

LEADVILLE CITY COUNCIL
SPECIAL MEETING MINUTES
Tuesday March 22, 2016

CITY COUNCIL PRESENT:

Greg Labbe, Mayor
Jake Mohrmann, Councilmember
Mike Canty, Councilmember
Max Duarte, Mayor Pro Tem
Gwen Shepherd, Councilmember
Shoshanah Beck, Councilmember
Greg Douglas, Councilmember

STAFF, DEPT HEADS, & COMMISSIONERS PRESENT:

Sarah Dallas, Administrative Services Manager, HR and Planning Official
Roy McGinnis, Finance Director
Pam Andrews, City Clerk
Others Present:
Ryan Fitzmaurice, reporter for Herald Democrat

City Council met in a Special public session in the Council Chambers of City Hall.

6:30pm Council Discussion Previous to Agenda, Including Public:

Mayor Labbe called the meeting to order at 6:30 PM with the Pledge of Allegiance. Councilmembers present stated their names for the record on the recording.

Mayor Labbe thanked Councilmember Douglas for doing a police ride-along and said he has his own scheduled. He also announced that City Clerk Pam Andrews has resigned. There will be an ad in the paper for letters of interest. Council will choose a replacement on April 5th. That will give the new person time to train with Pam before she leaves on April 27 (Labbe). He reminded Council of the upcoming April 5 ethics training meeting.

ASM Dallas began the conversation about the Department of Local Affairs (DOLA) grant for the purchase of the Tabor Opera House. She said she and Deon had a phone conference with our DOLA representative on 3/18/16 to discuss the draft of the grant application. She explained that the DOLA representative said to ask for the entire amount of \$300,000 to complete the purchase of the Opera House since the City had committed \$100,000 and the State Historical Society has granted \$200,000 already. It was recommended by the DOLA representative that since we already have 50% of the funds, we will get more points toward earning this grant if we ask for the rest of the sale amount for the Opera House from DOLA, rather than relying on other grants to make up the difference (ASM Dallas).

ASM Dallas further explained that DOLA will require a feasibility study as part of the grant application so that we have a business plan for rehabilitation and management of the Opera House. She said Council will need to approve that match funding for the feasibility study first, rather than telling DOLA we are waiting on another grant to pay for the study. We do have several other grants applied for, El Pomar and Boettcher, and money from those grants and other sources could be used for the feasibility study in the end so that the City of Leadville would not actually have to pay for it (ASM Dallas), that it would be a "cash neutral line item". She said we should be hearing back from those other grants by end of May or early June. She said the estimated cost for the basic market and use feasibility study is \$26,000 to \$40,000. The City of Leadville would need to commit to matching half of that now. She is hoping that we can use information we already have, from previous studies to reduce the cost of the study. The match amount that Council needs to commit to is \$15,000 to \$20,000 for the feasibility study and time is short (ASM Dallas). The total DOLA grant requested would then be \$315,000 to \$320,000.

Mayor Labbe stated that if we do not receive the grants from El Pomar and Boettcher, he would come to Council and recommend that the City of Leadville not buy the Opera House. He said that if the people we are relying on in the beginning of the process are not willing to step up, then we have no business continuing on with the purchase since we will continue to need support after the purchase for restoration of the building.

Councilmember Beck asked if the feasibility study would need to be done anyhow to use as a map to move forward. Mayor Labbe responded yes, that we need to have a business plan in place for the Opera House.

Councilmember Shepherd made it clear she does not believe in feasibility studies. She thinks that studies done before were a waste of money. She asked if the 501c3 organization had a plan, why that could not be used instead of a new feasibility study. ASM Dallas and Mayor Labbe explained that this new study is a requirement of getting the DOLA grant. ASM Dallas also said that DOLA will not feel comfortable that the study will be done unless we commit the money up front. Mayor Labbe said that eventually we will end up with an operating agreement between the City of Leadville and the 501c3 for the Tabor Opera House. He said the 501c3 has a lot to accomplish itself this summer and we cannot wait for them, we need to move forward. We need to commit to the \$15,000 on paper for the study (Labbe).

Councilmember Mohrmann said he agreed. A feasibility study is a formal plan and that most grants like this require a study. Mayor Labbe said he agrees with Councilmember Beck that we need a strong plan in place for the operation of the Opera House. Councilmember Shepherd still expressed reservations about spending money on the study. ASM Dallas said Council could have input into what they wanted to see in the study.

Councilmember Mohrmann asked if we relieve the grants from El Pomar and Boettcher, would that give us extra cash at closing when we purchase the Opera House and could that money be used to offset the \$100,000 committed by the City. ASM Dallas said she asked that question too and the answer was no. Mayor Labbe said he is meeting soon with a business in town who would like to participate as a donor to the Opera House project. ASM Dallas said they are including the fact that we want to include community input and visioning for the Opera House in the request for the DOLA grant. She said we intend to invite the community to participate and give opinions and that that will be included in the business plan.

Councilmember Beck moved to approve the match of \$315,000 for the DOLA grant proposal. ASM Dallas added that we do not have to accept the grant if something happens and the project is not going to go forward. Mayor Labbe agreed. Roll Call: Councilmember Shepherd yes, Councilmember Mohrmann yes, Mayor Pro Tem Duarte yes, Councilmember Canty yes, Mayor Labbe yes, Councilmember Beck yes, Councilmember Douglas "F No".

Adjourned 7:14pm