

**Minutes
City of Leadville
Regular Council Meeting
June 21, 2016
Leadville City Hall, 800 Harrison Avenue
6:30 PM**

COUNCIL MEMBERS

PRESENT: Gwen Shepherd, Jake Mohrmann, Mayor Greg Labbe, Mayor Pro Tem Max Duarte, Mike Canty, Shoshanah Beck.

COUNCIL MEMBERS

None

ABSENT:

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

PUBLIC

PRESENT: Ryan Fitzmaurice, Jeffrey McGuinness, Michael Ward, Leslie Cook-Knerr and other members of the public interested in today's Agenda items.

Council Discussion Previous to Agenda, Including Public

Discussion regarding council packets format.

Mayor Labbe – Discussion to suggest that the city remove city clerk as elected position and move to a hired position.

Discussion regarding asking HPC & P&Z to report to council once per month similar to department reports. CM Shepherd suggested this for the 1st meeting of the month so it is opposite of department reports.

ASM Dallas – Not sure that would be appropriate to request reports as they are volunteer, but can discuss further.

6:40 PM CALL TO ORDER, ROLL CALL & PLEDGE OF ALLEGIANCE

Public Comments about items not on the agenda.

Jeffrey McGuinness - Banners are very appropriate and are a form of marketing for the area. He thinks that the city should keep them up because they are important to tourism and city should be able to market itself and its benefits.

CM Shepherd – Spoke with Allen Clubb about banners and said that it's CDOT issue because of where they are placed and because they represent a town. they are not an issue.

Agenda Revisions

None

Clerk – Minutes.

Approval of minutes of the regular meeting of June 7th, 2016.

CM Mohrmann moved, CM Beck seconded

Unfinished Business:

Conference call to speak with interested candidate Dave Chimovitz, for the City Council seat in Ward 3.

Mayor Labbe asked how Mr. Chimovitz felt about teamwork in city council. Mr. Chimovitz responded with a response about collaboration and compromise and working together to reach a mutually agreeable decision but at same time providing input.

Mayor Labbe asked about always feeling compelled to reach agreement with other councilmembers in which Mr. Chimovitz responded no, not always.

CM Mohrmann asked what his feelings are about being not elected but being appointed but still having an obligation to serve the public and Mr. Chimovitz response was that his attitude would be trying to be open to his constituents of his ward and representing them but would always solicit their input and interest directly and indirectly.

Council discussed after the conversation ended that the candidate appears to be qualified and confident and his resume reflects the same.

CM Canty moved, Mayor Labbe seconded.

New business

Main Street Committee Update by Nicole Thompson, Sarah Dallas, and Destinee Lukianoff

Destinee worked for Vista Project Dream prior to this position and is a Main Street Revitalization Specialist

Update: Became a Main Street community on January 1st 2016.

Received two scholarships from DOLA for conference in Denver for Saving Places which Nicole and Sarah attended. Hear a lot of similarities of Trinidad and want to get down there to talk about revitalization.

ASM Dallas – many technical components so a lot to get done for DOLA. Doing some things, low hanging fruit, to make sure people know they are working. Destinee will be working on bylaws etc. There is a steering committee with 12 members that is made up of members from the chamber, HPC, businesses and residents. They received another scholarship for National DOLA conference in Milwaukee. It was informative and an opportunity to talk with national conference attendees. Some of the topics were how to make your city cool, market analysis, and a lot of good information. They have applied for mini grant for \$2500 through main street as candidate community to help marketing and banners, both at LT100 about blind marathon runner, Boom Days parade and Christmas parade, invitation to attend main street program at court house.. reps from DOLA July 13 5:30 at courthouse. Leadville mural and paint party is on June 26 – all week.

The street department will be dropping off the planters with flowers.

Mayor Labbe – Asked when they anticipate becoming designated?

Some things are not done yet, but Destinee is working on structural things needed in place.

Need a full time paid coordinator position

Destinee is an Americorps worker with a stipend not a paid position and a paid person is necessary to move to next tier.

ASM Dallas – The idea is that structure of main streets is taken care of by staff member and a department. Main streets is its own department – Destinee will include that in her research.

Mayor Labbe – Asked if anyone from Street Department will supervise light pole painting.

ASM Dallas - Been in communication with street and getting only skilled steady handed people. Base and poled... late Septemeber the top should be painted by professionals.

EDC request for matching funds toward submitted REDI grant of \$65,000 for a URA/DDA and development plan of the Old Railroad Property.

Nicole Thompson - Consultants come in to do full comprehensive study.. how does Lake County compare itself now for the inevitable closing of the Climax mine?

EDC created.. what to put into place to make community more viable and sustainable. Asked for 80k.. asked for match to be waived but they like proposal so they are requesting 20k...

EDC gave 13k, Climax gave 5k and county gave 3k. Selected place out of Ogden, Utah who came on board in January... very focused on end goal.. which here is what to do now. Public presentation on June 30th.

1. Creation and analysis Urban Renewal Authority/Downtown Development plan

If we have ability to get consultant, they have one

2. Master plan development for poverty flats – laying out what development should look like, cost, etc...

3. Looking at master plan for business park for 50 acres around airport – manufacturing not good fit, but flex office, light industrial, high altitude training, etc.. utilities, industries marketing, etc..

EDC providing the 20 percent match – 20k.

Creation of URA/DDA – 25k.. local match 6500 local match

Poverty Flats – 25 k, 6500 local match

Business park – 35k, 7k local match

Requesting 5k from city and county to help offset as EDC has stepped up and put funds up front.

Mayor Labbe – Asked what degree do you have to modify grant?

Nicole – Prefers not to modify at this point

Mayor Labbe – Discussed the old railroad yard being under contract.. has utilities mapped out, vetting 3 firms for development architecture firm and will develop complete plan.

Nicole – EDC will not be able to move forward to help specific developer and would suggest not reviewing that unless it's known if they are getting funding or not.

Mayor Labbe – Urban renewal authority.

If not asking for the old railroad property than what will you ask for match.. probably half.

Split URA creation and master plan development.. or full 5k. Nicole indicated she needs an answer by the end of the month.

City council could agree to do a match based on availability of funds.. assuming money available in budget, than make that commitment in writing on Friday when finance in.

Discussion of the budget and the need for Roy's analysis.

Canty – in favor of voting for per Roy's decision.

Mayor Labbe – Excited about the possibility of a URA. Talked about how the developer knows the property very well and is very serious. He met with two developer/planner architects. He also wants to be annexed with the city. He is talking about businesses along hwy 24, a grocery store, housing, helps increase tax base. Talked about the need for a URA, tax incremental financing and any incremental taxes that come from the project we can give certain percentage back to developer to help developers who would otherwise struggle.

Nicole Thompson – Discussed that not only help by being annexed into city, it could help older buildings on Harrison Avenue who have owners that all have good ideas but are unable to get financing due to unknowns about buildings. URA helps with alternative financing.

ASM Dallas – URA and DDA very confusing but it keeps taxes at base rate as are now.

Assessor adds tax to that and can determine tax break/incentives to that. It does not put us behind. It is a long term investment, a period of time, then go to that new base. Like a retirement plan or 457 plan.

CM Mohrmann – Clarify the match amount at 5000 of the 6500 match.

Public comments -

Leslie Cook-Knerr - Question regarding purchaser.. should that move forward, will that property be subject to existing zoning, etc.? Or can city weigh in on what they would like that to look like?

Mayor Labbe – Subject to what that developer plans, subject to city guidelines, encouraging P&Z to come up with design standards hopefully before they get a PUD in place. Developer wants the look of Leadville.

Mayor Labbe moves that city council agrees to funding the EDC up to 5k based on availability of that money in city's budget after conversations with finance manager on Friday, CM Canty seconded.

Mayor Labbe – said it is a leap of faith.

Affordable Housing/ Development Discussion

CM Mohrmann – What is the city's role in URA/development?

ASM Dallas – subcommittee of council members who sit at table about taxes

Mayor Labbe – ability to have leverage over developer – tax finance is the point of URA.

CM Mohrmann – what part of process can city set requirement? Affordable, multi unit etc?
Mayor Labbe – Warned to be careful of that.. when they present to you their plan of development.

CM Shepherd – how do we have control?

Mayor Labbe – zoning

ASM Dallas – bonds in place subject to, if they do not

Need money to put proper bonds in place in case they cannot complete project

Mayor Labbe – Brooklyn Heights and College Park – Leadville sanitation are examples of the importance of this.

CM Beck – Informed council it is important to go slow in the beginning and make sure bases are covered and make sure what is presented will be beneficial because it's exciting and apprehensive. Want it to be beneficial for entire community.

Mayor Labbe – trails.. walkability, bikeability – using human resources already in place to help

Nicole Thompson – This is a long process and we need to recognize it will take 25 years.

Leslie Cook-Knerr – Policies that city council can pass to help the city that would give city ability to proactively state the percentage of affordable housing.. inclusionary zoning – spell out exact percentages for future developers. Proactive researching possible policies to protect Leadville/community/residents – one suggestion – ask P&Z possible policies to protect community members

Mayor Labbe – Responded that he discussed with planner – in Eagle county that number is 20 percent – is derestricting. Only people who live and work in Lake county can purchase that housing.

CM Beck – Clarified that low income housing is not affordable housing. It is really important to remember we are not just talking about low income, but need affordable housing.

Jim Schneiter – Reminded that there will be a need for increased street and fire crews.

ASM Dallas – will put back inventory for people who want affordable housing. Have full spectrum.

Feasibility study for City/County Consolidation

Mayor Labbe – It is not ready for this meeting and once reviewed, if he feels comfortable to get out to public he will do that as soon as he can.

CM Mohrmann – Asked what steps are next after review.

Mayor Labbe – Need for a team to investigate further and have that conversation with council and commissioners.

Chief Dailey – Asked if Mayor Labbe was willing to share with department heads to look at.

Mayor Labbe explained how the Docking Institute bid came in low enough that he commissioned a second study by Joe Swyers and was still under the budget.

CM Beck asked if they are both studies of the same subject.

Mayor Labbe suggested that Joe Swyers was more intimate with knowledge of city and Docking Institute more arms length approach which would give two perspectives.

CM Mohrmann asked if all of the funds were used.

Grant was for \$21k total.

Sale of Chesnut Street Property Discussion

Mayor Labbe met with owners yesterday. They want to do the swap. He sent a message to attorney to see what needs to be done to do swap and talked to realtor to do brokers value because it must be dollar for dollar or one party has to make up difference.

ASM Dallas – It is not required to go to ballot and can be a fair and legal swap.

CM Beck – Clarifying that there are 7 lots.

Mayor Labbe explained that the intent is to swap 3 lots on back. There are 4 more lots..

should we consider purchasing those? Owner wants 75k for all 4.. almost 19k each. Suggest to have an analysis done and get back to him. Thinks a lot in Leadville is worth 12k. If he's not willing to be reasonable, will not be able to get them all.

TUP 4th July Parade Chamber of Commerce

CM Canty – City will provide announcement stand?

Michael Ward – Boom Days will provide that.

ASM Dallas – Asked if street department helps.

Jim Schneider – Explained that they are working together with them.

Discussion regarding being a dog free event.

Saige Bertolas – Officers on foot telling people – can put signs back out again like ski joring. Some people want dogs, but it helps a lot to not have them.

CM Shepherd – disagree.. those with dogs traveling – why is Leadville a dog free town?

Saige Bertolas – many people bring large chained pitbulls downtown, not like other cities.

MPT Duarte – dog free because of safety of animal.

Discussed which event are dog free and why.

CM Canty moved, Mayor Labbe seconded.

TUP 4th of July Sports Hall of Fame Firecracker 5K

Mayor Labbe – simple event and have done it for years. Police and street have had minimal or no problems in past.

Mayor Labbe moved, CM Canty seconded.

Upcoming Meetings: Meeting Planner

Discussion of the new format. Decision to put the information in the list and just the title's on the actual calendars.

July 5th – Jake Mohrmann will not be here July 5th

CM Shepherd and ASM Dallas – who sells tickets for TOH – City, TOH, Chamber and online

CM Beck – opportunities for council to have tickets on them as they talk to people to encourage conversation.

ASM Dallas – come see her and she will give them to council wishing to sell.

Sell tickets for WMD this weekend!

Department Reports and upcoming meetings.

• Police Department

Sergeant Dawe was on vacation but graphs will be included next month.

CM Shepherd – how's the new chief? Where is he and how's it working?

In Grand Jct at Chief's conference and will be back on Thursday.

He will be coming to council soon to update some things

Cars – street crew worked with them today to pull radios and finishing touches.

Street dept does all vehicle maintenance work for free – old cars have been auctioned off after stripping down. Street can utilize lightbar and just change colors.

• Animal Shelter

Deb does an excellent job at marketing – adoption fees up

• Street Department

Been working on PD – The Dodge pickup needs a transmission – 95 Dodge, 120k miles, new Impala that has A/C issues.

Sweeper with rotating - just picking up and almost done sweeping. Will go back and touch up after events. Started painting the avenue – but ran out of paint

Mayor Labbe – 20 feet before intersection, not after and Jim responded that it is state law to do 20 feet on both sides.

State trooper pulled them over about issues with truck.

CM Shepherd – Asked about taking PD truck and giving to the street. They would like to do something with it but not sure plan.

Will get certification for Traffic Control Specialists and flaggers

Send a couple guys to a training

• Fire Department (April & May)

Prevention and Public Ed booth at the BBQ – Phyllis is a volunteer who is wonderful and she'll be helping. They are waiting to hear back on a grant.

Finally getting in groove of new personnel coming on – three new firefighters, so there has been training every day.

Working with state and feds working out a glitch within in System – national deployment
2 local wild land fires already – be safe because things are dry – fire season afterall - both intentional and investigations

New Engine- July 15th completion date. Hopeful to get in service by Boom Days.

Hospital MRU possible– Drive on secondary calls for secondary medical/housing option

- **Administrative Services Manager**

Gave highlights in meeting today. Tabor Opera house been time consuming – get word out for tickets!

CM Beck – appreciated the P&Z agenda and resources – Sarah to send out to council – agenda and minutes.

Treasurer's Reports.

Bills

Why internet bills different?

Charter: Roy allocated differently – can come in and look at.

CM Shepherd – Conservation Trust Fund – parks ads –

ASM Dallas – contract work for parks and snow removal because couldn't fill position

Mayor Labbe – second page – TOH Earnest deposit 20k, part of 100k we committed last year – at closing we will owe 80k.. and receive back should we not close. CM Canty moved, CM Beck seconded

May Financials

Sales tax up and hope that increased revenues will increase – everything 3 months behind so looking at winter months being up.

Sales Tax Summary

42 percent - salaries are down, but were shorthanded for many months

All departments doing a good job paying attention to budgets.

Mayor's Report

Talked about consolidation, poverty flats, community cleanup - both state reps showed up and helped, CML Conference tomorrow and Thursday. Discussed hoping to get details on whether or not funds have been freed. Reminder of the BBQ this weekend. Meeting with DOLA. Marathon was a big success last weekend.. had honor of greeting runners and will do same at BBQ.

Council Reports

CM Beck – Announced Bike to Work Day tomorrow.

Ride Along with Officer Reynolds – thought it was interesting to be on law enforcement side and nice to get to know city employees.

CM Canty – Taste of Leadville went over well on last Thursday – Business after Hours

Adjournment. 9:14 pm