaison Eve Curry-Harbison to present the report for EDAB since he was not in attendance at the January 9<sup>th</sup>, 2008 meeting. Eve informed Council that CDBG grant applications for roads were discussed. Mayor West informed Council she obtained clarification from Douglas County regarding eligible grant categories and approved categories for 2008 did not include money for roads. 2009 categories may include roads and town eligibility for other CDBG money. Eve wanted to know where the money for 2008 was being spent if Larkspur could not qualify for anything this year. No one had an answer to the question.

EDAB is still working on defining number, type and direction of parking spaces for proposed parking areas in the Town Park.

**Parks & Recreation (P&R) Board** – The board met on January 7<sup>th</sup>, 2008 and elected Nancy Manning chairperson and Korrie Euler vice-chairperson. Dave Gardner, chair of the Town's Economic Development Advisory Board (EDAB) briefed the Parks and Recreation Board (P&R) on EDAB's proposal to create parking within the Town Park which could be utilized both by persons using the park as well as persons frequenting businesses across the road. He provided the P&R Board with a copy of the proposal, answered questions and requested their support in presenting the Town Council with recommendations to increase parking availability. The P&R Board agreed to review the proposals and work with EDAB to reach a common recommendation for the Council. The Board discussed events for 2008 and agreed to concentrate on the Fourth of July parade and picnic and consider incorporating other events such as balloon rides, craft booths, flea market, etc..

**Water and Sewer Board (W&S)** – Copies of the Wright Water Engineering rate study were provided to each member. The board was requested to study the proposed alternatives and be prepared to discuss them at the next board meeting. Members briefly discussed the present status of water quality of the Town's wells and current rates being charged for water usage. No conclusions were reached or decisions made.

It was agreed to review the engineering rate study and be prepared to discuss it at the next meeting scheduled for January 22<sup>nd</sup>, 2008.

**Planning Commission (PC)** – No items to report.

**SEMOCOR MONTHLY REPORT:** No updates from Semocor this month. Lester Burch suggested someone from Semocor attend the Council meetings. Mayor West

informed Council that she and the Town Clerk/Manager have a regular meeting with Semocor monthly.

**Mayor West declared a 10 minute break in the meeting at 6:57 P.M.  
Council meeting resumed at 7:10 P.M.**

**MONKEY FACE OBSERVER:** Kristin Cutbirth is still looking for articles and items of interest.

**CONTINUING BUSINESS:** None.

**NEW BUSINESS:**

- **IGA with Castle Rock for Municipal Court System** – Mayor West presented Council with the IGA for a two year term renewal for the Town of Castle Rock to provide Municipal Court services to the Town of Larkspur. One error was noted in the third “Whereas” statement which should read 13-10-110 C.R.S. This correction will be made before signing.

**A motion was made by Sheryl Jones and seconded by Eve Curry-Harbison to authorize the Mayor to sign the IGA with the Town of Castle Rock to provided Municipal Court System services to the Town of Larkspur for the next two years. A roll call vote was taken. Seven (7) in favor, zero (0) against; motion carried.**

- **Appoint members to the Focus Group on the Campground expansion** – The Council was briefed on the campground meeting held on Monday, January 14<sup>th</sup>, 2008 in the County Commissioner’s conference room. Attendees from the Town included Kristin Cutbirth, Kathleen White, Marvin Cardenas, Shannon Buss, Eve Curry Harbison, Matt Krimmer, and Mayor West. Others in attendance were Ian Steyne, campground owner; Commissioner Steve Board; Meme Martin, County Economic Development Manager; Peter Italiano, County Community Development Manager; and David Mitchem, CEO Castle Rock Economic Development Council.

Mr. Steyne presented some background on the present day RV/Campground Park and provided an overview of his concept of the expansion.

He is proposing to develop the expansion in increments which will include camping opportunities from “primitive experience” to “glamping”. The first phase will be primitive experience which is basic pitch a tent and camp on the ground. He defined “glamping” as glamorous camping which is a million dollar RV parked on a site used as a home base for other recreational activities. His goal is to provide a Center for Outdoor Hospitality whereby RVers and campers can set up for and be guided to outdoor activities such as fishing, rafting, rock climbing, biking, hiking, horseback riding, etc. He has partners around the country committed to helping him accomplish this goal.

Ian is in negotiations to purchase the Mandell property and is looking at the Iron Horse stables and Martinez properties on the east side of I 25. If these properties can be acquired he will have approximately 450 acres to work with.

A “Focus Group” consisting of representation from the County, Larkspur, and Castle Rock Economic Development Council to work with Ian and his partners was proposed and agreed to. Larkspur will appoint two (2) representatives to this group.

Mayor West suggested one person each from the Planning Commission and EDAB. A lengthy discussion of council members and the meeting public followed with several ideas and names of persons other than Town Board members being presented. Based upon the discussion, the Mayor tabled making a recommendation to allow for more time to consider people and determine an appropriate basis for their participation.

- **Underpass restriction ordinance** – Based on legal research by the County’s Attorney, Ron Clark, it is recommended that Ordinance 3.93 REPEALING ORDINANCE 3.69 REGARDING SEPARATED GRADE CROSSINGS ALONG RAILROAD TRACKS WITHIN THE TOWN LIMITS be presented to the town residents for approval/non-approval at the municipal election to be held on April 8, 2008. Scotty will draft the ballot language for presentation at the next scheduled Town Council meeting, February 14, 2008 and provide same to the Town Clerk/Manager no later than February 29, 2008 for inclusion on the April ballot.
- **Rezoning and subdivision ordinance revisions** – Mayor West presented Council with a summary of suggested changes to Zoning Ordinance 3.43 and Subdivision Ordinance 3.02. Suggestions include minimizing or eliminating the need for 24”X36” mylars; requiring 11”X17” only for file and distribution: changing the required scale from 1X100/1X200 to a more appropriate ratio, i.e., 1X10/1X20; define appropriate referral agencies and provide list to applicants; standardize referral response times (town attorney recommends 20 days). Council members were in general agreement with the suggested changes. The Mayor will draft replacement sections to the Ordinances as appropriate.
- **Liebbe rezone** – Ordinance 3.98, AN ORDINANCE REZONING CERTAIN PROPERTY AND AMENDING THE ZONING DISTRICT MAP OF THE TOWN OF LARKSPUR, COLORADO (LIEBBE REZONING) was presented to Council. There was no discussion.

**A motion was made by Florence Burch and seconded by Lester Burch to approve Ordinance 3.98, AN ORDINANCE REZONING CERTAIN PROPERTY AND AMENDING THE ZONING DISTRICT MAP OF THE TOWN OF LARKSPUR, COLORADO (LIEBBE REZONING). A roll call vote was taken. Six (6) in favor, zero (0) against, one (1) abstention (Sheryl Jones); motion carried.**

Council Member Kristin Cutbirth left the meeting at approximately 8:10 P.M. as she was not feeling well.

**MANAGER’S REPORT:**

- **Speed monitoring report** – No feedback from the Sheriff’s Department. Matt will follow up.
- **CRF building** – Matt Krimmer and Mayor West met with Dave Walker to discuss the proposed storage building and site plan. Council members expressed

concern regarding size, location, impact on drainage, and roof space. Ed Blanchard commented that the building was almost as big as his entire property and should be considered a major project. Council requested the Mayor and Town Clerk/Manager determine the need for a “planner” to review the project. Scotty Krob proposed the Town engineer review the site plan and determine if a planner is needed.

- **Redeker on workshop agenda** – Matt informed Council that Martin Redeker is ready to provide preliminary information to the Town regarding his development of the property on the north and south sides of Upper Lake Gulch Road on the east side of Spruce Mountain Road. He and his partner, John Arlotti, will be on the agenda for the Council’s workshop on January 31<sup>st</sup>, 2008.

#### **MAYOR’S CONCERNS:**

- **Larkspur Elementary School (LES) Sixth Grade project** – The Mayor informed Council of correspondence from Ann Bennett, LES, regarding an offer to have the sixth grade perform service to benefit the Town as part of their community service project. Several ideas of what they could do were discussed and Bill Lucero suggested they take on the plantings and upkeep of Petunia Park beginning in spring. Council agreed and the Mayor will inform Ms. Bennett of the Town’s acceptance and approval of the offer.
- **Tree Branch chipping** – The Mayor expressed the need for chipping the tree branch pile at the sewer ponds into mulch. She also noted that Angry Squirrel, who trimmed the Town’s trees last year, had time available to do the work. Everyone agreed to have the Mayor obtain a bid to do the work. Sheryl Jones suggested making the resulting mulch available to the Town’s residents for a donation to offset the cost.

**A motion was made by Sheryl Jones and seconded by Florence Burch authorizing the Mayor to hire Angry Squirrel for an amount to be negotiated to chip the tree branch pile at the sewer ponds into mulch. A roll call vote was taken. Six (6) in favor, zero (0) against, one (1) absent; motion carried.**

- **CDBG meeting** – Mayor West informed Council of another CDBG meeting with the County tentatively scheduled for February 7<sup>th</sup>, 2008 @ 6:30 P.M. in the Town Hall.
- **CML Luncheon presentation** – Eve Curry-Harbison expressed interest in attending a CML Luncheon presentation on “Creative Compensation Trends” on February 8<sup>th</sup>, 2008. Mayor West will get details and registration information.

#### **COUNCIL CONCERNS:**

- **Audience participation** - Florence Burch commented that there was too much inappropriate input from the audience during Council discussions. Several other Council Members felt the Mayor needed to control audience participation. Mayor West agreed she would regulate audience comments by not allowing input during Council discussions.

- **Lodging Tax** - The amount of the suggested “lodging tax” was discussed. Matt Krimmer pointed out that a four percent (4%) sales tax already existed in the Sales Tax Ordinance.  
Scotty Krob noted that a separate lodging tax could be added however it would require a vote of the Town’s residents and would have to be on the April election ballot. If this were to be done the purpose and use of the lodging tax would have to be carefully spelled out as it would be considered a Tabor item.  
Council agreed on a two percent (2%) lodging tax to go in to the General Fund for the Town. Scotty will draft the wording for the ballot.

**EXECUTIVE SESSION: Personnel review.**

Scotty Krob declared Council enter in to Executive Session at approximately 9:12 P.M. Town Clerk/Manager was excused from the session.

**A motion to adjourn the Council Executive Session was made by Sheryl Jones and seconded by Steve Smith. The executive session was adjourned with unanimous voice vote at 9:32 PM by Mayor West.**

**ADJOURN:**

**A motion to adjourn the Regular Council meeting was made by Sheryl Jones and seconded by Florence Burch. The meeting was adjourned with unanimous voice vote at 9:35 PM by Mayor West.**

Respectfully submitted,

Matt Krimmer  
Town Clerk/Manager