

City Of Leadville Minutes
Special Meeting
Tuesday, January 24th, 2017 at 6:30 P.M.
800 Harrison Avenue, Leadville

1. Call to Order of special meeting, Pledge of Allegiance & Roll Call.

4. Public Comments about items not on the agenda (up to 3 minutes):
None

5. Public Hearing and consideration of Resolution No. 3, Series 2017, Setting Forth Certain Findings of Fact and Conclusions as to the Annexation of Certain Property known as the Railroad Property.

Mayor Labbe read Public Hearing script into the record.

Attorney McAskin – 4 steps. First two are procedural. The purpose of the substantial compliance resolution is to make sure in compliance with state law. State law requires specific notices, posting for 4 consecutive weeks and all of the notices for taxing districts.

Point out page 3 criteria – Explained the criteria on page 3 and that the criteria has been met. There are firm findings in the staff report to show the eligibility of the annexation. Open up for public comments.

In favor –

Craig Schreiber – would like to see Leadville grow. It's appropriate and in favor. His job is associated with growth and development.

Nicole Thompson – Read letter in support of the annexation petition. Explained the commercial development, sales tax opportunity and a long-term development partnership. Explained the expectation of communication between the city and High Country Developers. The LLEDC is available to offer assistance throughout this process and supports this.

In Opposition – None

Close – Labbe moved, Gowing second

Adopt Resolution 3 - Mayor Labbe moved, Beck seconded. 6-0 1 Absent

6. Public Hearing and seconded reading of Ordinance 1, Series 2017, An Ordinance Annexing Certain Land To The City Of Leadville, Colorado Known As The Railroad Property Annexation No. 1, 2, 3 And 4

Mayor Labbe clarified with ASM Dallas & Attorney McAskin about procedural process. Kristin Ayers – lives in adjacent property and has a tourist railyard.

In opposition – None

Applicant will give presentation – John Lichtenegger??

Retired Real Estate Lawyer – Explained the history of his interest in the property. The site was taken off the EPA Superfund site last year and sewer is now in reasonable distance. Daughter, Ronnie Pelusio, Melissa Harrison, architectural assistant and Craig Schreiber inspired him. Pel-ona website.

Ronnie Pelusio – Partnering with Wolff Lyon Architects on this project. This is a great opportunity to impact communities. This is a sketch plan and is preliminary, but the big picture ideas that will be implemented on this site. The principals are modern day

sustainability, will allow for historic neighborhood, walkable neighborhoods, porches, sidewalks, trees, and where people can know one another while feeling safe and being able to walk to their needs.

Explained the "Leadville Railyards" Annotated Site Plan. The red is predominately the commercial area, and as the colors get lighter the larger the lot and the less the density. Larger single family homes will be at the East. Network of streets, parks and green space have a lasting effect for future generations. Explained planning techniques to naturally slow people down, park, daycare, and designed streets to link with current streets and directly with school. Propose to keep Mineral Belt Trail in the neighborhood. There will be a 1 acre central park with several pocket parks for smaller community gatherings and neighborhood interactions. There are open space opportunity and large scales. The road is the lowest point. Use existing topography in creative ways and many different building types. When in neighborhood you would look over the buildings in front near road. Consciences of existing railroads and green to have the natural environment transitions. Streets will also change. Larger at west side and more narrow toward East side. Less sidewalks and less on street parking toward rear. Brown - apartment or townhouses, yellow at corners are duplexes, light yellow are village lots and front loaded lots are far east which will help railroad property. Went on to explain each type of home on page 2 of the presentation. A lot of building types offering a lot of diversity for the community. Backyards and no maintenance requirements with common space. This will draw different demographics and age ranges. It also offers variety of income. What he hears from the city is that the city is looking for architectural style that honors the city and the history of where this came from and believes we will come to a common goal. This is just to show real life examples and can be changed. Explained the last page that shows between 150-250 units and explained the possible changes in the preliminary plans. Wants a neighborhood that is compatible, provides social, economic asset to city. They want to facilitate healthy community and healthy lifestyles.

CM Chimovitz - Questioned the visibility standpoint of slowing people down. Ronnie suggested a grocery store as an example. Clarified the gas station and the potential grocery store with visible parking. Asked ballpark on single family home price due to the work on affordable housing - Ronnie suggested Lee & John up. John offered ballpark at about \$275-400. The apartments/condo's in high \$200's. The lowest at \$200k and likely not going over \$400k. Anticipate other builders may want to participate and will allow them to buy with the assistance of their architects.

CM Chimovitz - suggested national average to be about 330k.

John - suggested that the cost of infrastructure is very high here due to iron rather than pvc that he is used to at lower elevation.

Asked what percentage of current population could afford to live here? Mayor Labbe suggested that what we need is from the \$150-170k range.

ASM Dallas - Recently adopted Comprehensive plan & EDC Strategic plan - Affordable Housing Cohort working on this as well. Heard of lack of infill and development for decades which has been picked up by second home owners. There is a potential that development could drive other things to come back on market.

John - will allow an individual to buy a lot and build own home with own contractor.

CM Chimovitz - suggested that this may not be the land that could provide the affordable housing.

ASM Dallas – explained that this project is not designed to meet that goal of affordable housing. Create a commercial corridor with sales tax possibility and increase operational budget.

Mayor Labbe – Is there a way to protect the railroad from people building and then complaining about the train. Thinks they should consider as city council how to protect the current businesses.

Kristen – knows this will continue to be a problem.

John's daughter – NAME???

Welcome to feedback through the process. Hope the railroad is not a problem.

Kristen – how can we do this upfront without the sales tax and keep plowing, maintenance, etc. Before the sales tax comes in.

Mayor Labbe – this will not all happen at once and it will be a ten year process. As the homes are built, the property tax will go up and the city will receive money. Grocery store is not a good source of sales tax. The need for services will develop slowly and city may need to front some slowly over time.

Jill Smith – Likes the plan but has some issues. Big challenge with snow removal and one of the proposed street and smaller streets with parking on streets which is an issue right now and there is no place for snow. Passionate about We Love Leadville wall and wondering what the plan is for that. Also wondering about flow with sidewalks and we don't have many sidewalks in our town. Asked about adding sidewalks in existing neighborhoods. Mayor Labbe responded that this is not related to this development. What the number of housing units that was planned in there.

Ronnie responded – understands significant snow and snow management issues. There are many ways in which that is managed. In the alleys the garages are set back with enough space for snow in the areas between garages and alleys and 7 foot strip. The streets on East end with parking on one side and easily stack snow on other side. Alternate assignment of street parking. These homes will all park themselves. Street parking will all be additional. Will definitely be doing research on character of community and local supplies etc. It would be difficult to keep the "We Love Leadville" sign. It creates a place out of a placeless space. The thing that gives it identity is a sign in that field. It's what you associate with the site today. The community that is being proposed that will be a greater asset that the community will be proud of much more than that sign. It's a wish to keep that sign, but not sure that they could keep it.

Kim - Concerned about rent being too high already in commercial buildings – fast food?

John – Build the sidewalks at no cost to the city. The commercial part in hopes to sell to people who will own businesses. Build to suit to sell or bring own builder to build, not to rent. Will be selling lots over period of ten years. Kum & Go will be the only gas station on the property. Wants diverse businesses, but could get a McDonalds in a nice building and if a franchise comes in it will likely be the only of its kind.

MPT Duarte – concerned about snow storage.

Mayor Labbe suggested that these conversations can take place in PUD.

CM Beck – Too early to tell if this will or will not satisfy the lower income.

John – perhaps do survey work in reducing square footage size. Described a development he did with all sizes and price ranges. The housing needs assessment could be helpful. They've based some of planning on the Better Cities plan. There is the capability of people in Leadville to upgrade.

Craig Schreiber – The city strikes a deal with developer and you give incentive.

Jill Smith – Climax mine is one of biggest employers in this town and they will close which is something to consider.

Sarah Mudge – Empty businesses downtown is a reflection of our housing stock because it might not serve need of their business. Creating a new space is a great catalyst of getting business owners downtown to improve their properties.

Mayor Labbe - Tax Incremental Financing can help restore our downtown.

CM Chimovitz “Keeping up with the Jones” mentality.

Sarah Mudge – altruistic and real effect of the development of this property to incentivize downtown.

Deanne Sckala– Snow storage requires Earth to sink into and water management must be considered.

Mayor Labbe moved, Beck seconded to close hearing.

CM Beck moved, Mayor Labbe seconded.

CM Shepherd does not see this as a positive thing. Does not approve of the plan and will change Leadville.

7. First reading of Ordinance 3, Series 2017 An Ordinance Zoning Certain Land Known As The Railroad Property From 60 B Business In Unincorporated Lake County To Commercial Highway Business (C) In The City Of Leadville, Colorado And Amending The Official Zoning Map Of The City

ASM Dallas noted the date changes in the Ordinance.

Mayor Labbe noted the zoning and annexation going hand in hand.

CM Gowing moved, CM Chimovitz seconded.

Mayor Labbe encouraged anyone interested in this to come on February 2^{1st} for second reading.

8. Adjournment of special city council meeting.