

**Minutes
City of Leadville
Regular Council Meeting
November 01, 2016
Leadville City Hall, 800 Harrison Avenue**

COUNCIL MEMBERS

PRESENT: Dave Chimovitz, Jake Mohrmann, Mayor Greg Labbe, Mayor Pro Tem
Max Duarte, Shoshanah Beck

**COUNCIL
MEMBERS**

ABSENT: Gwen Shepherd, Mike Canty

STAFF PRESENT: Bethany Maher, (City Clerk), Sarah Dallas, (Administrative Services Manager
& Deputy City Clerk) Roy McGinnis, (Finance Director, Dan Dailey,
(Fire Chief), Jim Schneiter (Street Dept. Supervisor), Robert Glenny (Police
Chief)

PUBLIC

PRESENT: Ryan Fitzmaurice, Sarah Mudge, Gabby Voeller, Marcus McAskin, Esq., Kendra
Kurihara, Kaitlyn Quander, Steve Art, Will Cundiff, Nicole Thompson, Chris Floyd,
Mike & Sherry Cerese.

6:30 PM CALL TO ORDER, ROLL CALL & PLEDGE OF ALLEGIANCE

Approval of Agenda.

Public Comments about items not on the agenda.

None.

Consent Agenda

Approval of the Minutes from September 20, 2016

Council wants to see chart of votes in future.

Mayor Labbe has issue on 3rd page – add in that second two were in budget even if that was not stated. CM
Chimovitz moved, Mayor Labbe seconded.

Approval of the Minutes from October 04, 2016

CM Beck moved, Mayor Labbe seconded.

Presentation with DCI on Urban Renewal Authority

Kaitlyn Quander – Presentation on URA & Downtown Colorado, Inc. Training on December 9th for
current members. Discussion about obstacles to development in Leadville. Gave some examples of URA
in other Colorado communities and explained what URA's are. Described what Eminent Domain is and
what Tax Incremental Financing. Explained how to form a URA. Petition. Public Hearing, Resolution,
Appointment of URA Board. 3 members of board – county, taxing entities (water district, hospital
districts, etc. have to appoint one), school. Discussed possible structures of URA's.

Greg Labbe – commented about concerns he's heard of why city should go out of way to help.

Steve Art – developer will move on to the next city where there is assistance available and discussed the
need for return on investment and how that works. It has been helpful in his community.

C4 In kind plowing presentation by Kendra Kurihara

Kendra Kurihara– Explained the Cloud City Farm, Greenhouse and Living Classroom project. Then
explained that they are asking the city to participate by providing plowing for their site. Explained they are
just looking for the plowing in the parking lot, not the sidewalks. This will begin in the winter of 2018.
Discussion about curb and gutter as well as gravel and how that affects snow removal with Jim from the
street department.

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CM Chimovitz asked what the cost to the city will be and Jim Schneider said it would cost a lot. He explained the high cost of paving. After clarification that they are asking about plowing, he said it would likely be about an hour of plowing. Jim says about \$100-150 each time.

CM Mohrmann confirmed that they could monetize the amount of in-kind plowing. CM Mohrmann mentioned the contamination issue with plowing in that area. Kendra responded that they are going through a process with the county. County has agreed to in kind donation for grading and gravel.

Mayor Labbe suggested a county swap with this for Mineral Belt Way.

Discussion of City Council of timeline for decision by the end of year.

Decision on agenda for December 6th and council will plan to walk the property prior to then.

Resolution 19 & CTF Funds request for Elm Street by Bethany Maher

Bethany Maher explained the Elm Street Park grant project. Mayor Labbe requested that the maximum match from the city would be \$6500 and it be in the resolution.

Mayor Labbe read into record the resolution.

CM Beck moved, CM Mohrmann seconded.

Resolution 16, Amending the 2016 Budget for Acquisition of the Tabor Opera House

Marcus McAskin, Esq.– Explained that city must move money in order to move forward on the closing and receiving the grant funding. Recognizing the grant funds will be received but in meantime will have to use reserve fund and the DOLA grant will reimburse those reserve funds. Then explained how Resolution 17 ties into that.

ASM Dallas explained that this is the only funder requiring reimbursement, they do not advance payment.

CM Mohrmann moved, CM Chimovitz seconded.

Resolution 17, Series of 2016 a resolution removing the financing contingency set forth in section 12 of that certain purchase and sale agreement for the Tabor Opera House.

CM Beck moved, Mayor Labbe seconded.

First Reading Ordinance 8, Series 2016 changes to accessory dwelling units.

Discussion about changes and posting. Mayor Labbe read the Staff report into record.

Sarah Mudge – alleviate and make it easier for property owners to allow ADU's.

Decreasing minimum size, including foundation.

Gabby Voeller – Big change is reducing minimum size to 100 feet which works in conjunction with regulations that are already in place for setbacks and maximum space. These regulations will all work together. The foundation condition is to prevent campers or RV's in back yards... tiny house will need to be transferred to a qualifying foundation to comply. Explained process, as well as ASM Dallas.

Mayor Labbe read condition G.

CM Beck questioned siding on house change and complimentary styles.

ASM Dallas explained current ADU requirements and ADU could be up to half of the primary structure and no less than 400 square feet.

Explanation of changing size from 400 to 100. They did research on tiny houses and factored in what would be required as a habitable space which is 70 square feet. P & Z thought that was too small and went with 100.

Strike page 2, letter I Parking space requirement and on page 3, J regarding off street parking.

Gabby Voeller – explained why the off street parking spaces would be an issue. Most lots within the city would be ineligible if they had to require this. Not available for short term rental.

Sarah Dallas - ADU's are not permitted in retail core and a CUP required for commercial.

Add 30 days consecutive.

Mayor Labbe moved, CM Beck seconded.

Temporary Use Permit for Annual Parade of Lights-Chamber of Commerce Doug Smith

Explained Parade of Lights Parade – Christmas around the World theme. There will be 10-15 floats.

CM Mohrmann moved, CM Beck seconded. 5-0 in favor.

Adjourn Meeting of City Council Convene Local Liquor Licensing Authority.

Renewal of Liquor License for Manhattan

Owners – Mike & Sherry Cerese – Mayor Labbe explained the process of the renewal and the police letter.

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CM Mohrmann moved, CM Beck seconded.

Renewal Eagles Club License

PD has no negative feedback. CM Beck moved, CM Chimovitz seconded.

Adjourn Meeting of Local Liquor Licensing Authority Convene Meeting of City Council.

Unfinished Business

Second Reading Ordinance 7, Series 2016 City Clerk and Deputy City Clerk

Mayor Labbe moved, CM Beck seconded. ASM Dallas explained that there will be ratifications for both Deputy and City Clerk at next meeting. 5-0 in favor.

Report of Upcoming Meetings

Change of Parkville Water to 10th instead of 3rd.

Fire Report

Dan Dailey – was out for professional development. Explained September fire report. State reimbursed full amount. Spent a little less and state still gave full amount. Work with county on MOU or IGA regarding equipment that is at airport.

Treasurer’s Report

Mayor Labbe moved, CM Beck seconded.

Bills to be approved.*

CM Beck moved, Mayor Labbe seconded.

Mayor’s Report.

Trick or Treat Street – Enjoyed downtown merchants and 7th Street and what a great family event.

Council Reports.

Training CM Beck and ASM Dallas attended today and looking forward to process.

Adjournment. 8:35 PM

Agenda Item	Minutes 9-20	Minutes 10-4	Resolution 19	Ordinance 08	Parade of Lights TUP	Manhattan	Eagles	Ordinance 07	Treasurer Report
CM Mohrmann	YES	YES	YES	YES	YES	YES	YES	YES	YES
CM Chimovitz	YES	YES	YES	YES	YES	YES	YES	YES	YES
Mayor Labbe	YES	YES	YES	YES	YES	YES	YES	YES	YES
MPT Duarte	YES	YES	YES	YES	YES	YES	YES	YES	YES
CM Beck	YES	YES	YES	YES	YES	YES	YES	YES	YES

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