



## CITY OF LEADVILLE

800 HARRISON AVE.  
LEADVILLE, CO 80461

### REGULAR COUNCIL MEETING MINUTES

Tuesday,  
June 6, 2023

6:00 P.M.

Council Chambers & Zoom

1. **Call to order** of regular council meeting at 6:04 p.m.
2. **Roll call:**
  - a. **Present:** Mayor Labbe, CM Hill,. MPT Greene CM Forgensi/Thomas, CM Lauritzen, CM Luna-Leal, and CM Grant
  - b. **Absent:**
- Staff Members Present:** Deputy City Clerk Hannah Scheer, Administrative Assistant Lori Tye, City Administrator Laurie Simonson, Planning Director Chapin LaChance, Interim Chief of Police Ken Chavez
3. **Approval of the agenda:** CM Luna- Leal **moved** to approve the agenda as amended, and CM Hill **seconded**. All present were in favor.  
**Agenda Revisions:** Add City Administrator's report as 6A
4. **Housekeeping Matters:**
  - a. Community Clean-Up will be 6/11 at 12:00 p.m.
  - b. CM Grant would like to add a discussion regarding the uses of 809 Spruce to an upcoming agenda
  - c. CM Luna-Leal would like to discuss the housing crisis and how it affects people with set income and how people are being pushed out of the community they grew up in.
5. **Public comments for items not on the agenda:**
  - a. **Kristi Galarza**
    - i. Lake County has the highest amount of cost burdened renters in the State
    - ii. 63% of renters in Leadville pay more than 30% of their income in rent per month
    - iii. Lake County will run 2 Town Halls in June about Short-Term Rentals
      1. 6/15 6:00-8:00 p.m. - Twin Lakes
      2. 6/21 6:00-8:00 p.m. - Freight
  - b. **Steve Prestash**
    - i. Said the Pledge of Allegiance - many people in the room joined in
    - ii. Concerned about the dual roles several people hold in Leadville
    - iii. Stated that standards for public officials have declined
    - iv. Is concerned about the community promoting prosperity for realtors versus residents

**c. Jackie Whelihan**

- i. Invited community to join event called “Fading West” on June 13th at 11:00 a.m.

**d. Tim Bergman**

- i. Hazard Mitigation Plan has been funded and the request for proposal will be sent out soon. \$750 cash match and \$520 in-kind match.

**6. Presentations and Discussions:****a. City Administrator’s Report:**

- i. Street Department has finished the parallel parking signs at the Post Office, the diagonal parking lines have been removed. There is a Leadville Police Department squad car parked as an example of the change for the public. The Street Department and the Interim Chief have been spreading the word and flyers went up at the Post Office today in English and Spanish.
- ii. Signage for the new City parking lots has been completed. The lot behind Western Hardware - one sign on each end, and the Community Banks Parking lot with a sign in the alley and on each end of the lot. 5th and Harrison also has a new sign showing the direction of public parking.
- iii. Street Department also raised the signs for electric vehicle parking because they were too low for people to see from the street.
- iv. Government contracting workshop available for small businesses at the Colorado Mountain College campus:
  - 1. 6/8 8:00 a.m. - 5:00 p.m.
  - 2. 6/9 8:00 a.m. - 1:30 p.m.
- v. Animal Shelter has a new washer and dryer that the Street Department picked up and installed for them. Planned Pethood contributed \$1600 toward their new washer and dryer.
- vi. Police Department Town Hall will be June 12th at the Freight at 5:30 p.m. There will be an ad in the paper, there are flyers are around town, and the Community Service Officers are passing out flyers.
- vii. The Mayor and City Administrator attended the Colorado Municipal League legislative updates meeting in Salida.
  - 1. The bill enacting the plastic bag fee had an error that didn’t require the fee to be remitted to the City until 2024 but it has been corrected.
  - 2. House Bill Right of First Refusal passed - there will be a discussion to be had regarding whether or not Leadville wants to participate in that.
- viii. The Mayor and City Administrator attended Climax 2nd quarter community update on May 24th. 70 vacancies at Climax currently being filled by contractors.
- ix. Parklet construction is near completion and landscaping will start in June, ribbon cutting sometime in July. Thanked Hope for Homes to help making sure it gets completed. CM Forgensi asked to make sure the sidewalk follows Americans with Disabilities Act accommodations.

**b. Leadville Boom Days Temporary Use Permit Discussion**

- i. Kristof is the acting president
- ii. No changes this year other than the theatrical “gun performance” which has been cancelled.

- iii. Specific language regarding St. Vincents and the Emergency room will be added.
  - iv. CM Luna-Leal expressed concern having the show or the theatrical fight in the first place.
- c. **City Support for the Leadville Lake County Regional Housing Authority to Apply for Proposition 123 Funding on Behalf of the City of Leadville**
- i. Jackie Whelihan gave a presentation as to why opting in to Proposition 123 would be a good opportunity for Leadville and asked for support from the Mayor and City Council for her and her team to apply for the funding on behalf of the City.
  - ii. City Council and the Mayor offered their support.
- d. **City Support for Lake County Build a Generation to Apply for a Grant to Cover the Cost of Updating the Needs Assessment for the Leadville Lake County Regional Housing Authority and an Inclusionary Zoning Report for the Housing Coalition**
- i. Kristi Galarza gave a presentation as to why a grant opportunity from USDA Rural Development would be a good opportunity for Leadville and asked for support from the Mayor and City Council for her and her team to apply for the grant on behalf of the City.
  - ii. CM Hill, CM Luna-Leal and CM Lauritzen acknowledged the need for a needs assessment update. There hasn't been a needs assessment since 2018.
  - iii. Potential to revisit inclusionary zoning conversation.
  - iv. City Council and the Mayor offered their support.
- e. **Discussion Regarding Mayor Salary**
- i. CM Lauritzen would like the Mayor to have some oversight and assist in setting policy, is in favor of increasing the salary.
  - ii. CM Luna-Leal agreed with CM Lauritzen and added that he would like to see the position have a salary that can afford anyone the opportunity to hold the Mayoral position as a job. Added if the City Council as the ability to hire/fire the City Administrator, he would like the Mayor position to be part-time. Would also like to see some type of system for employees to report goings-on at City Hall to City Council.
  - iii. MPT Greene favors the "weak-Mayor-system," in which the Mayor is a representative of the City, it is a part-time position, and would leave the salary more or less as it is with the potential for a small adjustment. Added she would like to see the funds go to hired positions.
  - iv. CM Grant echoed MPT Greene and stated she would like to clarify whether the position will be part-time or full-time.
    - v. Mayor Labbe said there is a State Statute that sets the terms of part or full time.
  - vi. City Administrator commented that the Mayor's duties are set in statute and in our code. How much someone applies themselves to the position depends on the person.
  - vii. CM Hill would like to keep the salary the same, as we have embraced a "weak-Mayor-system" in hiring a City Administrator. Would like to see more investment in paid positions. Stated that he thinks the Mayor should be more of a "ribbon-cutter, baby-kisser, hand-shaker" type of position.
  - viii. CM Forgensi shares other council members sentiment that they have made several investments in the City with new positions and other investments in "human capital." If the City Administrator is running day-to-day operations, the Mayor should be a more

part-time position. Would like to see someone dedicated to the community. Is in favor of keeping the salary the same with potential increase from a “cost-of-living” standpoint.

- ix. Benefits are available to the Mayor.
- x. A salary change would need an ordinance passed.

## 7. Action Items:

### a. Resolution No. 10, Series of 2023: Declaring a Vacancy and Appointment to Ward 3 Seat

**\*No actual motion took place\***

CM [REDACTED] moved to approve the Resolution No.10, Series of 2023: Declaring a Vacancy and Appointment to Ward 3 Seat, CM [REDACTED] seconded. All present were in favor.

City Council voted privately and appointed Rebecca Thomas with a vote of 4 in favor as CM Forgensi’s replacement on City Council until 11/7/2025.

Rebecca Thomas was sworn in as a Council Member by Mayor Labbe and took her seat.

### b. Summer Nights at Zaitz - Music in the Park Temporary Use Permit

CM Hill moved to adopt Summer Nights at Zaitz - Music in the Park Temporary Use Permit; CM Luna-Leal seconded.

	YES	NO	Abstain	Absent
CM Lauritzen	*			
CM Luna-Leal	*			
MPT Greene	*			
Mayor Labbe	*			
CM Grant	*			
CM Thomas	*			
CM Hill	*			

### c. Ordinance No. 3, Series of 2023: An Ordinance Repealing and Reenacting Chapter 17.44 Of the Leadville Municipal Code Concerning the Regulations Governing the City’s National Historic Landmark Overlay District- 1st Reading

CM Luna-Leal moved to adopt Ordinance No. 3, Series of 2023: An Ordinance Repealing and Reenacting Chapter 17.44 Of the Leadville Municipal Code Concerning the Regulations Governing the City’s National Historic Landmark Overlay District- 1st Reading; CM Grant seconded. Second reading scheduled for 6/20/2023.

	YES	NO	Abstain	Absent
CM Lauritzen	*			
CM Luna-Leal	*			
MPT Greene	*			
Mayor Labbe	*			
CM Grant	*			
CM Thomas	*			
CM Hill	*			

d. **Resolution No. 11, Series of 2023: A Resolution Amending and Extending the Leadville Railyard Subdivision Improvement Agreement**

CM Luna-Leal moved to **Resolution No. 11, Series of 2023: A Resolution Amending and Extending the Leadville Railyard Subdivision Improvement Agreement**; CM Hill seconded.

	YES	NO	Abstain	Absent
CM Lauritzen	*			
CM Luna-Leal	*			
MPT Greene	*			
Mayor Labbe	*			
CM Grant		*		
CM Thomas	*			
CM Hill	*			

8. **Council Reports:** None

9. **Mayor's Report:**

- a. Golden Burro received a National Historic Plaque

**10. Public Meetings Planner: None**

**11. Public Comments:**

**a. Steve Prestash**

- i. Read a quote from a New Yorker article regarding conflicts of interest.

**Adjournment:** 9:38 p.m.

**APPROVED** this 5th day of July by a vote of 5 in favor 0 against, 0 abstaining, and 2 absent.

CITY OF LEADVILLE, COLORADO

ATTEST:

By

  
\_\_\_\_\_  
Deputy City Clerk

