



## CITY OF LEADVILLE

800 HARRISON AVE.  
LEADVILLE, CO 80461

### REGULAR COUNCIL MEETING MINUTES

Tuesday,  
September 5, 2023

6:00 P.M.

Council Chambers & Zoom

1. **Call to order** of regular council meeting at 6:02 p.m.
2. **Roll call:**
  - a. **Present:** Mayor Labbe, CM Hill, MPT Greene CM Thomas, CM Lauritzen, CM Luna-Leal
  - b. **Absent:** CM Grant

**Staff Members Present:** Deputy City Clerk Hannah Scheer, Administrative Assistant Lori Tye, City Administrator Laurie Simonson, Planning Director Chapin LaChance, Street Department Director Tony Medina, City Attorney Evin King

3. **Optional Pledge of Allegiance or Moment of Silence**
4. **Approval of the agenda:** MPT Greene **moved** to approve the agenda as amended, and CM Thomas **seconded**. All present were in favor.

**Agenda Revisions:**

- Add update on Justice Center planning and the County decision making process as 8C
- Add Street Department paving updated as 8B

5. **Housekeeping Matters:**
  - a. Mayor - last day for House with the Eye and the Tabor Home
6. **Public Comments for Items Not on the Agenda:** N/A

7. **Consent Agenda**

CM Luna-Leal **moved** to approve the minutes of August 15, 2023, CM Hill **seconded**. All present were in favor.

Revisions: None

8. **Presentations and Discussions:**

- a. **City Administrator's Report:**
  - i. 2022 visitor data: growth trajectory on point, outpacing 5% for the State
  - ii. 9/14/23: Community Center closing 4:00 pm at City Hall

1. Clear title appraisal
  2. Seller hosting and paying for refreshments
  3. Cake/celebration
  - iii. Data for highway user tax fund:
    1. 2024 = \$122,126.97
    2. 2023 ~ \$118,000.00
  - iv. Positions to fill at City Hall:
    1. Police Officers
    2. Administrative Assistant
    3. Finance Director
    4. Street Department Worker
    5. Police Chief (hiring committee to be formed)
- b. Street Paving Update:**
- i. Top of 2nd Street between Ash and Alder - done with grater and rotomill
  - ii. Working on 8th Street - wide and long block
  - iii. 40-50 hours of work to complete
  - iv. 6th Street had some cave-in areas filled
  - v. 600 block of 7th Street needs work after the big storm
  - vi. \$200,000.00 in paving fund, ~\$130,000.00 already spent
- c. Community Justice Center Update:**
- i. 10/19 County work session
  - ii. 7/2022 City voted to be a part of the project
  - iii. \$5 million cap contribution from the City - Police Department and Municipal Court space included
  - iv. Pricing is not 20-30% higher than originally expected. Was \$45 million, now around \$65 million
  - v. Will be done in 3 "chunks"
    1. Detention and support functions
    2. Courts
    3. Law Enforcement
      - a. Police Department
      - b. Sheriff Department
      - c. Dispatch
      - d. Private meeting space
  - vi. Plan A:
    1. Looking for savings, hoping contractor market cools off
    2. New build on Harrison and Monroe
    3. Construction for plan is 100% prepared
    4. Need to finish City permitting
  - vii. Plan B:
    1. Awaiting response from Commissioner Fiedler to clarify for notes
  - viii. Plan C:
    1. Looking for architecture firms and engineers to see if they can renovate and expand on current building

- ix. \$4 million in grants so far on a 3 year operating budget
  - 1. Underfunded courts program grant opportunity

**d. Leadville 7 Annexation:**

- i. Kyle Lynch - land planner from Boulder
- ii. Bob Armstrong - builder from Texas
- iii. Chris Durluo - Tetra Tech in Frisco
- iv. Site Context:
  - 1. located east of City limits - near but not adjacent to the County
  - 2. Zoned as "future residential"
  - 3. Leadville 7 owns 8 acre parcel
  - 4. Balancing City characteristics with need for future City grid
  - 5. Development with City through annexation
  - 6. Deed restricted lots
  - 7. 120-160% AMI
- v. Workforce housing coordination with City
- vi. 65 hillside development lots, 107 units
- vii. Mayor brought up traffic flow concern - with conversations be had with CDOT?
- viii. Lead level research - will be some remediation and mitigation required
- ix. Annexation is the only way the City would have any say in the process
- x. What about run-off? Concern with the area
- xi. 10/10 work session to accompany goal setting

**e. Leadville Lake County Regional Housing Authority August Update**

- i. Land is an issue - County and hospital attorney are reviewing
- ii. Lead and arsenic on the sight - needs remediation
- iii. Need a "bare-bones" budget to get started, looking for a grant match
- iv. 20 affordable housing units
- v. Looking in to "land banking"
- vi. Potential housing at the Harrison ball field
- vii. \$300,000.00 in addition to 2A money (~\$100,000 left)
  - 1. Would have to come out of the General Fund
  - 2. \$190,000 outstanding
- viii. City Council asked for a breakdown and explanation of what funds would be used for
- ix. 315 people seeking rentals, 65 people interested in affordable housing
- x. 10/11 full day strategic planning session - potentially at CMC

**9. Action Items:**

**a. Leadville Lake County Regional Housing Authority Funding Request**

**DID NOT TAKE PLACE**

CM \_\_\_\_\_ moved to approve Leadville Lake County Regional Housing Authority Funding Request, CM \_\_\_\_\_ seconded.

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

**b. Trick or Treat on Main Street Temporary Use Permit**

CM Luna-Leal moved to approve Trick or Treat on Main Street Temporary Use Permit, CM Thomas seconded.

MPT Greene moved to approve the request for a \$750 stipend to buy candy for Trick or Treat on Main Street, CM Luna-Leal seconded. All present were in favor.

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

**10. Public Comments:**

**a. Steve Prestash:**

- i. Commented on the lack of procedure in letting him speak before a vote
- ii. Spoke about voting in “bullies”
- iii. \$1872 to get an annual subscription to the newspaper

- iv. Discussed election threats/crimes - threatening election workers - misconduct taken seriously
- v. Has the City acted or instigated a criminal act? May speak to District Attorney

**11. Mayor's Report:**

- a. Trip to Ireland was fun and meaningful
- b. 3 people from Allihies will be in Leadville for the Irish Memorial dedication
- c. Proud of the Irish community

**12. Council Reports:**

- a. CM Luna-Leal:
  - i. Weatherizing grant for mobile home parks time period has passed - they are not processing any applications at the moment.
  - ii. Suggested created sub-committees for special projects
- b. CM Thomas:
  - i. Would like to be more involved with the swimming pool measure with language for joint involvement between the City and County

**13. Public Meetings Planner:**

- a. 9/9 Community Dinner at 3:00 pm
- b. 9/8-9/9 Fall Foliage Relay
- c. 9/15 Healy House display
- d. 9/16 Irish Miners Memorial - 10:00 am at Evergreen Cemetery
- e. 9/22 C4 Harvest Dinner
- f. 10/10 Leadville 7 work session
- g. 10/14 Tentative Station II grand opening
- h. 10/20 or 10/21 Camp Hale 1 year commemoration
- i. No Leadville Urban Renewal Authority meeting this month

**Adjournment: 8:13 p.m.**

**APPROVED** this 19th day of September by a vote of 6 in favor, 0 against, 0 abstaining, and 1 absent.

CITY OF LEADVILLE, COLORADO

ATTEST:

By

  
Deputy City Clerk



