



CITY OF LEADVILLE

800 HARRISON AVE.
LEADVILLE, CO 80461

REGULAR COUNCIL MEETING MINUTES

Tuesday,
August 15, 2023

6:00 P.M.

Council Chambers & Zoom

1. **Call to order** of regular council meeting at 6:00 p.m.

2. **Roll call:**

- a. **Present:** CM Thomas, CM Grant, CM Luna-Leal, MPT Greene, CM Hill
- b. **Absent:** Mayor Labbe, CM Lauritzen

Staff Members Present: Deputy City Clerk Hannah Scheer, Administrative Assistant Lori Tye, City Administrator Laurie Simonson, Planning Director Chapin LaChance, Human Resources Director Erin Lusin, Chief Dailey, Sergeant Ortega, Animal Shelter Manager Caitlin Kuczko, Street Department Director Tony Medina, and acting as City Attorney, Evin King

3. **Optional Pledge of Allegiance or Moment of Silence**

4. **Approval of the agenda:** CM Luna-Leal moved to approve the agenda, and CM Thomas seconded. All present were in favor.

a. **Agenda Revisions:**

- i. 10E - \$.25 should be .25%
- ii. Economic Development presentation removed

5. **Housekeeping Matters:**

- a. CM Luna-Leal congratulated the County on their new purchase, suggested a potential collaboration on landlord status.

6. **Public comments for items not on the agenda:** N/A

7. Consent Agenda:

CM Grant **moved** to approve the minutes of August 1, 2023; CM Luna-Leal **seconded**. All present were in favor.

REVISIONS: N/A

8. Department Reports:**a. City Administrator's Report:**

- i. Thanked City employees for successful Boom Days event and good collaborative effort. The only lost item was a fanny pack.
- ii. Thanked the Police Department and the Street Department for a good event weekend for the LT 100 while operating with a lean staff and doing a fabulous job.
- iii. TransRockies Race is tomorrow, 8/16
- iv. The City and County have been exhibiting good teamwork
- v. The new parklet was open during Boom Days. 9/7 will be the official opening. The ore carts seem to be a popular photo opportunity.
- vi. The electric vehicle charging station has a broken plug and a request for repair has been filed.
- vii. Requests for civil engineers to assess the requirements for ADA parking (Americans with Disabilities Act)
- viii. C4 grant in partnership with energy smart assistance program
- ix. Krisit Galarza will be attending the Colorado Ski Towns meetings as the representative for Leadville.
- x. The County sent an email out letting everyone know that there is a dye-tracing study being performed on the river so a light yellow or green color may be noticed in the water, but it is not toxic and is a part of the Colorado Geological Survey.
- xi. Cyber security training has gone well, a very small number of people have clicked on the phishing test emails.
- xii. The Mayor is in Ireland enjoying the local culture.
- xiii. Upcoming Work Sessions:
 1. 8/29 - Planning and Zoning - Title 17
 2. 9/12 - Short-Term Rental Cap
 3. 9/26 - To be determined - potential goal-setting session
- xiv. The new building for the community center has a closing date of 9/14/2023. Appraisal and survey is underway. No issues have been identified with the title of the property.

Department heads gave their monthly reports.

9. Presentations and Discussions:**a. Discussion Regarding Supplemental Budget for the Leadville Lake County Regional Housing Authority.**

- i. \$300,000 request
- ii. 20 unit build between the hospital and school district land
- iii. \$378,304 toward new estimated cost
- iv. 2nd grant for 5 unit apartment house will close on 10/18, 50% match grant
- v. Need to add additional staff
- vi. Would like to do some more strategic planning
- vii. Contract with DOLA for 2 sites
- viii. Horizontal infrastructure exists, 2nd as for vertical infrastructure
- ix. Mentioned Proposition 123, land banking opportunities, and funding opportunities for affordable housing.

b. Discussion Regarding Adjustment to the City/County Intergovernmental Agreement for Housing Director Services

- i. Suggested cost of living and merit based increase going forward. Would like to see this in 2023 rather than start in 2024

c. Presentation Regarding Economic Development Corporation Update - **REMOVED****d. Discussion Regarding 809 Spruce and Its Uses**

- i. CM Grant:
 1. Is there any movement toward obtaining a property management company for the house?
- ii. City Administration Simonson:
 1. Amy Tait is possibly interested, she has questions about the contract itself.
 2. Having a property management company helps in that they offer services that we don't have access to, like performing credit and background checks, performing showings, etc.
 3. Mentioned credit checks are part of the process and used by other cities as well.
- iii. CM Luna-Leal:
 1. Questioned why we are having credit checks in the first place. Mentioned it seems unfair given that the system of credit is a broken system and takes away housing opportunities from people.
- iv. CM Thomas:
 1. Can the Regional Housing Authority take on the roll of property manager?

10. Action Items:**a. Resolution No. 17, Series of 2023: Coordinated Election Intergovernmental Agreement**

CM Hill moved to approve **Resolution No. 17, Series of 2023: Coordinated Election Intergovernmental Agreement**, CM Thomas seconded.

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

b. Resolution No. 18, Series of 2023: Proposition 123 Intergovernmental Agreement

CM Luna- Leal moved to adopt **Resolution No. 18, Series of 2023: Proposition 123 Intergovernmental Agreement**; CM Hill seconded.

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

c. Ordinance No. 4, Series of 2023: An Ordinance Amending Section 2.40.030 of the Leadville Municipal Code Concerning the Compensation of the Mayor - Second Reading

Public Hearing opened at 7:43 p.m. Public Hearing closed at 7:46 p.m.

Public Comment opened at 7:45 p.m. CM Luna-Leal moved to close the Public Comment portion at 7:45 p.m.

CM Grant moved to approve Ordinance No. 4, Series of 2023: An Ordinance Amending Section 2.40.030 of the Leadville Municipal Code Concerning the Compensation of the Mayor - Second Reading; CM Thomas seconded.

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

d. Certificate of Appropriateness for the Ross-Ricketts Residence; 304 W. 7th St.

Public Hearing opened at 7:52 p.m., Public Hearing closed at 8:07 p.m.

Public Comment opened at 8:04 p.m., Public Comment closed at 8:06 p.m. CM Hill moved to close the Public Comment portion of the hearing, CM Grant seconded.

CM Thomas moved to approve the Certificate of Appropriateness for the Ross-Ricketts Residence; 304 W. 7th St.; CM Grant seconded.

	YES	NO	Abstain	Absent
CM Lauritzen				*
CM Luna-Leal	*			
MPT Greene	*			

Mayor Labbe				*
CM Grant	*			
CM Thomas	*			
CM Hill	*			

e. Potential Ballot Referral Regarding a .25% Sales Tax for a Pool

- i. The City does not have a sales tax, the County does
- ii. As much as everyone wants a pool, it is agreed that the ballot measure should be done in a more official manner and be prepared for next year.

f. Motion to Approve the Energy/Mineral Impact Assistance Fund Grant for the Tabor Opera House Preservation Foundation

CM Hill moved to approve the **Energy/Mineral Impact Assistance Fund Grant for the Tabor Opera House Preservation Foundation**; CM Thomas seconded the motion. All present were in favor.

11. Public Comments:

a. Diane Smith

- i. Called her lawyer and said it is not true that council can't advocate for a measure once an issue is on the ballot.
- ii. Elected officials can speak to anyone they'd like, it doesn't violate Colorado law
- iii. Would like to get the PBSwims and City attorneys together because she believes the City is receiving bad advice.
- iv. Attorney Evin King offered to send out a Fair Campaign Practices memo that clearly explains what you can and cannot do.

12. Council Reports:

a. CM Luna-Leal:

- i. Would like to see a more direct approach to working with established partners regarding housing. Establish professional relationships with non-profit organizations.

13. Mayor's Report: N/A

14. Public Meetings Planner:

- a. 8/29 - City Council work session regarding Title 17 with Planning and Zoning
- b. 10/13 - Fair Housing Fare 4-7 p.m. at the Freight. The Housing Coalition is the host

Adjournment: 9:05 p.m.

APPROVED this 5th day of September, 2023 by a vote of 6 in favor 0 against, 0 abstaining, and 1 absent.

CITY OF LEADVILLE, COLORADO

ATTEST:

By



Deputy City Clerk



