



REGULAR TOWN COUNCIL MEETING

September 7, 2023 at 6pm

Town Hall, 8720 Spruce Mountain Road, Larkspur, CO 80118

MINUTES

VIRTUAL MEETING LINK: <https://us02web.zoom.us/j/89009909048>

Meeting ID: 890 0990 9048

One tap mobile

+17193594580,,89009909048# US

+13462487799,,89009909048# US (Houston)

Find your local number: <https://us02web.zoom.us/j/89009909048>

1. CALL TO ORDER / ROLL CALL

	Present	Absent
Mayor Sherilyn West	X	
Mayor Pro-Tem Sandy McKeown	X	
Ruth Ann Arfsten	X	
Chelsea Dey	X	
Mindy Kazurova	X 5:02	
Isaac Levy		X
Lynn Pfaff	X	

2. PLEDGE OF ALLEGIANCE

3. APPROVE AGENDA

- September 7, 2023 Regular Meeting

MOTION: Ruth Ann Arfsten made a motion to approve the regular meeting agenda for September 7, 2023. Sandy McKeown seconded the motion. No discussion. Six (6) ayes, zero (0) opposed. Motion passed.

AUDIO TIME STAMP: 1:42

4. APPROVE MINUTES

- August 17, 2023 Regular Meeting

MOTION: Ruth Ann Arfsten made a motion to approve the regular meeting minutes from August 17, 2023. Chelsea Dey seconded the motion. No discussion. Four (4) ayes, zero (0) opposed, two (2) abstained – Mindy Kazurova and Lynn Pfaff. Motion passed.

AUDIO TIME STAMP: 2:29

- August 31, 2023 Special Meeting

MOTION: Ruth Ann Arfsten made a motion to approve the special meeting minutes from August 31,

2023. Chelsea Dey seconded the motion. No discussion. Six (6) ayes, zero (0) opposed. Motion passed.
AUDIO TIME STAMP: 3:36

5. SCHEDULED PUBLIC APPEARANCES (10 Minute Limit)

6. ACCOUNTING REPORT

- Payroll Report

7. ADVISORY BOARD REPORTS

- Planning Commission – Heather Yanda, Secretary
No update; they have not met.
- Water & Sewer Board – Lynn Pfaff, Council Liaison
They need more information from SEMOCORE to complete their portion of the master plan. They meet again on 9/13/23.
- Parks & Recreation Board – Mindy Kazurova, Council Liaison
No new updates.
- Board of Adjustments – Heather Yanda, Secretary

8. ONGOING CONTINUING BUSINESS

- Sidewalk Project – Waiting on Archer
- Cabin Discussion
Mayor gave a report from Marvin Cardenas (cabin 5) and Judy Boyle (cabin 4) on their intentions for future use of the cabins. Marvin would like to extend lease through December 31, 2023. Judy Boyle would like to continue a year around lease and needs to extend past the end of September.

The council discussed various options for lease terms as well as whether meters for electricity should be added. The town will begin marketing to find a renter for cabin 3. A new lease will be developed to reflect the following options for rental:

1. Year around rental at \$400 per month plus electricity based on meter readings
 2. Nine month rental at \$400 per month with \$50 holding fee for the three off months (renters can choose which months) plus electricity based on meter reading.
- Concession Stand – Business Plan from Ron Keyes and Discussion
Ron Keys gave an overview of his business concept for the concession stand. Council members asked Ron questions, which he responded to.

MOTION: Mindy Kazurova made a motion to approve Ronald Keyes to proceed with the installation of the utilities to the concession built by Bill Fischer not to exceed \$6,000 with general terms of the lease to be set at a later date for the concession stand. Consensus of the council is that terms shall be set at 3 years with first right of refusal and a shareback not to exceed \$6,000. Lynn Pfaff seconded the motion. No discussion. Six (6) ayes, zero (0) opposed. Motion passed.

AUDIO TIME STAMP: 1:14:44

9. NEW BUSINESS

Posted: 9-12-2023 by BB

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Please note: This agenda may be subject to change. Items may be added or deleted as required. The Town of Larkspur has adopted rules governing the public participation process in Town Council meetings. All audience members must refrain from commenting during meetings unless recognized to speak. Loud speech and boisterous behavior from audience members is not permitted and constitutes grounds for removal from the meeting. Please deactivate all cell phones during the meeting. Town Council meetings can be adjusted plus or minus 15 minutes from the timelines outlined within the agenda.

10. CONSTRUCTION & DEVELOPMENT PROJECTS

- 9138 Spruce Mountain Road – in progress; waiting on site plan items
- Travel Center – Special Joint Meeting on September 14, 2023 at 6pm
- Jellystone/Steyn – no new update
- 9181 Spruce Mountain Road – Land use application submitted
- Fox Farm – Joy McGee from RG & Associates issued a report to the developers stating, amongst other things, that there is no positive benefit to the town and the town is not interested in annexing. The report was given to the council members. The conclusion was read into the record by Heather Yanda.

11. LEGAL UPDATE

12. STAFF COMMENTS

Heather Yanda updated the council that Bruce Buccio was willing to take the position as town clerk but that he was disappointed that he wasn't at the high end of the pay range (\$29 per hour). Heather asked if the council would be willing to consider revisiting Bruce's pay at his 90-day mark. She recommended they consider \$30 per hour.

MOTION: Sandy McKeown made a motion to reassess Bruce Buccio's performance at the 90-day mark, and at that time the council will consider a pay increase. Chelsea Dey seconded the motion. No discussion. Six (6) ayes, zero (0) opposed. Motion passed.

AUDIO TIME STAMP: 2:05:33

Heather Yanda let the council know that this is her last meeting before she leaves the town. She will miss you all.

13. MAYOR'S REPORT

- Comcast Franchise Agreement – Dan Krob and the mayor are working on this.
- Patriot Day Service Project - Sunday, September 10 at 9am; meet at town hall
- Colorado Front Range Trail – Things are moving along with the trail. The county has put together the site plan.
- County Open Space Advisory Committee - Mayor is looking for someone to appoint to this committee. This committee advises the county commissioners on how to spend open space money.

14. COUNCIL COMMENTS

Ruth Ann Arfsten

- Meet and greet for the town to meet Bruce
- Inquired about the demo permit on the property that was demolished without one. Heather Yanda reached out to Nick Chand a second time to see if property owner had complied. She had not heard back. The mayor let the council know that Joe Rock's family has acquired a demo permit, and that home will be demolished soon
- She went to DC Aging Resources anniversary celebration and gave a report on all they do.

Sandy McKeown

- Checked on time for service project on Sunday

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- Rumor about community complaining about Ren Fair and rumblings of them wanting CRF to move somewhere else. Mayor and Heather Yanda confirmed that this year was much better than last year and that they have not heard these rumblings.

Chelsea Dey

- Connected with Wendy to be part of the marketing project from the DC Economic Development Collaborative. Larkspur is the only one who has appointed a representative. The county is holding off until they find more representatives.

15. UNSCHEDULED PUBLIC APPEARANCES (Per Resolution 2022-27, each person will have 3 minutes to speak. If there are more than 15 people signed up to speak, the time limit may be lowered to 90 seconds per person.)

16. ADJOURN

MOTION: Chelse Dey made a motion to adjourn. Mindy Kazurova seconded the motion. No discussion. Six (6) ayes, zero (0) opposed. Motion passed.

AUDIO TIME STAMP: 2:29:42