



CITY OF IDAHO SPRINGS
1711 Miner Street
P.O. Box 907
Idaho Springs, CO 80452-0907
Telephone (303) 567-4421
FAX (303) 567-4955

NOTICE AND AGENDA
WORK SESSION
Idaho Springs City Council
1711 Miner Street
Monday, September 9, 2024 – 5:30 p.m.

**NOTICE AND AGENDA OF
WORK SESSION**
Monday September 9th, 2024 5:30 p.m.

- ❖ Train Shelter Update
- ❖ Business & Community Promotion Board Ordinance and Rules of Procedure
- ❖ Assistant City Administrator job description update
- ❖ Regional Housing Authority Update & Intergovernmental Agreement
- ❖ Kraemer Lease for temporary I-70 Rip Rap Storage
- ❖ Boards & Commissions Interviews

**IN-PERSON AND REMOTE MEETING PUBLIC ATTENDANCE AND PARTICIPATION
INSTRUCTIONS**

The Public is able to view and hear this meeting remotely at the following address on the City's website:

<https://www.colorado.gov/pacific/idahosprings/city-council-live>

Architecture and Historic Preservation



H O E H N A R C H I T E C T S P C

P.O. Box 3250 Evergreen Colorado 80437
303.282.3884 hoehnarchitects@gmail.com

September 9, 2024

To: City of Idaho Springs – Members of City Council

Re: Train Shelter Update

Drawings have been further developed with input from JVA Structural Engineers and City Staff. Refer to the attached drawings dated 8/6/2024.

Two options are provided:

1. Train shelter with concrete piers, clad in brick to match the brick at City Hall.
Re: Drawing A4.
 2. Train shelter with exposed steel columns and stone plinths.
Re: Drawing A4 Alternate Design.
- All other design elements in the two options are similar.

Spectrum General Contractors developed a high level budget. See attached.

1. Option 1 Brick-clad concrete piers: approximately \$1,450,000.
2. Option 2 Exposed steel columns: approximately \$1,400,000.

IDAHO SPRINGS TRAIN SHELTER

HOEHN ARCHITECTS PC



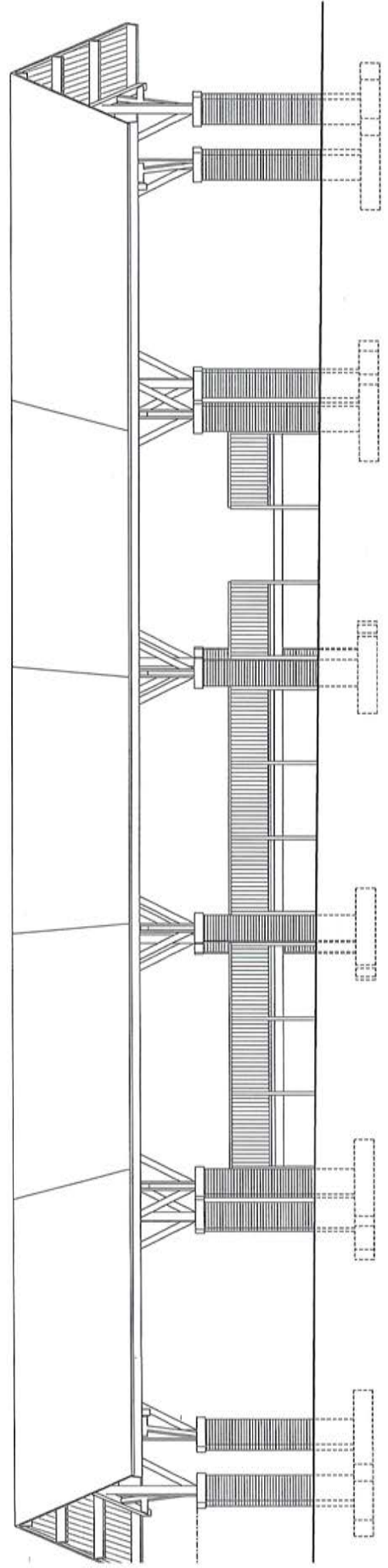
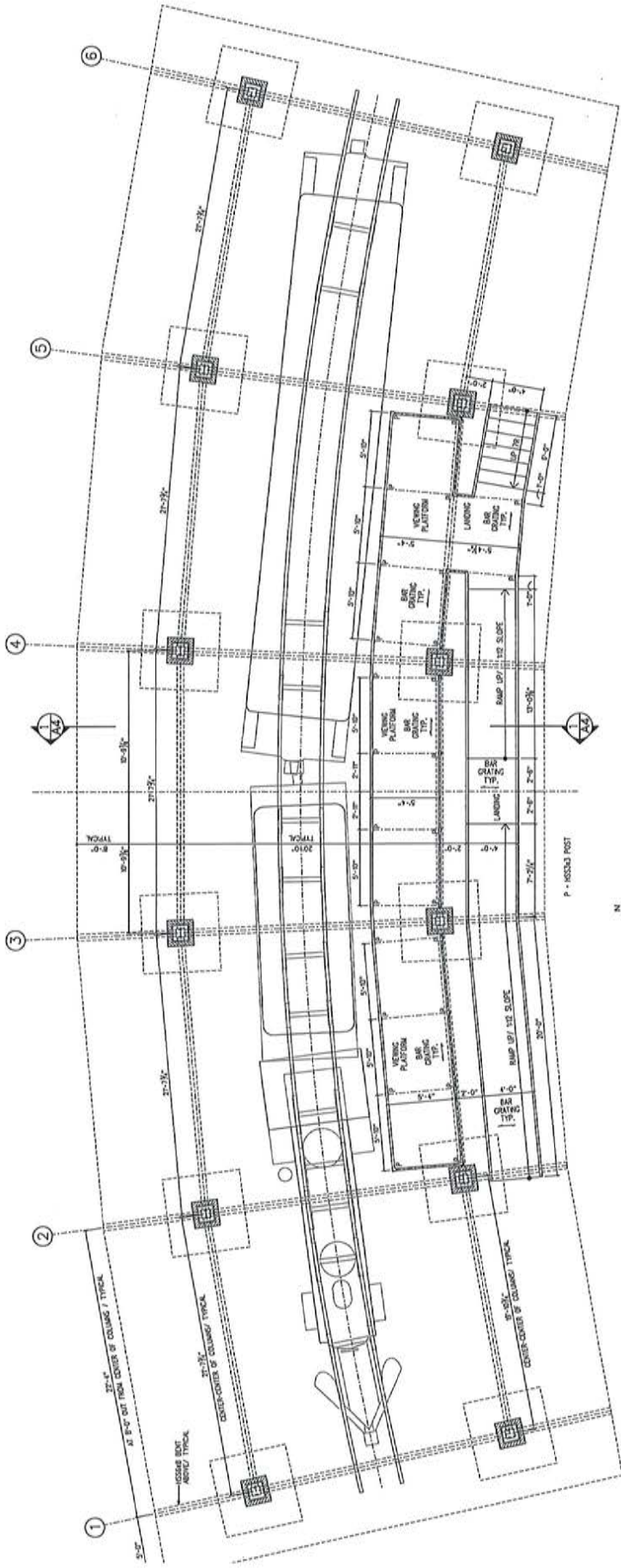
P.O. BOX 3250
IDAHO SPRINGS
COLORADO
80403
(303) 325-3884

No. Date / Rev. Description

8/6/14 REQUEST

TRAIN SHELTER CONSTRUCTION PLAN

Scale 1/8" = 1'-0"



NOT FOR CONSTRUCTION

Idaho Springs Train Shelter
Project Number 2402
Train Shelter Construction
Plan & West Elevation

IDAHO
SPRINGS
TRAIN
SHELTER

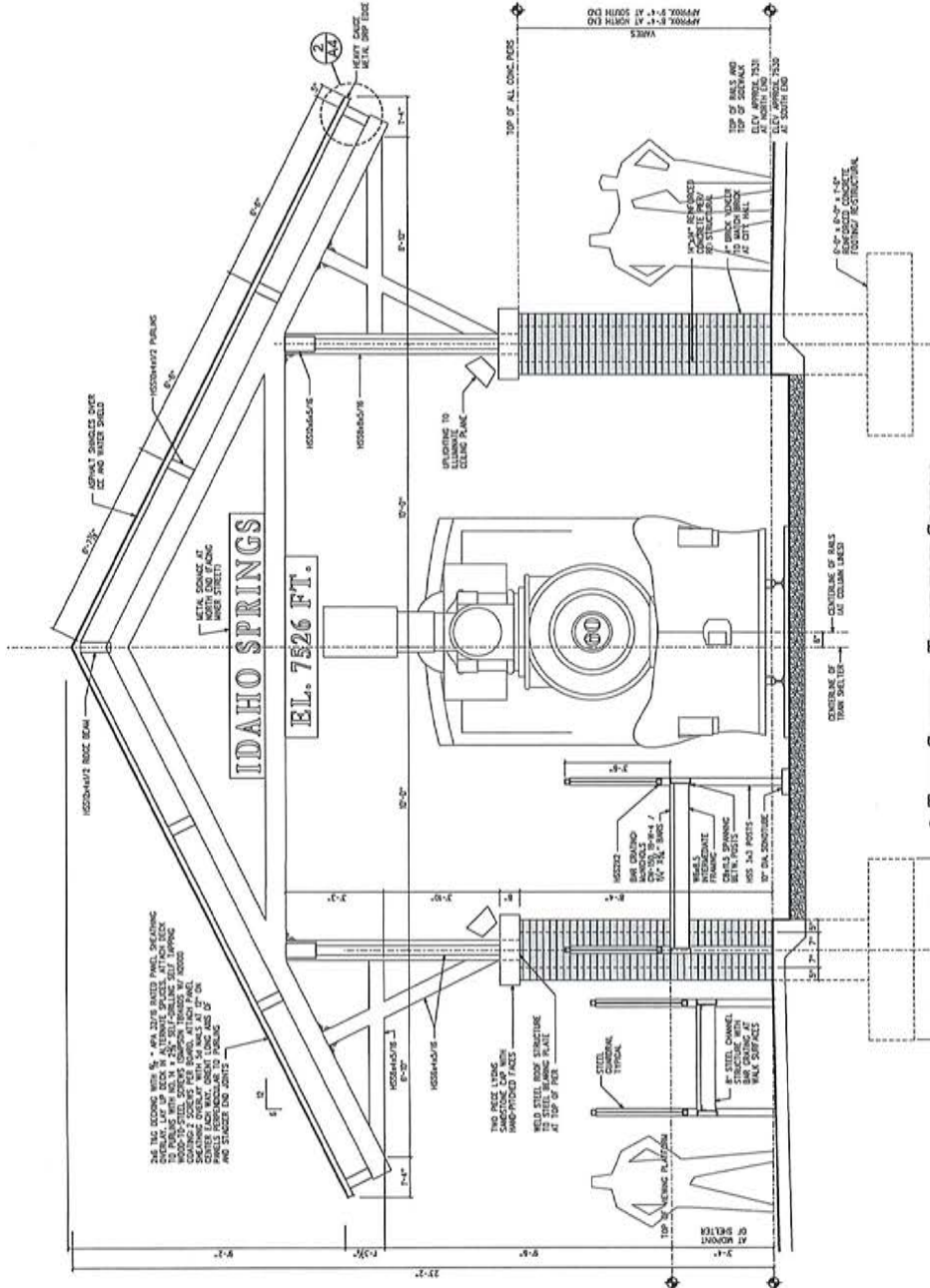
HOEHN
ARCHITECTS PC



No.	Date / Issue	Revised / Project
1	08/14/18	08/14/18
2	08/14/18	08/14/18
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99	08/14/18	08/14/18
100	08/14/18	08/14/18

NOT FOR
CONSTRUCTION

Idaho Springs Train Shelter
Project Number 2402
Transparency Section
and Details



4 TRAIN SHELTER TRANSPARENT SECTION



BUDGET / PROJECT ESTIMATE
Idaho Springs Train Shelter - High Level Budget

Project: Idaho Springs Train Shelter

Location: 1711 Miner Street

Owner: City of Idaho Springs

Architect: Hoehn Architects PC

Estimator: Jonas Landes

This high level estimate makes multiple assumptions of existing conditions, scope, and new finishes. The estimate also assumes 2025 or 2026 performance; actual costs at time of construction may be higher or lower.

Notes:

Dwg Ref: 2402_progress_20240806

A savings of approximately \$50,000 is anticipated with the exposed steel column option.

Date: 9/4/24

Revisions: [DATE/S REVISED]

COST CODE	DESCRIPTION	LABOR			MATERIAL			SUB/OTHER			BUDGET			TOTAL COST	NOTE
		Q	Unit	\$/Unit	TOTAL	Q	Unit	\$/Unit	TOTAL	Q	Unit	\$/Unit	TOTAL		
01-01-100	Preconstruction	1	LS	3800	3,800.00						1	LS	3800.00	\$ 3,800.00	
01-10-100	Project Management	1	LS	14808.6	14,808.60						1	LS	17808.60	\$ 17,808.60	
01-10-150	Site supervision; Safety	1	LS	24681	24,681.00						1	LS	30681.00	\$ 30,681.00	
01-10-350	Equipment (rent/supplies)				0.00						1	ALW	15000.00	\$ 15,000.00	
01-10-370	Temp toilet				0.00						3	MO	500	\$ 1,500.00	
01-10-390	Temp fencing				0.00						3	MO	1500	\$ 4,500.00	
01-10-850	Materials Handling and progressive clean	1	LS	16887	16,887.00						1	LS	22887.00	\$ 22,887.00	
01-90-100	Building Permit (not included; all permit fees to be paid by City of Idaho Springs)				0.00								0.00	\$ -	
01-90-250	Survey				0.00									\$ 6,000.00	
01-90-260	Soils testing; concrete testing; weld inspections				0.00						1	ALW	15000	\$ 15,000.00	
02-01-100	Excavation Demo of existing landscape and hardscape; sawcutting where existing curbs/concrete get removed; foundation excavation; hardscape grading; railroad ballast; final grading at landscaped areas CREDIT up to \$30,000 if demo is only at location of new shelter				0.00						1	BID	164750	\$ 164,750.00	
02-01-800	Landscaping				0.00						1	BID	31870	\$ 31,870.00	
03-01-100	Concrete Footers at base; concrete flatwork and ramp; replacement of curb and gutter at 17th				0.00						1	BID	117731	\$ 117,731.00	Includes approx. \$60,000 for conc. piers in brick-clad option
04-01-100	Masonry Per plans				0.00						1	EST	40000	\$ 40,000.00	Most of this budget associated with brick-clad conc. piers
05-01-100	Steel - Per plans				0.00						1	BID	354490	\$ 354,490.00	This budget will increase with exposed steel column option
06-01-100	Framing T&G wood decking with plywood overlay				0.00						1	BID	128489	\$ 128,488.50	
07-01-300	Roofing - Per plans				0.00						1	BID	27226	\$ 27,226.00	
09-90-100	Paint - paint steel; stain/seal exposed wood				0.00						1	EST	40000	\$ 40,000.00	
16-01-100	Electrical - bid includes relocation of 3 existing light poles; 50l.f. of underground conduit to shelter; and uplighting at shelter				0.00						1	BID	53818	\$ 53,818.00	



BUDGET / PROJECT ESTIMATE
Idaho Springs Train Shelter - High Level Budget

Spectrum General Contractors, Inc.
5135 E. 35th Ave. | Denver, CO 80207 | p. 303-329-8003 | f. 303-329-8032

DRAFT

This Rules of Procedure document is currently a draft that will be presented for review by the inaugural Board of the Idaho Springs Business & Community Promotion Board (BCPB). It outlines the proposed framework for the Board's operations, including its conduct, decision-making processes, and oversight responsibilities. The document will be revised based on feedback from the Board members before final adoption. The recommendations are to establish a solid foundation for the Board's efforts to enhance the economic vitality and community engagement of Idaho Springs.

1. Establishment

- **Name and Purpose**

- The Idaho Springs Business & Community Promotion and Vitality Board (the "Board") is established to enhance the economic climate of Idaho Springs through various initiatives.

2. Mission

- **Mission Statement**

- The mission of the Board is to invigorate Idaho Springs' economic climate by championing local businesses, orchestrating vibrant events, and fostering community engagement. We are dedicated to supporting local enterprises and nonprofits while enhancing the visitor experience to ensure lasting, positive impacts on our city.

3. Purpose

- **Objectives**

- The Board's purpose is to facilitate ongoing collaboration and strategic planning with City Leadership to promote economic growth and community vitality in Idaho Springs.

4. Composition and Terms

- **Formation and Appointment**

- The City Council will appoint members from individuals who submit letters of interest to the City Clerk by September 16, 2024.

- **City Representative**

- One member will be the Assistant City Administrator or a City Council member, appointed by the City Council. A City Council member will be appointed only if the Assistant City Administrator position is vacant or if deemed necessary. This term will be one year.

- **Remaining Members**

- The Board will consist of six additional members appointed by the City Council.

- Term Length: Members serve staggered two-year terms or until successors are appointed. Members filling vacancies will complete the unexpired term.
- Term Commencement: Terms begin on February 15 of each year, except for initial appointments in 2024:
 - Three members will have terms ending in 2025.
 - Three members will have terms ending in 2026.
- Subsequent Appointments: Members appointed after the initial formation will serve staggered two-year terms.
- Recommendations: The Board will recommend replacements for expiring terms to the City Council. If recommendations are not provided by January 15, the City Council will appoint members directly.
- Qualifications: Members must hold a current City business license in good standing or be associated with such license holders, including employees or members of nonprofits with a physical presence in the City. If no qualified candidates are available, the Council may appoint individuals with alternative qualifications.

- **Election of Officers**

- At its first meeting each year, the Board will elect a Chair and Vice-Chair to serve for the upcoming year.

5. Staffing

- **Director of Business Promotion and Vitality**

- The Board will work with a temporary City-paid contracted Director of Business Promotion and Vitality, who will report to both the Assistant City Administrator and the Board. The Board will evaluate the Director's effectiveness and advise the City Council on whether to contract a full-time Director or extend the current contract, including making necessary adjustments to contracted hours.
 - The Board will assist in issuing a request for contract proposals and present recommendations to the City Council if a full-time Director is needed.
 - The Board will supervise the Director, including assigning duties and reviewing performance, with oversight from the City Council.
 - The City Administrator has the authority to terminate the Director's contract, with the Board providing recommendations and input.

6. Meeting Procedures

- **Regular Meetings**

- The Board shall meet on the third Monday of each month at 2:00 p.m. at City Hall or another time and place as noticed pursuant to the Colorado Open Meetings Law. Meetings will be open to the public and broadcast on the City Website. A record of

all meetings will be maintained, and recordings will be available on the City Website.

- **Quorum and Voting**

- Four (4) members of the Board constitute a quorum for conducting business. Official actions require a majority vote of those present.
- Participation in meetings by audio or audio/visual means will count towards the quorum and will not be considered an absence.

- **Remote Meetings**

- If a quorum cannot meet in person due to an emergency affecting the City or public health, meetings may be conducted via audio or audio/visual communication, provided:
 - All Board members can hear one another and access discussion and documentation.
 - Full and timely notice is given to the public, including meeting time, remote participation information, and public rights to attend.
 - All votes are conducted by roll call.
 - Minutes are taken, promptly recorded, and open to public inspection.

7. Resource Allocation

- **Advisory Role**

- The Board is responsible for advising the Assistant City Administrator on the Community Promotion budget, guiding the effective allocation of resources to initiatives that benefit the community and boost sales tax revenue.

8. Expenditure Authorization

- **Non-Budgeted Expenditures**

- The Board must consult with and advise the City Council before authorizing non-budgeted expenditures over \$500.00.
- Expenditures of \$500.00 or more may be approved by any two Council members and the City Administrator for immediate needs before the next City Council meeting.

9. Expenditure Authority

- **Contract and Expenditure Arrangements**

- The Board may not enter any contract or expenditure arrangement for business promotion funds without prior written authorization from the City Council, except as provided in these rules.

10. Monitoring and Evaluation

- **Assessment**
 - The Board will regularly assess the impact of its initiatives on business vitality, community engagement, and economic indicators.
- **Annual Report**
 - **Submission and Content**
 - The Board must submit an annual report to the City Council by October 1, including:
 - A proposed Community Promotion budget for the upcoming year.
 - A detailed account of the previous year's budget use.
 - An analysis of past activities and expenditure comparisons.
 - Goals and objectives for the next year, including plans for activities such as Miner Street activation.

11. Removal and Vacancies

- **Removal of Members**
 - Members may be removed by a majority vote of the City Council for inefficiency, neglect of duty, excessive absenteeism, or malfeasance. Excessive absenteeism is defined as missing three (3) consecutive meetings. Members will receive written notice of removal grounds and can address the Council before a vote.
- **Vacancies**
 - Vacancies will be filled by appointment from the City Council within a reasonable time after the vacancy occurs. Appointed members will serve the remainder of the term of the member whose seat is vacant.

Other items to be considered in this document

Conflict of Interest

Amendments to Rules

Code of Conduct

Procedures for Addressing Grievance

City of Idaho Springs Job Description

POSITION TITLE: Assistant City Administrator

DEPARTMENT: Administration

POSITION SUMMARY

The Assistant City Administrator is responsible for a wide variety of professional duties and leads the Administration Department including community and economic development. This position manages programs, projects, grants, communications, and administrative, operational and financial services. This position supervises the Community Development Planner and collaborates with the Business and Community Promotion Board and its contract Director of Business Promotion & Vitality. The Director serves as a key member of the leadership team and reports to the City Administrator.

Functional areas of responsibility include community and economic development, planning and zoning, code enforcement, building plan review and inspection, historic preservation, transportation and mobility, parking management, housing, and business and community promotion. In coordination with the Community Development Planner, this position provides staff support to various boards and commissions including the Planning Commission, Historic Preservation Review Commission, Historic Sites and Facilities Board, and Variance Board.

ESSENTIAL DUTIES AND RESPONSIBILITIES

- Partners with the City Administrator to lead and manage the daily administrative operations of the City.
- Assists in the implementation of the strategic initiatives and goals of the City Council.
- Establishes and maintains effective working relationships with employees, City officials and department heads, community groups, professional organizations, and the public.
- Researches, prepares, implements and evaluates a variety of new or special administrative programs as assigned; recommends solutions to potential or existing City problems.
- Prepares and presents staff reports to the City Council and provides administrative support to boards, commissions, and committees of the City.
- Represents the City at various community meetings, boards, committees, and task forces as assigned.
- Oversees the preparation and administration of the Comprehensive Plan, sub-area plans, and other plans related to community and economic development.
- Leads projects involving growth management, land use, urban design, affordable housing, transportation, and mobility.
- Fosters a culture of integrated and inclusive problem-solving.
- Organizes, collaborates with, and leads project teams as assigned.
- Conducts grant strategy, research, preparation, administration and management.
- Prepares and administers the Administration Department and Community Promotion budgets.
- Serves as a staff resource for the Planning Commission, Historic Preservation Review Commission, Historic Sites and Facilities Board, and Variance Board.
- Introduces innovative and productive improvements throughout the organization.
- Assists the City Administrator in the negotiation and management of partnerships and agreements.
- Coordinates communications and other City-wide activities with the objective of enhancing the jurisdiction's image through sound community relations and reliable dissemination of public information.
- Plans, coordinates, manages, and facilitates projects and public outreach meetings and events.
- Responds to and resolves difficult and sensitive citizen inquiries and complaints.
- Partners with a variety of external stakeholders including the Clear Creek Economic Development Corporation, the Clear Creek County Tourism Board, Clear Creek County, neighboring

City of Idaho Springs Job Description

municipalities, Clear Creek Multi-Jurisdictional Housing Authority, Colorado Department of Transportation, and Colorado Office of Economic Development and International Trade.

- Attends evening meetings of the City Council, boards, commissions, and other events that may be required.
- Attends professional meetings and conferences offered by organizations such as the Colorado Municipal League, the Colorado City County Managers Association, and the International City/County Managers Association.
- Other duties as required.

EXPERIENCE AND TRAINING

Knowledge of:

- The principles and practices of public administration, planning, and economic development.
- Research techniques, methods and procedures.
- Competence with office programs, financial management software, and geographic information systems.
- Modern office management principles and practices.
- The principles and practices of municipal budget preparation.
- Statistical and financial analyses and presentation.
- Grant administration.

Ability to:

- Organize, allocate, coordinate and review the work of subordinates engaged in routine and complex clerical or research work.
- Analyze, interpret and report research findings.
- Establish and maintain effective working relationships with employees, municipal officials and the public.
- Ability to work a flexible work schedule.
- Follow written and oral instructions.

Education and Experience Required

Bachelor's degree in Public Administration, Urban Planning, or similar field, master's degree preferred; minimum five years of experience in the public sector, with at least three years of management leadership experience, preferably in municipal government; or equivalent combination of experience and training.

Certificates and licenses: Possess and maintain valid Colorado Driver License.

Special training or experience: Knowledge of and experience using Microsoft Word, Excel, Caselle.

Skill/ Ability:

Must possess and maintain good computer skills. Ability to read, understand, interpret and explain the City Municipal Code and State laws pertaining to government. Write clear, concise and accurate correspondence and reports.

Physical Demands: While performing the duties of this position, the employee is frequently required to walk, stand, kneel, stoop, bend, lift, pull and push unassisted. Must be able to lift 25 lbs. unassisted.

Revised: 9-2024



CLEAR CREEK REGIONAL HOUSING AUTHORITY

TO: Entities considering partnership in the for MJHA: The Clear Creek Regional Housing Authority (CCRHA)
FR: Jonathan Cain & Amy Saxton
RE: Executive Summary for the Draft CCRHA Inter-Governmental Agreement (IGA) and Packet
DT: 8/7/24

Background

Idaho Springs and Clear Creek County received a DOLA grant to fund three projects to advance affordable housing in Clear Creek County. Those three projects included:

1. **Zoning Code review** - A review and recommended improvements of the 4 towns and the county's code for alignment, friendliness for affordable housing development and the DOLA qualifying strategies
2. **Community Education Campaign** - A community education campaign promoting the benefits of welcoming affordable housing as community strengthening projects. The I Say Yes campaign logo above is an option to adopt for the MJHA to provide continuity.
3. **MJHA Project** - A project to explore and build the agreements to form a Multi-Jurisdictional Housing Authority (MJHA) that we might call the Clear Creek Regional Housing Authority (CCRHA).

Why an MJHA? - The MJHA is a project that was a key recommendation of the [Clear Creek County Housing Strategy Report](#), adopted in early 2022. It was recommended after realizing that, while every entity in the county was very interested in advancing housing, none of the entities was able to dedicate adequate resources to it. The MJHA was a concept that would allow the entities to pool resources and gain exponentially from those pooled resources.

What has informed the process so far? – A community MJHA team dedicated to the MJHA portion of the Clear Path Home project has met 4 times. The MJHA team reviewed material from other communities' business models, draft budgets and proformas and shared perspectives from the communities they represent. The output of those meetings, and the data from other communities, has informed the DRAFT IGA and other materials presented in the packet.

The DRAFT CCRHA IGA

The Draft CCRHA IGA is a binding document that forms a partnership between the partner entities to advance housing in Clear Creek County. The document establishes and describes the objectives of the MJHA, which include; increasing access to affordable housing, strengthening community through housing development, providing resources to residents and expanding housing capacity to the partner entities.

It establishes the powers and administrative provisions of the MJHA and discusses how the MJHA will govern itself, how the partner entities will lead and manage the MJHA through the MJHA Board. It notes that all existing codes and norms currently resting with the partner entities would remain with those entities.



CLEAR CREEK REGIONAL HOUSING AUTHORITY

The IGA discusses revenue and funding for the MJHA, partner contributions and taxing authority and the management thereof, and provides various general provisions like termination clauses and agreement elements.

This Draft IGA is the culmination of years of work reviewing and assessing housing needs in Clear Creek County. And it is only the beginning of a strategic planning process. The table below charts the process, noting the progress from and the potential benefits we have before us with the various projects leading us to this IGA, that will create the resources and environment for the next great sets of work this county will undertake to better serve the people who live and work here.

Where we were			Where we are going	
Growing Housing Crises	IHOP Project	IGA	Form MJHA Board	Advance Affordable Housing
Housing Studies & Plans			Choose Biz. Model	Help Residents Access Housing Resources
Housing Strategy Report			Hire Ex. Director	Strengthen Community

About this Packet

This packet serves as an executive summary of the Draft IGA and offer several additional resources:

- Next steps information
 - Board formation
 - Business Model Planning plan
 - ED recruiting and Hiring
- FAQ type document that addresses predictable concerns
- Appendices with statutory powers info and comments



CLEAR CREEK REGIONAL HOUSING AUTHORITY

Next Steps

Upon signing, the immediate next step would be to form the MJHA Board. The DRAFT CCRHA IGA provides for the makeup and operations of that Board, though input from signatories could alter that. The task envisioned for that Board is to 1) engage in the more detailed and complex work, 2) launch the new organization in a Strategic Planning Phase, 3) to have the deeper discussions and conversation with all the partner entities at the table to ensure that each entity's perspective is included in the development of the business model and 4) more importantly establish the culture of the entity.

This CCRHA will thrive by incorporating the visions and housing goals of each community. It will thrive by being an arm of government that is truly accessible to the people, that is a listening ear, that is hungry for the concerns and needs of residents.

Staff envision a formal planning process for the newly formed board to engage in that would likely include the following deliverables:

1. Board Formation - Draft a CCRHA Board Charter
 - a. Affirm purposes set out in IGA
 - b. Roles & Responsibilities – Community? Board Members? Partners? Staff? Government? Affordable Housing Residents?
 - c. Board governance rules, mechanisms
2. Business Planning
 - a. Develop a CCRHA Vision for the future of housing in Clear Creek County
 - b. Establish a CCRHA Mission Statement
 - c. Establish Business Model priorities around each of the core purpose areas (Affordable Housing, Resident Services and Strengthening Community)
 - d. Select strategies around revenue generation
3. CCRHA Executive Director Job Hiring & Recruiting
 - a. Determine recruiting plan
 - b. Draft ED Job Description

The CCRHA Strategic Planning Process will take several weeks to a few months and will likely require support or facilitation from staff.



CLEAR CREEK REGIONAL HOUSING AUTHORITY

FAQs

Is the MJHA just an arm of the County? What is the difference?

The MJHA is not an arm of the County. If it is formed it would be a separate new governmental entity governed by various state statutes. A multi-jurisdictional housing authority (MJHA) typically has taxing authority and is subject to tabor. Staff from Idaho Springs and the County have drafted the IGA along with an outside consultant. It was based on another MJHA agreement and an input process from all the prospective partners. The MJHA would be operated together by all the partner entities. The agreement should be crafted to alleviate concerns and use past experience to improve outcomes.

What happens with local codes and process? My entity has a lot of unique issues.

The MJHA will have no unique jurisdiction. All current local codes will apply to any building project that takes place in a particular jurisdiction. The MJHA could, if desired by the partner entity, assist with a pre-application process, to help an applicant bring a complete application. The MJHA could, if desired, help with providing capacity for project management once a project is under construction. The MJHA could, if desired, assist with resident concerns after the project is built in units are being rented. The MJHA could, if desired, help manage deed restrictions, if any. The MJHA will have a mission related to supporting housing and residents, not usurping authority.

How does Proposition 123 fit in?

Proposition 123 provides access to a wide variety of programs and funds in exchange for committing to building housing and improving the development review process for affordable housing projects. Prop 123 allows counties to "pool" their commitments to achieve their eligibility goals. So, if our total commitment for adding affordable units between all the entities in 62 units and one of us builds 65 units, it counts for all our commitments and we are all eligible for any available Prop 123 benefits. The MJHA can help with administering, supporting or facilitating any part of a project to meet the goal. This could include assisting with an affordable housing development, or a project to convert existing units to affordable.

How would the MJHA help provide capacity for my entity?

The MJHA would be able to offer capacity identifying grants to apply for and administering those grants. The MJHA would be able to offer capacity by assisting with fast track requirements by supporting pre-application processes on affordable housing projects. The MJHA could provide trainings for planning policies and code update approaches. The MJHA could be a front line for resident services and questions, expanding the reputation of government as resources to citizens. The MJHA will be a 100% full time FTE dedicated to advancing housing in Clear Creek County.



CLEAR CREEK REGIONAL HOUSING AUTHORITY

How would the MJHA benefit my community members?

The MJHA could be a “Front Counter” for housing services and access to state programs like rental assistance or weatherization programs. The MJHA could administer regional programs like, as recommended by the zoning code review project from the Clear Path Home project, administering a Rental Registry that tracks and regularly inspects all the rental units in the County. The MJHA could create a Residents Housing Council to allow residents to have a forum and voice in influencing the direction of Housing Policy in the community.

Statutory Powers of a Housing Authority

The Draft CCRHA IGA does not specifically enumerate all the powers a housing authority has accorded to it by statute but instead lists the statutes from which various authority’s rest. The IGA does not presume to select only certain powers for the CCRHA to have or not have, but assumes that during the Board-led Strategic Planning process following the signing, the specific powers needed would be noted and agreed to.

Some of the powers available that are of note are to own property, to seek voter authority to enact certain taxes and to take on debt. Any such authority would be subject to Board approval before the CCRHA could enact any available authority.

Statutes

- [Colorado Revised Statutes \(C.R.S.\) § 29-1-203](#): Authorizes cooperation and contracts among Colorado local governments for providing any function, service, or facility.
- [C.R.S. § 29-1-204.5](#): Permits local governments to establish a housing authority for the purpose of planning, financing, acquiring, constructing, maintaining, and managing housing projects.
- [C.R.S. § 29-1-205](#) (if applicable): Outlines additional cooperative powers.
- [C.R.S. § 24-32-1703](#) and [C.R.S. § 29-3-103](#): Provide for financing mechanisms such as private activity bonds and conduit revenue bonds, crucial for funding housing projects.

A CLEAR PATH HOME



Regional Housing Policy Analysis

June 2024

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PURPOSE OF THIS ANALYSIS

In 2023, the communities of Clear Creek County, Idaho Springs, Georgetown, Empire, and Silver Plume engaged Cappelli Consulting to identify ways to update their local land use policies to better meet regional housing needs. This project is funded through an Innovative Housing Opportunity Program grant awarded by the Colorado Department of Local Affairs (DOLA).

Each community received its own individualized recommendations. This document complements those recommendations by taking a bird's eye view in search of opportunities for synergy between jurisdictions that may be enhanced by intergovernmental coordination or collaboration.

REGIONAL HOUSING GOALS - THE “WHAT”

Each community has different housing contexts and, thus, different housing priorities. Despite these differences, several overarching goals are shared across the region.

The table below illustrates the highest-priority housing goals across each community. Similar items are grouped together by color to show where priorities overlap. Jurisdictions may be interested in addressing additional goals beyond the ones marked or listed in the table, but they are currently less urgent.

	CCC	IS	GT	E	SP
Maintain Housing Quality	X	X	X	X	X
Increase Housing Supply	X	X	X		
Increase Starter Homes				X	
Increase Rental Housing					X
Preserve Housing Character		X			X
Respect Historic Context			X		
Secure Housing Affordability	X				
Preserve Existing Housing for Workforce			X		
Allow Diverse Housing Forms		X			
Balance Community Priorities				X	
Create Senior Housing Strategies				X	

This illustrates the regional priority to maintain (and, in many cases, improve) the quality of the existing housing stock. All communities prioritized increasing the housing supply, with Clear Creek County, Idaho Springs, and Georgetown interested in a general increase, Empire specifically interested in increasing starter homes, and Silver Plume specifically interested in increasing rental housing.

Other themes that emerged when considering regional housing challenges and a regional approach included:

- The importance of each community retaining autonomy, especially if jurisdictions can't contribute equally to a regional housing initiative
- Environmental, geological, and infrastructure constraints to expanding beyond existing developed areas
- The increasing pressure of the divergence between local incomes and housing costs
- The benefit of having all jurisdictions recognize the need and interested in working together
- The staffing shortages that stem from the lack of employee housing options

REGIONAL HOUSING STRATEGY - THE "HOW"

In 2021, the State of Colorado enacted legislation through the Department Of Local Affairs Innovative Affordable Housing Strategies (HB 21-1271) bill, offering grants to support affordable housing development to jurisdictions that enacted land use policies favorable to affordable housing development. The State drafted a list of "Qualifying Strategies," or affordable housing policy recommendations, that would count towards grant eligibility. A table indicating which strategies each jurisdiction has in place and which are recommended can be found in the appendix.

A regional housing strategy takes a broader perspective, and it doesn't necessitate that all jurisdictions use the same zoning code or adhere to the same standards. A successful regional housing strategy will:

1. Identify policies and programs that will be most impactful or most cost-effective if jurisdictions work together,
2. Identify policies and programs that might result in unintended spillover consequences if implemented without taking into account the contexts of neighboring jurisdictions and
3. Identify policies and programs that must be designed to account for hyperlocal conditions.

The sections below organize recommendations to achieve jurisdiction-specific goals into strategies that should be implemented through **regional collaboration**, strategies that benefit from **regional coordination**, and strategies most appropriately designed and implemented with **jurisdictional independence**.

POTENTIAL HOUSING STRATEGIES

Regional Collaboration

- Deed Restrictions
- Rental Registry & Inspections
- TDRs
- Housing Match
- Local Gov Employee Housing

Regional Coordination

- Shared Definitions
- Limited Housing Funds
- STR Policies
- IZ Policies

Jurisdictional Independence

- Where to Site Density
- ADU Allowance
- Dimensional Standards
- Parking Requirements
- Fee Waivers
- Benefits (PD/Ann)
- Public Land Policies
- Review Processes

Regional Collaboration

Collaborating on certain policies and programs allows jurisdictions to leverage shared resources, address regional challenges more effectively, and ensure consistent standards. This cooperation enhances efficiency, reduces duplication of efforts, and promotes equitable development. By working together, jurisdictions can tackle issues more comprehensively, leading to better outcomes for all communities involved.

Deed Restrictions

Deed restriction programs help ensure the long-term affordability of housing through occupancy requirements or by legally restricting the resale prices or rental rates of properties. This is crucial for maintaining an affordable housing stock amidst rising property values, thus preserving housing for local wage earners, families, and seniors. By implementing deed restrictions, Clear Creek County can secure housing specifically for the local workforce, which is essential for supporting local businesses and maintaining economic stability. This approach ensures that essential workers have access to affordable housing close to their employment.

The county and four largest jurisdictions are in the process of setting up a multijurisdictional housing authority (MJHA) that will primarily focus on implementing a regional deed restriction program. By approaching deed restrictions regionally, communities can pool resources and coordinate efforts, making the program more efficient and impactful.

While deed restrictions don't increase the overall housing stock, they address the goals of securing housing affordability and preserving existing housing for the workforce. Some communities require the property to revert back to the administrative entity before resale to ensure any needed maintenance is addressed. If the program in Clear Creek County followed this approach, the deed restriction program would also support the goal of maintaining housing quality.

Rental Registry and Inspections

Implementing a rental registry and inspection program regionally offers a structured approach to ensuring safe, quality housing while addressing economic and social issues related to rental properties. Coordination across jurisdictions can lead to more effective use of resources and consistent housing standards, benefiting the entire region.

This program directly addresses the shared goal of maintaining the quality of the existing housing stock. If implemented, it will ensure the habitability and safety of the housing stock and incentivize property owners to maintain their properties to

avoid penalties and remain rentable. Establishing a rental registry is a proactive way to stabilize neighborhoods and protect tenants. Additionally, it can help local governments better understand the quantity, quality, and characteristics of the rental housing available.

SETTING UP A REGIONAL RENTAL REGISTRY AND INSPECTION PROGRAM

1. Defining Program Elements:

- **Inspection Process:** Determine the elements to be inspected (e.g., structural integrity, safety standards, habitability).
- **Frequency of Inspections:** Establish how often inspections will occur. This could vary from annually to every few years.
- **Licensure Fees:** Set a fee structure to cover administrative and inspection costs. Considerations for fee reductions for compliance or first-time registrants can be included.
- **Standards and Regulations:** Align key inspection standards across jurisdictions for consistency. This might involve setting up committees or working groups to harmonize standards.

2. Developing Administrative Capacity:

- **Hire Staff:** Employ additional staff or reassign existing staff to handle the increased workload from administrative duties.
- **Training:** Provide training for inspectors to ensure they are well-versed in the required standards and procedures.

3. Implementing a Pilot Program and Conducting Community Engagement:

- **Pilot Testing:** Implement the program on a smaller scale first to troubleshoot issues and gather feedback.
- **Public Awareness Campaign:** Conduct outreach to educate property owners and tenants about the program's benefits and requirements.

4. Garnering Legislative and Policy Support:

- **Pass Required Ordinances:** Each jurisdiction should pass ordinances to mandate the registration and inspection of rental properties.
- **Regional Coordination:** Create inter-jurisdictional agreements to ensure a unified approach and share resources effectively.

5. Integrating Technology:

- **Database System:** Develop or procure a database system to track registered properties, inspection schedules, results, and compliance status.
- **Online Portal:** Create an online portal for property owners to register, pay fees, and schedule inspections.

The scope of this work is too robust for smaller communities in Clear Creek County to support on their own. Establishing the rental registry program at the county or through the MJHA is the most efficient way to implement this program. A working group comprised of planning and administrative staff from each government should review inspection standards from other communities and compile an agreed-upon list that addresses health and safety requirements from each local government.

Many communities nationwide are establishing rental registries, including Boulder, Colorado; Worcester, Massachusetts; Burien, Washington; and Sydney, Ohio.

Transferable Development Rights

By implementing a Transferable Development Rights (TDR) program focused on affordable housing, communities in Clear Creek County can effectively support the development of affordable housing units, preserve housing affordability, and promote sustainable growth. This approach will help meet the housing needs of local residents while balancing development and conservation goals.

TDR programs can directly support affordable housing by transferring development potential from less suitable areas to designated housing sites. This helps address the regional priority of increasing the housing stock. Additionally, depending on how the TDR program is structured, funds generated from selling development rights can be reinvested in affordable housing projects, ensuring existing housing stock is well maintained, which will support long-term affordability and reduce the displacement of lower-income residents.

TDR programs help manage development pressure by directing it to specific areas, ensuring infrastructure and services are not overburdened. This is particularly important throughout Clear Creek County, where geographical constraints limit developable land.

This program can potentially address several regional housing goals, but it most strongly correlates with balancing community priorities.

A TDR program is best suited to be administered by the MJHA, which must work with all local governments to establish program criteria.

DEVELOPING AN AFFORDABLE HOUSING TDR PROGRAM

1. Establishing sending and receiving sites:
 - define "sending areas" where development is less desirable due to environmental, agricultural, or open space values and
 - identify "receiving areas" suitable for affordable housing development, supported by existing infrastructure and access to amenities such as public transportation and schools.
2. Creating a TDR Bank:
 - Implement a TDR bank to purchase development rights from landowners in sending areas and sell rights to developers committed to building affordable housing in receiving areas, ensuring proceeds are reinvested in affordable housing
3. Providing Incentives for Affordable Housing Development:
 - Offer incentives for developers to participate in the TDR program, such as additional density allowances, expedited permitting processes, and financial subsidies. These incentives make it more attractive for developers to invest in affordable housing projects within designated receiving areas
4. Conducting Public Education and Outreach:
 - Conduct public education campaigns to inform property owners, developers, and the community about the benefits of the TDR program and its focus on affordable housing. Clear communication and transparency are key to gaining public support and ensuring the program's success
5. Developing an Administrative Framework:
 - Develop a robust administrative framework to manage the TDR program, ensuring integration with each community's planning and zoning regulations. This includes setting up the TDR bank, defining clear procedures for transactions, and prioritizing affordable housing projects within the program.

Arlington County, Virginia, and King County, Washington, are good examples of using TDRs to support local housing needs.

Housing Match

A housing match program helps utilize existing housing stock more efficiently by connecting residents with available rooms to those seeking housing. This approach is particularly valuable in areas with limited housing development potential due to geographical constraints.

The program can address various housing needs, including those of seniors looking to age in place, seasonal workers, and new community members. By matching these groups with available housing, participating jurisdictions can support a diverse population and workforce. For homeowners, participating in a housing match program can provide an additional income stream, which can be used for home maintenance, improvements, or personal needs. This financial support can help homeowners remain in their homes longer.

Housing match programs can strengthen community ties by fostering relationships between residents who might not otherwise interact. This can lead to a more cohesive and supportive community environment.

A housing match would directly address the regional goals of securing affordability and allowing diverse housing forms. It can also support the goals of maintaining housing quality, increasing rental housing, preserving housing character, and creating senior housing strategies.

IMPLEMENTING A REGIONAL HOUSING MATCH

1. Develop an Online Platform:

- Create an easy-to-use online platform for the program, where residents can fill out intake forms to offer or seek housing. This platform should include detailed listings, profiles of potential housemates, and a secure communication channel for initial interactions.

2. Conduct Outreach and Education Campaigns:

- Promote the housing match program through community outreach and education campaigns. Highlight the benefits of the program for both homeowners and those seeking housing, and provide clear instructions on how to participate

3. Ensure Privacy and Security:

- Implement robust privacy and security measures to protect participants' personal information and ensure their safety. This includes verifying the identities of participants and providing guidelines for safe interactions

4. Monitor and Evaluate Program Success:

- Regularly monitor and evaluate the program to assess its effectiveness and identify areas for improvement. Collect feedback from participants to refine the program and ensure it meets the community's needs

Leadville, Colorado, has instituted a successful housing match program that can be referenced for more information.



Purchase Local Government Employee Housing (collaboration optional)

Several local government agencies throughout Clear Creek County expressed challenges in recruiting and retaining enough employees to be fully staffed. Some local governments in Colorado have addressed this challenge by purchasing a property that can accommodate employees new to the region.

Each jurisdiction can pursue this initiative independently, or two or more jurisdictions could collaborate to purchase and manage a property that prioritized employees from those governments. A collaboration would also increase the pool of available properties.

This strategy is specifically focused on addressing the housing needs of county and municipal governments. It does not directly address wider housing goals; however, full staffing improves local governments' capacity to implement and manage other strategies to address community-level and regional housing needs.

ACQUIRING EMPLOYEE HOUSING

1. Identify Funding Sources:

- Participating jurisdictions should identify and secure funding sources to purchase properties. Potential sources include local government funds, state and federal grants, and public-private partnerships. Exploring diverse funding options ensures the program's sustainability.

2. Select Suitable Properties:

- Focus on purchasing properties that are suitable for conversion into employee housing. This includes centrally located homes in good condition and those with the necessary infrastructure to support multiple residents. Thorough assessments are needed to ensure the properties meet these criteria.

3. Develop Management Plans:

- Create detailed management plans for the purchased properties. This includes maintenance schedules, rental agreements, and occupancy policies to ensure the properties remain in good condition and serve their intended purpose effectively.

4. Implement Cost Recovery Mechanisms:

- While the primary goal is to provide affordable housing, implementing cost recovery mechanisms such as reasonable rent payments from employees can help offset maintenance and management costs. These funds can be used to support future capital expenditures on the property.

5. Monitor and Evaluate Program Success:

- Monitor and evaluate the employee housing program's success regularly. Collect feedback from residents and make necessary adjustments to improve the program's effectiveness. This continuous improvement process ensures the program meets the needs of employees and supports the goals of the participating jurisdictions.

Regional Coordination

Keeping neighboring communities informed about particular policies and programs benefits jurisdictions by fostering transparency, enhancing coordination, and enabling the sharing of best practices. This open communication helps to identify and address potential conflicts, ensures consistency in policy implementation, and allows for collaborative problem-solving.

Establish Shared Definitions

A shared set of definitions among neighboring jurisdictions is crucial for effective regional collaboration. It ensures all parties are aligned, reducing misunderstandings and enabling smoother cooperation on affordable housing, infrastructure development, and environmental conservation projects, among other things. Data collection and analysis also become more accurate and meaningful when jurisdictions use the same definitions. This consistency allows for better data comparison across regions, helping to identify trends, measure outcomes, and make informed decisions based on reliable information.

Consistent terminology helps the public understand regional policies and initiatives. This clarity enhances public engagement and support, as residents can more easily grasp the implications of regional projects and participate in the decision-making process.

And finally, coordinating definitions helps ensure legal compliance across jurisdictions. It reduces the risk of legal disputes and inconsistencies in the interpretation of regulations, providing a clear legal framework that supports regional governance and cooperation.

We recommend that the communities in Clear Creek County establish a unified set of definitions for the following terms; sample definitions are included, but the most important element is developing a definition that is agreed upon in the region:

DEFINITIONS

- **Affordable Housing** - housing that does not exceed 30% of the household income.
- **Dwelling Unit, Multifamily**—A multifamily dwelling is a building containing three (3) or more dwelling units designed for residential use and occupancy by three (3) or more households living independently of one another.

- **Manufactured Home** - Any home built on a permanent chassis that is factory-built in the United States to the HUD Title 6 construction standards (commonly known as the “HUD-code”).
- **Modular Home** - a factory-built home built to the local applicable adopted building codes.
- **Short-term Rental** - a primary residence or portion thereof used for lodging accommodations for less than thirty (30) consecutive days per renter.
- **Workforce Housing** - housing affordable to households earning between 60-120% of the area median income.

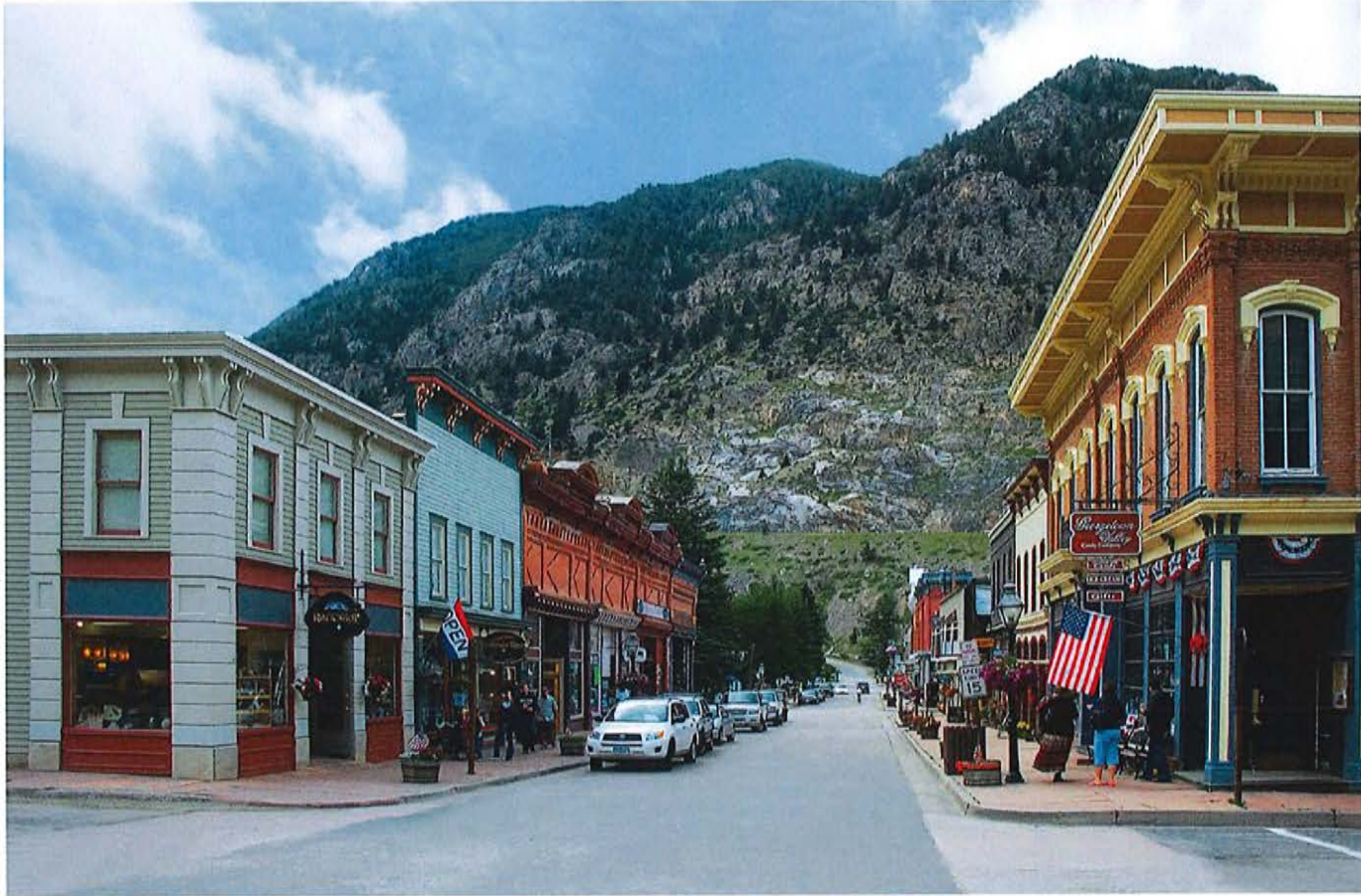
Establishing shared definitions is foundational to regional efforts to increase housing supply, preserve housing for the workforce, and promote diverse housing types. A common understanding of key terms will ease conversations among the local governments and the regional community.

Limited Housing Funds

Coordinating a regional approach to housing raises two key financial questions for the jurisdictions engaging in this work.

1. Larger municipalities can raise funds to support housing efforts locally through tax initiatives, linkage fees, or general fund set-asides. How should this locally generated money be allocated between regional housing goals and more local efforts?
2. Smaller or less populated parts of the region may not be able to contribute as much financially to regional housing efforts as their larger counterparts. How does financial contribution to regional housing work influence how resources are used?

These questions can begin to be answered while the MJHA is being developed. After ensuring equitable representation from each community, the MJHA board should codify regional housing priorities and develop an accompanying budget. The MJHA should also become familiar with federal, state, and philanthropic funding sources that can support identified priorities. Once there is a clear sense of what local funding support is needed, the MJHA can determine if it is more appropriate to ask local governments for equal amounts of funding, prorated funding — either by population or relative to the geographic location of the investment, or if another strategy is appropriate.



Balancing limited housing funds to address regional and local goals requires a strategic approach that maximizes the impact of available resources while ensuring equitable distribution. The jurisdictions of Clear Creek County have already made strong headway in navigating this persistent challenge.

Short-Term Rental Policies

Short-term rentals (STRs) can significantly impact the availability and affordability of long-term rental housing. By coordinating policies, jurisdictions can collectively address the conversion of long-term rentals into STRs, helping to preserve housing stock for local residents and mitigate increases in rental prices.

Coordinated policies allow for better data sharing and monitoring of STR activity across jurisdictions. This collective approach can help identify trends, measure impacts, and adjust policies as needed based on comprehensive data, leading to more informed decision-making.

We recommend that communities within Clear Creek County share with each other what their STR policies are, what outcomes they are seeing, and any contemplated changes. Jurisdictions should consider keeping STR policies relatively similar to avoid pushing the demand for STRs onto their neighbors.

CURRENT STR POLICIES

Clear Creek County - As of 2022, Clear Creek County allows short-term rentals through a special use permit in all residential and some commercial zone districts. Permits are restricted to 4.5% of the county's total housing stock; however, units occupied by a primary resident are exempt from the cap.

The County is also working to enhance its STR regulations in response to community concerns. Some of the potential changes include more stringent requirements for verifying owner occupancy and moving the regulations from the land use code into an ordinance to increase enforcement options.

Idaho Springs - Idaho Springs limits the number of short-term rentals (STRs) permitted within the municipality. STRs must be licensed, and a maximum of 15 licenses are available at one time. Available licenses are noticed, and residents may apply on a first-come, first-serve basis. If there are more applications than available licenses, recipients are chosen through a lottery.

To be eligible for a license, a residence must be the applicant's primary residence. The unit will be inspected before a license is awarded to an applicant.

Georgetown - Georgetown has several requirements for establishing short-term rentals (STRs). Owners must acquire a business license in Georgetown and a STR-specific license, both of which must be renewed annually. Before applying for a license, owners must demonstrate they have owned the property for at least two years. Property owners wishing to convert their unit to short-term rental use must notify all property owners within 300 feet of the property in question a minimum of 15 days before the planned conversion for public comment on the decision. This process is repeated with every annual permit reapplication. The town may then deny, approve, or revoke the application. Owners within 300 feet of the applicant's property and the applicant themselves may appeal the decision.

STRs are permitted throughout Georgetown's residential districts, but they are limited by ward:

- Ward I: 5% of the single-family units in the ward.
- Ward II: 7% of the single-family units in the ward.
- Ward III: 7% of the single-family units in the ward.

Furthermore, to prevent clusters of ADUs in certain areas, Georgetown limits the number of STRs to one per street segment. A second STR may be located on a street segment with a special use permit if the owner resides in the unit full-time. Under no circumstances is more than one STR permitted on street segments with fewer than five lots. While STRs are permitted in multifamily buildings, no more than one STR is allowed per six units in the same building, and no more than two STRs are allowed per building. STR owners must provide parking for all guests on the property.

Empire - Empire amended the Land Development Code in 2021 to limit the housing stock used for short-term rentals (STRs). This amendment requires owners who want to use their properties as STRs to obtain short-term rental and business licenses. It also caps short-term rentals at 5% of the residential units in the R-1 and R-2 districts and assesses sales and lodging taxes.

Silver Plume - Owners of STRs must obtain licenses from the town to operate legally. Short-term rental use is only allowed at the applicant's primary residence, and an STR license can only be obtained after owning a property for two years.

An STR must have at least one off-street parking space for every three bedrooms in the unit.

Inclusionary Zoning Policies

Consistent inclusionary zoning (IZ) policies create uniform development standards that developers can rely on, reducing confusion and simplifying the planning and development process. This can encourage developers to invest in affordable housing projects, knowing that requirements and incentives are the same across jurisdictions.

Additionally, when IZ policies vary significantly, some jurisdictions may become more attractive to developers than others, leading to uneven development and potentially depriving certain areas of needed affordable housing. Aligned policies help level the playing field, ensuring that no single jurisdiction bears a disproportionate share of affordable housing development.

While it is important for communities using IZ to coordinate around the specifics of their requirements and incentives, IZ is a tool designed for areas with a high level of market-rate development activity. Implementing an inclusionary zoning requirement in a market with little development interest may deter further development and exacerbate existing housing shortages.

Jurisdictional Independence

Jurisdictions should have the independence to set their own land use policies to address unique local needs and promote community engagement. This autonomy fosters innovation and flexibility, allowing jurisdictions to tailor solutions to their specific circumstances. It also enables rapid responses to changes, supports local economic development, and preserves the unique character of each community. By managing development pressures effectively and implementing targeted solutions, jurisdictions can ensure sustainable and inclusive growth that aligns with local goals and priorities.

Where to Site Density

A jurisdiction should be in charge of where to site density because it best understands its own unique needs, characteristics, and priorities. Local authorities can assess factors such as infrastructure capacity, environmental impact, and community preferences to make informed decisions that align with their specific context. This local control ensures that density is sited in areas that can effectively support it, promoting sustainable growth, minimizing negative impacts, and enhancing residents' overall quality of life.

However, local governments need to engage residents and, in some cases, educate the community when goals conflict. For example, if design guidelines make new multifamily housing development impossible in all zone districts, this needs to be discussed, and a community process should be implemented to create a satisfactory solution that honors the architectural character valued by residents while also allowing denser housing forms in some places.

Silver Plume, for example, has determined that duplexes are an appropriate housing form in all residential zone districts.

ADU Allowance

All jurisdictions in Clear Creek County should allow Accessory Dwelling Units (ADUs) as a use-by-right. ADUs are a historic housing form that has a minimal impact on the character of the existing neighborhood while creating a diversity of housing options by increasing the number of small rentals homes. While this strategy is recommended for all jurisdictions, it does not need collaboration or coordination to succeed.

Clear Creek County allows ADUs in all residential zone districts as a use by right and does not have minimum size requirements for these units beyond building requirements.

Dimensional Standards

We recommended either a modification to the dimensional standards or flexibility in dimensional standards for each jurisdiction in Clear Creek County, but these recommendations do not need collaboration or coordination to succeed.

A jurisdiction should be in charge of its dimensional standards for development because it allows for the creation of tailored regulations that reflect the local community's unique characteristics, needs, and priorities. Local authorities have the best understanding of their area's specific geographic, environmental, and socio-economic conditions. This enables them to set appropriate standards for building height, setbacks, lot sizes, and other dimensions that align with local goals, such as preserving community character, ensuring adequate light and air, protecting natural resources, and accommodating infrastructure capacity.

However, as with deciding where to site density, local governments need to engage residents and, in some cases, educate the community when goals conflict. For example, if the goal of preserving a view plane is limiting opportunities to create housing for the local workforce, this needs to be discussed, and a community process should be implemented to create a satisfactory solution that balances the experience of existing residents without shutting out new community members.

Idaho Springs created more density allowances in the East End Overlay District by allowing increased heights and smaller minimum lot sizes. The areas with greater height allowances were determined by using a sun-access study to not further reduce the already limited sun exposure created by the surrounding mountains.

Parking Requirements

Jurisdictions should control their parking requirements to effectively address unique local conditions. For example, high tourism in Idaho Springs creates significant parking demand, which limits development potential. The city's implementation of shared parking facilities and a fee-in-lieu option allows more flexible land use in its historic downtown area. Local control over parking requirements also supports economic activities and community character.

It is worth noting that parking is a major concern for community members when new housing or additional density is proposed. Local governments can avoid these concerns by establishing programs for time-limited parking or parking permit zones.

Fee waivers

Development fee waivers can promote affordable housing and sustainable development. Waiving fees for affordable housing projects can reduce

construction costs, making it more feasible for developers to build affordable units. However, not all communities have enough leeway in their budgets to cover the staff time required to process development applications without having the developments cover those.

The local government should determine what fees can be waived and what they should be waived in exchange. However, learning how other communities approach this is a great way to get ideas that might work locally. If neighboring jurisdictions can collaborate on fee waiver programs, this is a great way to deter developers from “jurisdiction shopping” for the best deal.

Georgetown is the only community in the region that has a process for reducing or waiving fees to encourage affordable development.

Community priorities for PUDs and Annexations

Communities should list their priorities for allowing planned unit developments (PDs/PUDs) and annexations to ensure that new developments align with their long-term goals and values. By clearly articulating these priorities, communities can guide growth in a way that supports sustainable development, preserves the character of existing neighborhoods, and meets the needs of residents.

Prioritizing elements such as affordable housing, green spaces, infrastructure improvements, and economic opportunities helps to create a balanced and inclusive environment. Additionally, well-defined priorities provide developers with transparency and predictability, fostering cooperation and reducing potential conflicts.

All of the communities in Clear Creek County set discretionary policies regarding planned developments and annexations, but none affirmatively state the types of benefits they expect to see included in the application. This should be done on a jurisdictional basis to inform developers of important elements to the community. This can include desired housing outcomes, and in addition, Georgetown might prioritize a commitment to more effective infrastructure and reduced traffic demands, while Empire might prioritize a greater quality and quantity of public and/or private open space and protection and/or preservation of natural resources, habitat areas, and natural features.

Public land inventory and public land use strategy

We recommend that communities within Clear Creek County develop a public land inventory and a public land use/disposition strategy to better position themselves for partnerships that address housing needs. A comprehensive land inventory identifies available public lands, facilitating informed decision-making about their potential uses. By having a strategic approach to land disposition, communities can prioritize sites for affordable and diverse housing projects,

ensuring that land resources are used effectively to meet local housing demands. This proactive planning fosters collaboration with developers and stakeholders, streamlining the development process and aligning projects with community goals. Ultimately, such strategies enable communities to leverage public land to address housing shortages and create more inclusive, sustainable neighborhoods.

Idaho Springs has identified city-owned parcels and is conducting a feasibility analysis to understand where development potential might be.

Review processes

Expedited development review processes can significantly help jurisdictions attract more affordable housing development by reducing the time and cost associated with project approvals. Streamlining these processes ensures developers face fewer bureaucratic delays, making affordable housing projects more financially viable and appealing. By offering a faster path to approval, jurisdictions can incentivize developers to invest in affordable housing, addressing local housing shortages more effectively. Additionally, expedited reviews demonstrate a community's commitment to supporting affordable housing fostering a positive environment for future investments and collaborations.

While Silver Plume does not have a separate review process for affordable development, it does have a straightforward development review process and flowcharts to show the development review process for different application types. This makes it easy for builders to understand the process and timeline.

The town also requires a public hearing by the Board of Trustees within 30 days of receiving a completed development plan application (or 30 days after a Planning and Zoning Board recommendation in the case of Special Review). These standards position Silver Plume to exceed the target timelines required to comply with Proposition 123.

Conclusion

Clear Creek County communities can effectively address housing challenges by balancing regional collaboration, regional coordination, and jurisdictional independence. Regional collaboration on initiatives such as deed restrictions and rental registries allows for shared resources and consistent standards, enhancing efficiency and impact. Regional coordination through unified definitions and aligned short-term rental and inclusionary zoning policies, ensures transparency, reduces conflicts, and promotes equitable development. At the same time, maintaining jurisdictional independence allows each community to tailor solutions to their unique needs and priorities, fostering innovation and preserving local character. This balanced approach will help create sustainable, inclusive neighborhoods that align with the long-term goals and values of all communities within Clear Creek County.



Appendix

Qualifying Strategies within each Jurisdiction					
Strategy	Clear Creek County	Idaho Springs	Georgetown	Empire	Silver Plume
1) The use of vacant publicly owned real property within the local government for the development of affordable housing	R	C	R		
2) The creation of a program to subsidize or otherwise reduce local development review or fees, including but not limited to building permit fees, planning waivers, and water and sewer tap fees, for affordable housing development		R	C		
3) The creation of an expedited development review process for affordable housing aimed at households the annual income of which is at or below one hundred twenty percent of the area median income of households of that size in the county in which the housing is located	R	C	R	C	C
4) The creation of an expedited development review process for acquiring or repurposing underutilized commercial property that can be rezoned to include affordable housing units, including the preservation of existing affordable housing units					
5) The establishment of a density bonus program to increase the construction of units that meet critical housing needs in the local community		R	R		R
6) With respect to water utility charges, the creation of processes to promote the use of sub-metering of utility charges for affordable housing projects and the creation of expertise in water utility matters dedicated to affordable housing projects					
7) With respect to infrastructure, the creation of a dedicated funding source to subsidize infrastructure costs and associated fees related to publicly owned water, sanitary sewer, storm sewers, and roadways infrastructure		R	C		
8) Granting duplexes, triplexes, or other appropriate multi-family housing options as a use by right in single-family residential zoning districts				R	C
9) The classification of a proposed affordable housing development as a use by right when it meets the building density and design standards of a given zoning district	C	C	C	C	C
10) Authorizing accessory dwelling units as a use by right on parcels in single family zoning districts that meet the safety and infrastructure capacity considerations of local governments	C	C	R	R	R
11) Allowing planned unit developments with integrated affordable housing units	C	C	C		
12) Allowing the development of small square footage residential unit sizes	C	R	C	R	R
13) Lessened minimum parking requirements for new affordable housing developments		R			R
14) The creation of a land donation, land acquisition, or land banking program	R	R		C	
15) An inclusionary zoning ordinance (per CRS 29-20-104(1))	R	C	C		

C = Currently in place
R = Recommended



CITY OF IDAHO SPRINGS
1711 Miner Street
P.O. Box 907
Idaho Springs, CO 80452-0907
Telephone (303) 567-4421
FAX (303) 567-4955

NOTICE AND AGENDA
Regular Meeting
Idaho Springs City Council
1711 Miner Street, City Hall
Monday, September 9, 2024
7:00 p.m.

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGIANCE**
- 4. AGENDA APPROVAL**
 - a) Move to approve the agenda for the September 9, 2024 meeting
- 5. CONFLICT OF INTEREST**
- 6. APPROVAL OF MINUTES**
 - a) Move to approve the minutes from August 26, 2024
- 7. APPROVAL OF BILLS**
 - a) Move to approve bills to September 9th, 2024
- 8. PUBLIC COMMENT**
- 9. UNSCHEDULED PUBLIC COMMENT**
- 10. BOARD/COMMISSION MEMBER APPOINTMENTS**
 - a) Historic Sites and Facilities Board has 5 appointed seat openings
 - b) Planning Commission has an opening for 1 regular member appointment.
- 11. LIQUOR LICENSING AUTHORITY**
- 12. FINANCE OFFICER**
- 13. RESOLUTIONS**
 - a) Resolution #20, Series 2024 A Resolution Approving the Lease of Real Property Owned by The City, Known as Parcel Number 1833-314-00-900 (The Old Sewer Plant Property), to Kraemer North America for Temporary Storage and Similar Construction Uses Related to the I-70 Floyd Hill Project.
 - b) Resolution # 21, Series 2024, A Resolution Approving an Intergovernmental Agreement Establishing the Clear Creek Housing Authority.
- 14. ORDINANCE FIRST READING**
 - a) Ordinance #19, Series 2024 an Ordinance Adding a New Article V of Chapter 5 of The Idaho Springs Municipal Code to Establish The Business and Community Promotions Board.
- 15. ORDINANCE SECOND READING**
- 16. CITY ATTORNEY**
- 17. CITY ADMINISTRATOR**
 - a) Staff report submitted with no requests for action.
- 18. ADMINISTRATION DEPARTMENT**
 - a) **Assistant City Administrator** – No staff report submitted.
 - b) **Community Development Planner** – No staff report submitted.
 - c) **Deputy City Clerk** – Staff report submitted with no requests for action.
- 19. POLICE DEPARTMENT**
 - a) Staff report submitted with no requests for action.
- 20. PUBLIC WORKS DEPARTMENT**
 - a) No Staff Report Submitted.
- 21. WATER FACILITIES DEPARTMENT**
 - a) Staff report submitted with no requests for action.

- 22. COMMITTEE REPORTS
- 23. CITY CLERK/TREASURER
- 24. MAYOR / COUNCIL
- 25. EXECUTIVE SESSION

Executive session pursuant to C.R.S. § 24-6-402(4)(e) to discuss matters subject to negotiation and to instruct negotiators concerning potential deed restrictions in the Block 57 development.

- 26. ADJOURN

a) Next Work Session Monday September 23, 2024.

b) Next Regular Meeting on Monday, September 23, 2024

IN-PERSON AND REMOTE MEETING PUBLIC ATTENDANCE AND PARTICIPATION INSTRUCTIONS

The Public is able to view and hear this meeting remotely at the following address on the City's website:

<https://www.colorado.gov/pacific/idahospings/city-council-live>

To appear on the agenda as Scheduled Public Comment (in person or remote), you must fill out the form at the following link and return to the Deputy City Clerk no later than Noon (12 p.m.) the Thursday before the meeting date:

https://www.colorado.gov/pacific/sites/default/files/Fillable%20Council%20Public%20Comment_1.pdf. For remote Public Comment, please use this link to join the meeting: <https://us02web.zoom.us/j/88123857147>

To provide in-person Unscheduled public comment, please sign-in at the entrance to the Council Chambers. To provide remote unscheduled comment, please use this link to join the meeting: <https://us02web.zoom.us/j/88123857147>.

You will need to identify yourself when joining the Zoom meeting with an accurate first and last name. You will then need to raise your hand to be recognized for public comment at the designated time on the agenda.

Each Scheduled/Unscheduled Public Comment is limited to three (3) minutes.

IDAHO SPRINGS CITY COUNCIL
REGULAR MEETING
August 26, 2024

The City Council of the City of Idaho Springs held a regular meeting on August 26, 2024, in the city council chambers. Mayor Harmon called the meeting to order at 7:24 p.m.

Answering the roll were: Mayor Chuck Harmon, Councilmember Lisa Manifold, Councilmember James Clark and Mayor Pro Tem Jeremy Jones. Councilmembers Kate Collier, Scott Pennell and Janine Mariani were absent. Also present were City Administrator Andrew Marsh, Community Development Planner Dylan Graves, Chief Nate Buseck, Public Works Superintendent Paul Crain, Deputy City Clerk Wonder Martell, Assistant City Attorney Nick Klein and Water Facilities Superintendent Edward Sigward.

The Pledge of Allegiance was recited by all present.

AGENDA APPROVAL

Councilmember Manifold moved to approve the agenda to August 26th, 2024 Councilmember Clark seconded. Second was followed by an all-in favor voice vote.

CONFLICT OF INTEREST

There were no conflicts.

APPROVAL OF MINUTES

Mayor Pro Tem Jeremy Jones moved to approve minutes from August 12th, 2024. Councilmember Manifold seconded, followed by an all-in favor voice vote.

APPROVAL OF BILLS

Mayor Pro Tem Jeremy Jones moved to approve the bills to August 26th, 2024, Councilmember Clark seconded. Second followed by an all in favor roll call vote.

PUBLIC COMMENT

UNSCHEDULED PUBLIC COMMENT

LIQUOR LICENSING AUTHORITY

FINANCE OFFICER

Finance Director Lorraine Trotter went over the July 2024 Financial Statements. Councilmember Manifold asked why the court overtime budget was over 100%, to which Ms. Trotter replied that it's probably because of trials.

RESOLUTIONS

1. Councilmember Manifold moved to approve Resolution #17, Series 2024 A Resolution Calling A Special Municipal Election To Be Coordinated With The State General Election On November 5, 2024, Fixing The Ballot Title And Referring A Ballot Question To Authorize The Conveyance Of Approximately 23 Acres Of Virginia Canyon Mountain Park Property In Exchange For An Equal Amount Of Land In Return, And Approving An Intergovernmental Agreement Concerning Election Coordination. Mayor Pro Tem Jeremy Jones seconded, second was followed by an all in favor roll call vote.
2. Mayor Pro Tem Jeremy Jones moved to approve Resolution #18, Series 2024 A Resolution Setting The Official Dates For The Celebration Of Holidays For The City In 2025. Councilmember Clark seconded, second followed by an all in favor roll call vote.

ORDINANCE FIRST READING

Mayor Pro Tem Jeremy Jones moves to approve An Ordinance Adopting Extended Stay Lodging Licensing and Operational Requirements as A New Section 21-35 Of the Idaho Springs Municipal Code. Councilmember Manifold seconded followed by an all in favor roll call vote. Mayor Harmon thanked staff for their work on tis ordinance.

ORDINANCE SECOND READING

Public Hearing- Mayor Harmon opened the public hearing at 7:40 pm.

STAFF- City Planner Mr. Graves went over his staff report with council and mentioned that Planning Commission passed this CUP at their August 7th, 2024 meeting with 4 conditions.

APPLICANT- The applicant was not able to attend this hearing.

DISCUSSION- Councilmember Manifold asked if this use was going to increase traffic and if there were any concerns from the previous CUP that was granted at this location. Mr. Graves advised council that the CUP that was previously issued was for commercial use that is seasonal and that season has ended and this parcel is big enough for both CUP's to coexist. Councilmember Clark asked about winter maintenance at this location specifically who would be responsible for snow removal and such. Public Works Superintendent Paul Crain advised council that Public Works usually makes a pass or two on that road, but sometimes they skip it because of requests from sledders. Councilmember Manifold asked what entity is responsible for enforcement of the sanitation for this CUP (porta potty). Mr. Crain advised that it would be complaint based and that agreements for porta potty's usually covers the cleaning out schedule and regulations.

Mayor Harmon closed the public hearing at 7:52 pm.

VOTE- Mayor Harmon moved to approve Ordinance #17, Series 2024, An Ordinance Granting a Conditional Use to Permit the Location of a Temporary Construction Trailer, Associated Parking and Outdoor Storage on Property West of the Shelly/Quinn Ball Fields Park, also known as part of The Silver Spruce Annexation, for the Duration of the Floyd Hill Project; with the conditions as discussed. Mayor Pro Tem Jeremy Jones seconded, followed by an all in favor roll call vote.

CITY ATTORNEY

Assistant City Attorney Nick Klien mentioned that the new website looks great.

CITY ADMINISTRATOR

Staff report submitted with no requests for action.

ADMINISTRATIVE DEPARTMENT

Assistant City Administrator- No staff report submitted.

Community Development Planner- Staff report submitted with no requests for action.

Deputy City Clerk – Staff report submitted with no requests for action

POLICE DEPARTMENT

Staff report submitted with no requests for action.

PUBLIC WORKS

Staff report submitted with one request for action.

1. Councilmember Manifold moved to approve the expenditure up to \$8,500.00 for contract services to paint the ADA ramp and rear stairway of the Idaho Springs Visitor Center, from line item 10-21-5430. Councilmember Clark seconded followed by an all in favor roll call vote.

Mr. Crain did mention that one of the bids they got back for this paint job was from Paul Peavey who sadly and tragically is no longer with us.

WATER FACILITIES DEPARTMENT

Staff report submitted with no requests for action. Mr. Sigward did mention that the last few weeks have been hard with the Mattie Dam project, but we won. City Administrator Mr. Marsh mentioned that water/wastewater staff worked through the weekend on this project.

COMMITTEE REPORTS

CITY CLERK/TREASURER

MAYOR/COUNCIL

Mayor Hamon mentioned that Paul Peavey will be deeply missed by the entire community. Councilmember Manifold asked who the correct entity is to talk to about streetlights on Miner Street. Mr. Marsh advised that the lights are owned by Xcel Energy, and Paul Crain is the person who creates the work orders for the lights and gets them to Xcel. Mr. Crain replied that they need to put in tickets for these lights and it seems to take Xcel a long time to get the lights replaced. Ms. Manifold also asked about the Snow Removal/Emergency Plan. Mr. Marsh replied that there is a plan and suggested that this be brought to council at a Work Session. Ms. Manifold also asked if the Assistant City Administrator position has been posted yet. Mr. Marsh replied and stated that we are waiting for the staffing analysis to be completed which was completed today. Councilmember Clark asked where the city limits of Idaho Springs end on Virginia Canyon? Mr. Crain replied that there is a city limit sign posted .7 miles up Virginia Canyon.

EXECUTIVE SESSION

Councilmember Manifold moved to go into executive session at 8:10 pm. Mayor Harmon seconded followed by an all in favor voice vote.

ADJOURN

Mayor Harmon adjourned the executive session at 8:51 pm.

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
A-Fast Patch Inc (1)								
24-384								
24-384	Invoice	Hot asphalt patching 16th and virg	08/05/2024	09/05/2024	3,615.00	Open	09/24	10-10-6096
Total 24-384:					3,615.00			
Total A-Fast Patch Inc (1):					3,615.00			
AlphaGraphics (1013)								
17822								
17822	Invoice	Banner	05/31/2024	09/30/2024	252.00	Open	09/24	10-20-5325
17822	Invoice	Signs Public Notice	05/31/2024	09/30/2024	133.26	Open	09/24	10-20-5325
Total 17822:					385.26			
10756								
10756	Invoice	envelopes	08/29/2024	09/29/2024	491.79	Open	08/24	10-20-6010
10756	Invoice	envelopes	08/29/2024	09/29/2024	245.90	Open	08/24	10-40-6010
Total 10756:					737.69			
Total AlphaGraphics (1013):					1,122.95			
Alsco - Denver Linen (13)								
2984685								
2984685	Invoice	Carpets	08/27/2024	09/15/2024	83.07	Open	08/24	10-30-5108
Total 2984685:					83.07			
Total Alsco - Denver Linen (13):					83.07			
Aqua Ben Corporation (2151)								
47938								
47938	Invoice	Hydrofloc	06/24/2024	09/24/2024	927.00	Open	08/24	52-00-6210
Total 47938:					927.00			
Total Aqua Ben Corporation (2151):					927.00			
AT&T Mobility (283)								
287246995984X08212024								
287246995984X08212024	Invoice	Cell Phone/WasteWater	08/21/2024	09/08/2024	107.78	Open	07/24	52-00-5335
287246995984X08212024	Invoice	Cell Phones/Water	08/21/2024	09/08/2024	107.78	Open	07/24	51-00-5335
Total 287246995984X08212024:					215.56			
Total AT&T Mobility (283):					215.56			
Bearicuda Bins (2149)								
42444A								
42444A	Invoice	50% Deposit on Bear Cans	08/08/2024	09/08/2024	29,731.28	Open	08/24	21-00-6028
Total 42444A:					29,731.28			
Total Bearicuda Bins (2149):					29,731.28			
Browns Hill Engineering & Cont (1416)								
1392								
1392	Invoice	WTP SCADA Leasing Agreement	09/01/2024	10/01/2024	8,238.00	Open	10/24	51-00-5309
Total 1392:					8,238.00			
1393								
1393	Invoice	WWTP SCADA Leasing Agreeeme	09/01/2024	10/01/2024	1,620.00	Open	10/24	52-00-5309

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total 1393:					1,620.00			
28810								
28810	Invoice	Starlink Service	09/01/2024	09/30/2024	287.00	Open	09/24	51-00-5335
Total 28810:					287.00			
Total Browns Hill Engineering & Cont (1416):					10,145.00			
CCMRD (43)								
540								
540	Invoice	Rec Center Passes - Admin	09/03/2024	09/18/2024	80.00	Open	09/24	10-20-5215
540	Invoice	Rec Center Passes - PD	09/03/2024	09/18/2024	35.00	Open	09/24	10-30-5215
540	Invoice	Rec Center Passes - Wastewater	09/03/2024	09/18/2024	5.00	Open	09/24	52-00-5215
540	Invoice	Rec Center Passes - Water	09/03/2024	09/18/2024	5.00	Open	09/24	51-00-5215
Total 540:					125.00			
Total CCMRD (43):					125.00			
CenturyLink (569)								
333637776-8222024								
333637776-8222024	Invoice	WWTP Alarm	08/22/2024	09/11/2024	126.39	Open	09/24	52-00-5303
Total 333637776-8222024:					126.39			
333710092-8252024								
333710092-8252024	Invoice	WTP Alarm	08/25/2024	09/16/2024	204.20	Open	09/24	51-00-5303
Total 333710092-8252024:					204.20			
333469199-8282024								
333469199-8282024	Invoice	PW Internet	08/28/2024	09/17/2024	102.94	Open	09/24	10-10-5335
Total 333469199-8282024:					102.94			
Total CenturyLink (569):					433.53			
CIRSA (1511)								
241374								
241374	Invoice	Property/Casualty Coverage - Ad	07/01/2024	09/30/2024	10,373.53	Open	09/24	10-20-5301
241374	Invoice	Property/Casualty Coverage - PD	07/01/2024	09/30/2024	54,244.57	Open	09/24	10-30-5301
241374	Invoice	Property/Casualty Coverage - Se	07/01/2024	09/30/2024	5,186.76	Open	09/24	52-00-5301
241374	Invoice	Property/Casualty Coverage - Str	07/01/2024	09/30/2024	10,623.53	Open	09/24	10-10-5301
241374	Invoice	Property/Casualty Coverage - Wat	07/01/2024	09/30/2024	5,186.76	Open	09/24	51-00-5301
Total 241374:					85,615.15			
W24530								
W24530	Invoice	Workers Compensation Audit - A	07/01/2024	09/30/2024	236.92	Open	09/24	10-20-5300
W24530	Invoice	Workers Compensation Audit - Pa	07/01/2024	09/30/2024	473.85	Open	09/24	10-60-5300
W24530	Invoice	Workers Compensation Audit - PD	07/01/2024	09/30/2024	4,501.56	Open	09/24	10-30-5300
W24530	Invoice	Workers Compensation Audit - Str	07/01/2024	09/30/2024	4,738.48	Open	09/24	10-10-5300
W24530	Invoice	Workers Compensation Audit - W	07/01/2024	09/30/2024	947.70	Open	09/24	52-00-5300
W24530	Invoice	Workers Compensation Audit - W	07/01/2024	09/30/2024	947.69	Open	09/24	51-00-5300
Total W24530:					11,846.20			
Total CIRSA (1511):					97,461.35			
City of Cherry Hills Village (2150)								
65407								
65407	Invoice	District 3 Fall Meeting	08/23/2024	09/23/2024	80.00	Open	08/24	10-20-5305

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total 65407:					80.00			
Total City of Cherry Hills Village (2150):					80.00			
City of Idaho Springs (289)								
9.1.2024 WATER								
9.1.2024 WATER	Invoice	1744 Miner	09/01/2024	09/30/2024	285.57	Open	09/24	10-30-6050
9.1.2024 WATER	Invoice	Citizens Park	09/01/2024	09/30/2024	1,536.47	Open	09/24	10-60-6050
9.1.2024 WATER	Invoice	City Hall	09/01/2024	09/30/2024	284.57	Open	09/24	10-20-6050
9.1.2024 WATER	Invoice	CRC park	09/01/2024	09/30/2024	764.51	Open	09/24	10-60-6050
9.1.2024 WATER	Invoice	montgomery	09/01/2024	09/30/2024	127.48	Open	09/24	10-60-6050
9.1.2024 WATER	Invoice	MRM Park	09/01/2024	09/30/2024	368.60	Open	09/24	10-60-6050
9.1.2024 WATER	Invoice	pd	09/01/2024	09/30/2024	309.52	Open	09/24	10-30-6050
9.1.2024 WATER	Invoice	public works	09/01/2024	09/30/2024	450.00	Open	09/24	10-10-6050
9.1.2024 WATER	Invoice	Wwtp	09/01/2024	09/30/2024	7,367.56	Open	09/24	52-00-6001
Total 9.1.2024 WATER:					11,494.28			
9.1.24								
9.1.24	Invoice	Payroll Transfer	09/01/2024	09/01/2024	300,000.00	Open	08/24	10-00-1580
Total 9.1.24:					300,000.00			
Total City of Idaho Springs (289):					311,494.28			
Clear Creek Supply (291)								
768								
768	Invoice	sawblade	08/07/2024	09/07/2024	43.98	Open	08/24	10-10-6007
768	Invoice	sawblades	08/07/2024	09/07/2024	17.68	Open	08/24	10-10-6007
Total 768:					61.66			
1086								
1086	Invoice	2 cycle oil	08/15/2024	09/15/2024	6.61	Open	08/24	10-10-6007
Total 1086:					6.61			
1087								
1087	Invoice	fuse	08/15/2024	09/15/2024	4.65	Open	08/24	10-10-6007
Total 1087:					4.65			
1187								
1187	Invoice	toggle bolt	08/23/2024	09/23/2024	4.50	Open	08/24	10-60-5208
Total 1187:					4.50			
1305								
1305	Invoice	pipe bushing	08/27/2024	09/27/2024	3.79	Open	08/24	52-00-5204
Total 1305:					3.79			
1315								
1315	Invoice	hose clamp fuel line hose	08/27/2024	09/27/2024	25.63	Open	08/24	51-00-5204
Total 1315:					25.63			
1323								
1323	Invoice	washer and chip brush	08/27/2024	09/27/2024	13.61	Open	08/24	10-60-5208
Total 1323:					13.61			

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
2479								
2479	Invoice	wire	08/27/2024	09/27/2024	5.99	Open	08/24	10-10-6193
Total 2479:					5.99			
Total Clear Creek Supply (291):					126.44			
Colorado Analytical Lab (945)								
240821066								
240821066	Invoice	total coliform P/A compl	08/22/2024	09/22/2024	103.50	Open	08/24	51-00-5201
Total 240821066:					103.50			
240820014								
240820014	Invoice	bod-5	08/26/2024	09/26/2024	66.60	Open	08/24	52-00-5201
Total 240820014:					66.60			
Total Colorado Analytical Lab (945):					170.10			
Colorado Community Media (1981)								
118940								
118940	Invoice	Legal Publication	08/30/2024	09/29/2024	28.20	Open	08/24	10-20-5312
Total 118940:					28.20			
Total Colorado Community Media (1981):					28.20			
Comcast (1486)								
0197295-8232024								
0197295-8232024	Invoice	City Hall Internet	08/23/2024	09/17/2024	474.62	Open	09/24	10-20-5335
Total 0197295-8232024:					474.62			
Total Comcast (1486):					474.62			
Division of Oil and Public Safety (1908)								
I-0038618								
I-0038618	Invoice	Conveyance Certificate	08/16/2024	09/15/2024	30.00	Open	08/24	10-21-5430
I-0038618	Invoice	Expired Certificate of Operation - F	08/16/2024	09/15/2024	100.00	Open	08/24	10-21-5430
Total I-0038618:					130.00			
Total Division of Oil and Public Safety (1908):					130.00			
Doyle Disposal (380)								
24360								
24360	Invoice	WWTP Dumpster	08/25/2024	09/25/2024	453.00	Open	09/24	52-00-5202
Total 24360:					453.00			
Total Doyle Disposal (380):					453.00			
Environmental Designs (1995)								
CD50444715								
CD50444715	Invoice	Courtney Riley Cooper Park Maint	09/01/2024	10/01/2024	3,218.00	Open	09/24	10-60-5108
Total CD50444715:					3,218.00			
Total Environmental Designs (1995):					3,218.00			
EVStudio (2121)								
AD24001.00-5								
AD24001.00-5	Invoice	Affordable Housing Site Assessm	08/29/2024	09/29/2024	2,160.00	Open	08/24	10-20-5105

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total AD24001.00-5:					2,160.00			
Total EVStudio (2121):					2,160.00			
Foothills Auto & Truck Parts (1021)								
110562								
110562	Invoice	2015 taurus wipes	08/23/2024	09/23/2024	46.04	Open	08/24	10-30-6193
Total 110562:					46.04			
Total Foothills Auto & Truck Parts (1021):					46.04			
Goodyear Auto Service Center (131)								
42019								
42019	Invoice	2015 ford oil change	08/30/2024	09/30/2024	115.09	Open	08/24	10-30-6100
Total 42019:					115.09			
Total Goodyear Auto Service Center (131):					115.09			
Grainger Inc. (134)								
9204122056								
9204122056	Invoice	single faucet metering	08/02/2024	09/01/2024	528.92	Open	08/24	10-60-6200
Total 9204122056:					528.92			
Total Grainger Inc. (134):					528.92			
Hard Head Veterans (2153)								
HHV101176								
HHV101176	Invoice	Ballistic Helmet	08/15/2024	09/15/2024	5,225.00	Open	08/24	10-30-6030
Total HHV101176:					5,225.00			
Total Hard Head Veterans (2153):					5,225.00			
HD Supply (1895)								
821522281								
821522281	Invoice	Toilet Paper	08/21/2024	09/21/2024	635.88	Open	08/24	10-60-6010
Total 821522281:					635.88			
Total HD Supply (1895):					635.88			
HDR Engineering, Inc (1605)								
1200648570								
1200648570	Invoice	Virginia Canyon/Virginia Street	08/23/2024	09/23/2024	24,308.63	Open	07/24	23-00-5103
Total 1200648570:					24,308.63			
Total HDR Engineering, Inc (1605):					24,308.63			
Hoehn Architects P.C. (1444)								
2103-8								
2103-8	Invoice	City Hall Exterior Rehabilitation	09/03/2024	09/30/2024	990.00	Open	09/24	21-61-7040
2103-8	Invoice	travel and printing	09/03/2024	09/30/2024	20.77	Open	09/24	21-61-7042
Total 2103-8:					1,010.77			
2202-8								
2202-8	Invoice	Hose House #2 Rehabilitation	09/03/2024	09/30/2024	570.00	Open	08/24	21-61-7042
2202-8	Invoice	travel and printing	09/03/2024	09/30/2024	20.77	Open	08/24	21-61-7042

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total 2202-8:					590.77			
2404-3								
2404-3	Invoice	Powder House Rehabilitation	09/04/2024	09/30/2024	3,990.00	Open	09/24	21-61-7042
Total 2404-3:					3,990.00			
Total Hoehn Architects P.C. (1444):					5,591.54			
HRS Water Consultants (851)								
30456								
30456	Invoice	Engineering Services	08/08/2024	09/08/2024	2,622.00	Open	07/24	51-00-5104
Total 30456:					2,622.00			
Total HRS Water Consultants (851):					2,622.00			
JVA Incorporated (1110)								
18519								
18519	Invoice	PW Facility	07/31/2024	09/30/2024	11,103.32	Open	07/24	21-00-7044
Total 18519:					11,103.32			
Total JVA Incorporated (1110):					11,103.32			
Kind Mountain Collective, Inc. (2046)								
9.5.24								
9.5.24	Invoice	VCMP Argo community celebratio	09/05/2024	09/05/2024	1,000.00	Open	08/24	10-21-5032
Total 9.5.24:					1,000.00			
Total Kind Mountain Collective, Inc. (2046):					1,000.00			
Law Firm Of Suzanne Rogers PC (737)								
9.1.24								
9.1.24	Invoice	Mileage	09/01/2024	09/30/2024	58.56	Open	09/24	10-40-5115
9.1.24	Invoice	Prosecutor	09/01/2024	09/30/2024	1,500.00	Open	09/24	10-40-5115
Total 9.1.24:					1,558.56			
Total Law Firm Of Suzanne Rogers PC (737):					1,558.56			
Legacy Traffic Management (2148)								
12828								
12828	Invoice	Traffic Control Management	08/19/2024	09/18/2024	9,125.00	Open	08/24	21-00-6024
Total 12828:					9,125.00			
12837								
12837	Invoice	Traffic Control Management	08/26/2024	09/26/2024	9,125.00	Open	08/24	21-00-6024
Total 12837:					9,125.00			
Total Legacy Traffic Management (2148):					18,250.00			
Liberty Communications (1547)								
3425536								
3425536	Invoice	phone service admin	08/30/2024	09/30/2024	144.15	Open	09/24	10-20-5303
3425536	Invoice	phone service police	08/30/2024	09/30/2024	144.15	Open	09/24	10-30-5303
3425536	Invoice	phone service public works	08/30/2024	09/30/2024	144.15	Open	09/24	10-10-5303
3425536	Invoice	phone service wastewater	08/30/2024	09/30/2024	72.08	Open	09/24	52-00-5303
3425536	Invoice	phone service water	08/30/2024	09/30/2024	72.08	Open	09/24	51-00-5303

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total 3425536:					576.61			
Total Liberty Communications (1547):					576.61			
Marmac Water (2003)								
6003805								
6003805	Invoice	Sumachlor	07/25/2024	09/25/2024	2,795.51	Open	07/24	51-00-6210
Total 6003805:					2,795.51			
Total Marmac Water (2003):					2,795.51			
Michael Goodbee (1940)								
9.1.24								
9.1.24	Invoice	Judge	09/01/2024	09/30/2024	1,600.00	Open	09/24	10-40-5110
Total 9.1.24:					1,600.00			
Total Michael Goodbee (1940):					1,600.00			
Mountain Tool and Feed (1450)								
1662								
1662	Invoice	Stihl Parts	08/27/2024	09/27/2024	374.15	Open	08/24	10-60-6010
Total 1662:					374.15			
Total Mountain Tool and Feed (1450):					374.15			
Paul's Enterprises (213)								
0263134								
0263134	Invoice	Rekey 9 doors at new pw building	08/29/2024	09/15/2024	90.00	Open	08/24	10-10-5207
Total 0263134:					90.00			
Total Paul's Enterprises (213):					90.00			
Peak Performance Imaging Solutions (409)								
69996								
69996	Invoice	Meter Bill	08/20/2024	09/04/2024	487.44	Open	08/24	10-20-5309
Total 69996:					487.44			
Total Peak Performance Imaging Solutions (409):					487.44			
Postmaster (341)								
9.1.24								
9.1.24	Invoice	Water Bills	09/01/2024	09/01/2024	258.44	Open	09/24	51-00-5310
9.1.24	Invoice	Water Bills	09/01/2024	09/01/2024	258.44	Open	09/24	52-00-5310
Total 9.1.24:					516.88			
Total Postmaster (341):					516.88			
Professional Management Solutions (1833)								
84967								
84967	Invoice	Financial Services - admin	08/21/2024	09/21/2024	1,890.00	Open	07/24	10-20-5104
84967	Invoice	Financial Services - Water	08/21/2024	09/21/2024	945.00	Open	07/24	51-00-5104
84967	Invoice	Financial Services - WW	08/21/2024	09/21/2024	945.00	Open	07/24	52-00-5104
Total 84967:					3,780.00			
Total Professional Management Solutions (1833):					3,780.00			

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Proforce Law Enforcement (2024)								
555740								
555740	Invoice	5.56mm	08/22/2024	09/22/2024	180.00	Open	07/24	10-30-6045
555740	Invoice	9mm	08/22/2024	09/22/2024	720.00	Open	07/24	10-30-6040
Total 555740:					900.00			
Total Proforce Law Enforcement (2024):					900.00			
Quill Corporation (230)								
40251936								
40251936	Invoice	computer mouse	08/26/2024	09/26/2024	22.52	Open	08/24	10-20-7010
40251936	Invoice	supplies	08/26/2024	09/26/2024	112.68	Open	08/24	10-20-6010
Total 40251936:					135.20			
Total Quill Corporation (230):					135.20			
Sadie Schultz (2152)								
8.15-8.31								
8.15-8.31	Invoice	Director of Business Promotion an	09/02/2024	09/15/2024	1,900.00	Open	08/24	10-21-5038
Total 8.15-8.31:					1,900.00			
Total Sadie Schultz (2152):					1,900.00			
Staples Business Advantage (1219)								
7001726190								
7001726190	Invoice	office chars	08/10/2024	09/09/2024	363.92	Open	08/24	10-30-6010
7001726190	Invoice	supplies	08/10/2024	09/09/2024	91.53	Open	08/24	10-30-6010
Total 7001726190:					455.45			
Total Staples Business Advantage (1219):					455.45			
State of Colorado (1161)								
WU251160756								
WU251160756	Invoice	Permit COG641029	08/07/2024	09/11/2024	580.00	Open	08/24	51-00-5302
Total WU251160756:					580.00			
WU251171341								
WU251171341	Invoice	Permit CO0041068 Annual Fee	08/09/2024	09/13/2024	4,538.00	Open	08/24	52-00-5302
Total WU251171341:					4,538.00			
WU251171342								
WU251171342	Invoice	Permit CO0041068	08/09/2024	09/13/2024	92.00	Open	08/24	52-00-5302
Total WU251171342:					92.00			
Total State of Colorado (1161):					5,210.00			
T Mobile (2040)								
997960542-8202024								
997960542-8202024	Invoice	Dashcam sim cards	08/20/2024	09/19/2024	400.80	Open	08/24	10-30-5335
997960542-8202024	Invoice	Past Due Sim Card bills	08/20/2024	09/19/2024	436.80	Open	08/24	10-30-5335
Total 997960542-8202024:					837.60			
995996113-8222024								
995996113-8222024	Invoice	Admin - Cell Phones	08/22/2024	09/19/2024	119.82	Open	08/24	10-20-5335
995996113-8222024	Invoice	Parks - Cell Phone	08/22/2024	09/19/2024	39.94	Open	08/24	10-60-5335
995996113-8222024	Invoice	Streets - Cell Phones	08/22/2024	09/19/2024	233.38	Open	08/24	10-10-5335

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total 995996113-8222024:					393.14			
Total T Mobile (2040):					1,230.74			
Timberline Disposal (1467)								
5679270V324								
5679270V324	Invoice	Hwy 103 toilet	08/15/2024	08/21/2024	185.63	Open	08/24	51-00-5202
Total 5679270V324:					185.63			
5599786V324								
5599786V324	Invoice	200 W. Colorado Blvd Trash	09/01/2024	09/05/2024	356.37	Open	09/24	10-10-5202
5599786V324	Invoice	fuel material and fee	09/01/2024	09/05/2024	159.97	Open	09/24	10-10-5202
5599786V324	Invoice	Toilet VCMP	09/01/2024	09/05/2024	642.14	Open	09/24	10-60-5202
Total 5599786V324:					1,158.48			
Total Timberline Disposal (1467):					1,344.11			
Tritech Forensics (1951)								
01055680								
01055680	Invoice	Blood Specimen Kits	08/27/2024	09/27/2024	163.61	Open	08/24	10-30-6015
Total 01055680:					163.61			
Total Trittech Forensics (1951):					163.61			
Utility Notification Center of Colorado (1984)								
224080802								
224080802	Invoice	Locates - Water	08/31/2024	09/30/2024	68.37	Open	08/24	51-00-5108
224080802	Invoice	Locates - WW	08/31/2024	09/30/2024	68.37	Open	08/24	52-00-5108
Total 224080802:					136.74			
Total Utility Notification Center of Colorado (1984):					136.74			
Wallace, Scott A. (1152)								
757901								
757901	Invoice	Repair Deck and Stairs at Visitors	08/27/2024	09/26/2024	16,489.00	Open	08/24	21-00-7041
Total 757901:					16,489.00			
Total Wallace, Scott A. (1152):					16,489.00			
WEX BANK (1459)								
99158505								
99158505	Invoice	Fleet fuel - Police	08/23/2024	09/13/2024	1,677.81	Open	08/24	10-30-6191
Total 99158505:					1,677.81			
Total WEX BANK (1459):					1,677.81			
Xcel Energy (540)								
890601740								
890601740	Invoice	525 Pine Slope	08/19/2024	09/09/2024	13.32	Open	08/24	51-00-6001
Total 890601740:					13.32			
890691679								
890691679	Invoice	1801 miner a	08/19/2024	09/09/2024	66.64	Open	08/24	52-00-6001
Total 890691679:					66.64			

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
890777157								
890777157	Invoice	10 Montane	08/19/2024	09/09/2024	50.97	Open	08/24	51-00-6001
Total 890777157:					50.97			
890818359								
890818359	Invoice	1101 soda creek	08/20/2024	09/10/2024	13.32	Open	08/24	51-00-6001
Total 890818359:					13.32			
890825069								
890825069	Invoice	PD	08/20/2024	09/10/2024	316.21	Open	08/24	10-30-6001
890825069	Invoice	Water Treatment Plant	08/20/2024	09/10/2024	4,887.15	Open	08/24	51-00-6001
Total 890825069:					5,203.36			
890928653								
890928653	Invoice	980 CR 314	08/20/2024	09/10/2024	2,699.91	Open	08/24	52-00-6001
Total 890928653:					2,699.91			
891030786								
891030786	Invoice	1711 Miner	08/21/2024	09/11/2024	315.21	Open	08/24	10-20-6001
Total 891030786:					315.21			
891251608								
891251608	Invoice	New WWTP	08/22/2024	09/12/2024	5,676.19	Open	08/24	52-00-6001
Total 891251608:					5,676.19			
891414935								
891414935	Invoice	Parks	08/23/2024	09/13/2024	390.57	Open	08/24	10-60-6001
Total 891414935:					390.57			
891635167								
891635167	Invoice	pw	08/26/2024	09/16/2024	346.21	Open	08/24	10-10-6001
Total 891635167:					346.21			
Total Xcel Energy (540):					14,775.70			
Grand Totals:					587,818.31			

Report GL Period Summary

GL Period	Amount
08/24	403,876.95
07/24	45,725.02
10/24	9,858.00
09/24	128,358.34
Grand Totals:	587,818.31

Vendor number hash: 0
Vendor number hash - split: 0
Total number of invoices: 0
Total number of transactions: 0

August 20, 2024

Diane Breece
Idaho Springs City Clerk
PO Box 907
Idaho Springs, CO

Dear Diane,

Please present my name to the city council for appointment to another term on the Historic Sites and Facilities Committee. Since I am a long standing board member of the Historical Society of Idaho Spring, I am able to bring their interests to the city committee and your concerns to the Society.

I thank you for your consideration.

Cordially,

A handwritten signature in cursive script that reads "Dennis Johnson". The signature is written in dark ink and is positioned to the right of the word "Cordially,".

Dennis Johnson

Reba Bechtel
P.O. Box 945
Idaho Springs, CO 80452

August 5, 2024

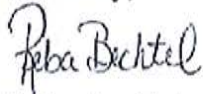
City of Idaho Springs
PO Box 907
Idaho Springs, CO 80452

Dear Mayor Harmon and City Council,
I would like to request to be considered for appointment to the Historic Sites
and Facilities Board for a two-year term.

I served for several years as a member of the previous Historic Sites and
Facilities Committee.

I appreciate your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Reba Bechtel".

Reba Bechtel
1526 Colorado Blvd
Idaho Springs, CO 80452

Margaret Smith
1430 Miner Street
Idaho Springs, CO 80452

July 29, 2024

Mayor Harmon and City Council Members:

I would like to apply for a position on the Historic Sites and Facilities Board.

My formal education includes a B.S. in Industrial Management and Engineering from Rensselaer and Polytechnic Institute, Troy, New York and an MBA from Florida Institute of Technology, Melbourne, Florida.

I have 30 plus professional years of experience as Engineering Manager and Project Manager in Manufacturing, Construction, and Government environments. Additionally, I obtained the permit, as Owner/Builder, for the recent renovation project at The Bee's Knees. I drew up the design, selected each Sub- Contractor, monitored progress, and interfaced with the building inspectors from Safebuilt.

Personally, I have had a strong appreciation for the importance of historical preservation. Growing up in Upstate New York, I have always loved the rich history dating back to late 1600's. My grandmother's home in New York was built before the Civil War. Also, I own a large Victorian house in Pueblo, built about 1900, and with my sister, own the building at 1430 Miner Street built around 1880's. I am amazed at their quality of construction and amazing craftsmanship involved in the finer details of these structures.

I believe that I am well-qualified to serve on this board and welcome the opportunity to do so.

Sincerely,

Margaret I. Smith

Lue A Howard
1024 Virginia Street, PO Box 284
Idaho Springs, CO 80452
(303) 519-0930
luealta@gmail.com

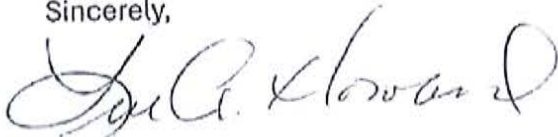
June 24, 2024

Mayor Harmon & Member of City Council
City of Idaho Springs
Idaho Springs, CO 80452

Dear Sirs:

I would like to express my interest in serving on the newly formed Historic Sites & Facilities Management committee.

Sincerely,

A handwritten signature in cursive script, appearing to read "Lue A. Howard".

Lue A Howard

Phyllis Adams
Post Office Box 1271
Idaho Springs, CO 80452-1271

August 1, 2024

Mayor Harmon and members of the City Council:

I write to express my interest in serving on the newly-created Historic Sites and Facilities Board.

I served on the previous Historic Sites and Facilities Committee for a number of years. My interest in historic preservation remains strong. I understand the value of the properties the Board is to oversee and believe in the value of preserving the city's history for the future.

I believe my knowledge of the properties involved, my experience in oversight of those properties and my understanding of the Board's responsibilities qualify me well to serve. I hope you will agree.

I will be happy to answer any questions you may have. Thank you for your consideration.

A handwritten signature in cursive script that reads "Phyllis Adams". The ink is dark and the signature is fluid, with a large initial 'P' and a long, sweeping underline.

From : Michael Davenport, AIA, AICP
556 S. Gilpin Street
Denver, Colorado 80209
Phone: 303-241-3362
Email: MDavenport_96@outlook.com

Date: August 22, 2024

To: Wonder Martell, Deputy City Clerk of the City of Idaho Springs

Re: **Application to serve on the Historic Sites and Facilities Board**

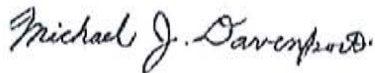
Please consider my application to serve on the Historic Sites and Facilities Board of the City of Idaho Springs. Since 2022, I have served on the Historic Preservation Review Commission (HPRC) of the City. In 2020 and 2021, I was a consulting planner for the City while it conducted a search to replace the City's full-time planner.

Previously I was the historic preservation planner or preservation architect for the Town of Castle Rock and Town of Telluride. While serving as a consulting interim planning director, I reviewed several historic preservation projects for the City of Manitou Springs. I have given conference presentations on historic preservation, most recently at the joint Western Planner and Wyopass annual conference earlier this month in Cheyenne, Wyoming.

As a Colorado licensed architect, I have designed residential, office, and retail projects. This work also included the rehabilitation or adaptive reuse of several existing buildings.

I have enjoyed very much serving on the HPRC, and I think greater coordination between HPRC and the Historic Sites and Facilities Board would benefit the preservation efforts of the City of Idaho Springs.

Sincerely,

A handwritten signature in cursive script that reads "Michael J. Davenport".

Michael Davenport, AIA, AICP

City of Idaho Springs
Attn: City Council
1711 Miner Street
Idaho Springs, CO. 80452

Dear City Council Members,

I am writing to submit my letter of interest in the vacant position on the Planning Commission for the City of Idaho Springs. I currently serve as an alternate and have found it to be a valuable experience.

My family moved to Idaho Springs in January of 2022 and over the past few years we have fallen in love with a lifestyle filled with community and nature. Since moving we have immersed ourselves within the local happenings; from the annual Burro Race and Wing Crawl, to Pumpkin Smash and 4th of July celebration. We regularly utilize the local trails, playgrounds and recreation center and support existing and local businesses often. I believe it is important for those who are fortunate to have a role in making decisions for a community to be engaged within that community.

I have a B.A. in Business from Southwestern University and M.A. in Nonprofit Management from Case Western Reserve University. I have over fourteen years of fundraising experience in the nonprofit sector and currently serve in the role of Senior Director of Development at the Denver Center for Performing Arts. My passion and experience in the social sector have led me to an interest in serving within the local community, where I hope to have an impact on the exciting future that lies ahead for the City of Idaho Springs.

I would enjoy the opportunity to speak with you further about my interest in moving from an alternate to a full-time Planning Commission member and thank you for your consideration.

Best,
Caitie Maxwell

255 Divide View Drive, Idaho Springs CO 80452
254-718-3272

CITY OF IDAHO SPRINGS
County of Clear Creek
State of Colorado

Resolution No. 20, Series 2024

A RESOLUTION APPROVING THE LEASE OF REAL PROPERTY OWNED BY THE CITY, KNOWN AS PARCEL NUMBER 1833-314-00-900 (THE OLD SEWER PLANT PROPERTY), TO KRAEMER NORTH AMERICA FOR TEMPORARY STORAGE AND SIMILAR CONSTRUCTION USES RELATED TO THE I-70 FLOYD HILL PROJECT

WHEREAS, pursuant to C.R.S. § 31-15-713(1)(c), the City Council (“Council”) for the City of Idaho Springs (the “City”) possesses the authority to enter into lease agreements for real property owned by the City when deemed by the Council to be in the best interest of the City; and

WHEREAS, the City owns certain real property known as Parcel Number 1833-314-00-900 or located at Tract TR S: 31 T: 3 R; 72, commonly known as the old sewer plant property (the “Property”); and

WHEREAS, the Council finds and determines that it is in the best interest of the City to enter into a lease agreement with Kraemer North America for the use of the Property for temporary storage and as an area for the loading and off-loading of construction equipment and materials during the I-70 Floyd Hill project, under those terms and conditions set forth in the attached Lease Agreement.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Idaho Springs, Colorado as follows:

Section 1. The City Council hereby approves the Lease Agreement for the real property known as Parcel Number 1833-314-00-900 or located at Tract TR S: 31 T: 3 R; 72, between the City of Idaho Springs and Kraemer North America, attached hereto and incorporated herein by this reference.

Section 2. The Mayor and City Clerk are hereby authorized on behalf of the City to execute and deliver the Lease Agreement and to execute and deliver any and all other documents reasonably necessary or convenient to effectuate the intent of the Agreement, in accordance with the terms of this Resolution.

Section 3. Should any one or more sections or provisions of this Resolution or of the Manual provisions adopted hereby be judicially determined invalid or unenforceable, such judgment shall not affect, impair or invalidate the remaining provisions of this Resolution or the Manual, the intention being that the various sections and provisions are severable.

Section 4. Any and all Resolutions or parts thereof in conflict or inconsistent herewith

are, to the extent of such conflict or inconsistency, hereby repealed; provided, however, that the repeal of any such Resolution or part thereof shall not revive any other section or part of any Resolution heretofore repealed or superseded.

RESOLVED, APPROVED, and ADOPTED this 9th day of September, 2024.

Chuck Harmon, Mayor

ATTESTED AND CERTIFIED:

Diane Breece, City Clerk

**LEASE AGREEMENT
BETWEEN
THE CITY OF IDAHO SPRINGS, COLORADO
AND
KRAEMER NA**

THIS LEASE AGREEMENT ("Lease"), entered into this 9th day of September, 2024, by and between the City of Idaho Springs, Colorado ("City"), whose address for the purpose of this Lease is 1711 Miner Street, P.O. Box 907, Idaho Springs, Colorado 80452, and Kraemer NA ("Contractor"), whose address for the purpose of this Lease is 900 West Castleton Road, #220, Castle Rock, Colorado 80109.

WHEREAS, City is the owner of real property, known as Parcel Number 1833-314-00-900 or located at Tract TR S: 31 T: 3 R; 72 ("Leased Premises"), which includes the area shown on the attached **Exhibit A** and by reference incorporated herein as though fully set forth herein; and

WHEREAS, City and Contractor are desirous of entering into an agreement where City grants to Contractor a lease for the privilege of using the Leased Premises for providing temporary storage and an area for the loading and off-loading of construction equipment and materials; and

WHEREAS, City agrees to lease the Leased Premises to Contractor but only upon the terms and conditions hereinafter set forth;

NOW THEREFORE, in consideration of the mutual covenants and agreements set forth herein, City and Contractor agree as follows:

SECTION 1. TERM OF LEASE AGREEMENT.

1.1. This Lease shall be for an initial term of twelve (12) months, commencing at midnight on September 1, 2024 and terminating at midnight on September 30, 2025.

1.2. This Lease shall automatically renew for up to six (6) additional one year renewal terms, unless terminated by either party by written notice at least sixty (60) days prior to the end of any term.

SECTION 2. RENT AND ADDITIONAL CONSIDERATION.

2.1 Contractor shall pay City Ten Dollars (\$10.00) as full rent for the initial twelve (12)-month term of the Lease. This payment shall be made at the time of signing of the Lease.

2.2 Following the initial twelve (12)-month term, Contractor shall pay City a rental rate of Ten Dollars (\$10.00) per additional annual term, which shall be due prior to the first day of each subsequent term.

2.3. As additional consideration, the Contractor agrees to grade and seed the Leased Premises at the end of the Lease Term, as further specified and described in **Exhibit B**, attached hereto and incorporated herein by this reference. The Contractor also agrees to repair any damage incurred to

the Clear Creek Greenway caused by its use accessing the Leased Premises from East Idaho Springs Road (County Road 314).

SECTION 3. USE OF THE LEASED PREMISES. Contractor agrees that during the term of this Lease, the Leased Premises will be used for providing temporary storage and an area for the loading and off-loading of construction equipment and materials. With the exception of its subcontractors, Contractor will not allow the Leased Premises to be used by any other individuals, groups, organizations or agencies or for any other purposes without the prior written permission from City.

SECTION 4. ASSIGNMENT AND SUBLETTING. Contractor may not assign, sublet, or transfer this Lease or the Leased Premises nor any portion thereof without the prior written permission from City. Such prohibition includes contracts with third parties for custody, management or operation of the Leased Premises or any part thereof.

SECTION 5. DEFAULT. If Contractor defaults in the payment of the Rent hereunder or any part thereof, or defaults in the performance of any of the other covenants herein contained, and such default continues for a period of thirty (30) days after written notice thereof, specifying the default complained of, mailed to Contractor by United States certified mail, then City may, at its election, declare the terms of this Lease ended and re-enter the Leased Premises, with or without process of law, and expel and remove Contractor or any person or persons in or upon the Leased Premises, using such force as may be necessary under the circumstances; and if at any time, by reason of such default of Contractor and the continuance thereof for such period of thirty (30) days after written notice has been given, said term will be so ended, Contractor hereby covenants and agrees to surrender and deliver up the Leased Premises peaceably to the City.

SECTION 6. FORCE MAJEURE. A party's performance under this Lease will be excused if, and to the extent that, the party is unable to perform because of actions due to causes beyond its reasonable control such as, but not limited to, acts of God, the acts of civil or military authority, loss of potable water source, floods, quarantine restrictions, riots, strikes, commercial impossibility, fires, circumstances reasonably beyond the control of the party obligated to perform, whether such other causes are related or unrelated, similar or dissimilar, to any of the foregoing. In the event of any such force majeure, the party unable to perform must promptly notify the other party of the existence of such force majeure and will be required to resume performance of its obligations under this Lease upon the termination of the aforementioned force majeure.

SECTION 7. INDEMNITY. Contractor agrees to defend, indemnify and hold harmless City, its officers, agents and employees, from any and all damages or claims whatsoever by reason of Contractor's use of the Leased Premises and further agrees to reimburse City for any and all damage to the Leased Premises resulting from the use of the Leased Premises for activities associated with Contractor's business. City agrees to promptly give notice of any and all damages or claims and to permit Contractor and/or its insurance carrier to investigate and defend the same.

SECTION 8. INSURANCE. Contractor will at all times during the term of this Lease provide insurance as set forth in the attached **Insurance Schedule A**, attached hereto and incorporated herein by this reference.

SECTION 9. SURRENDER OF PREMISES AT END OF TERM. Contractor agrees that upon termination of this Lease it will surrender, yield up and deliver the Leased Premises in good, clean condition, substantially similar to the condition of the Leased Premises at the time of execution of this Lease, with the exception of the Contractor's efforts to grade and seed.

SECTION 10. TERMINATION. City may terminate this Lease for any reason, with or without cause, upon sixty (60) days' written notice mailed to the Contractor by United States certified mail.

SECTION 11. INSPECTIONS. City reserves the right to conduct periodic inspections of the Leased Premises for the purpose of determining whether the terms and conditions of this Lease are being promptly and faithfully performed by Contractor.

CITY OF IDAHO SPRINGS, COLORADO KRAEMER NA

By _____
Chuck Harmon, Mayor

By _____

By _____
Diane Breece, City Clerk

EXHIBIT A

[DESCRIPTION OR ILLUSTRATION OF LEASED PREMISES]



EXHIBIT B

Seeding Plan

No seeding will be needed unless areas outside the proposed area is disturbed. The area where the stockpile is currently stockpile area and will need to be cleaned up of any material left behind and graded back to the current condition.

Any disturbance along the bike path used to get the material to and from the site will need to be seeded if this occurs. The seeding for small areas will be hand broadcast with the seed mixture the City specifications recommend.

INSURANCE SCHEDULE A

Section A.1. Insurance Requirements. Contractor shall provide and maintain liability insurance and automobile liability insurance to cover exposure for potential personal injuries or property damage resulting from or related to its use of City property. Contractor shall maintain such insurance in coverage amounts equal to: \$1 million dollars per occurrence, \$4 million dollars annual aggregate. Contractor shall name the City as an additional insured on said policies.

Section A.2. Worker's Compensation. Contractor shall provide and maintain workman's compensation insurance for its employees. Contractor shall provide the City with a copy of the certificate of worker's compensation insurance.

CITY OF IDAHO SPRINGS
County of Clear Creek
State of Colorado

Resolution # 21, Series 2024

**A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT
ESTABLISHING THE CLEAR CREEK HOUSING AUTHORITY**

WHEREAS, the City of Idaho Springs ("City") and the Towns of Georgetown, Empire and Silver Plume and Clear Creek County have all experienced increased visitation, increased interest in housing from second homeowners and retirees, and housing price increases both for sale and for rent and, consequently, the demand for housing has grown to exceed the available supply and the limited housing available is often beyond the means of residents residing and working in the community; and

WHEREAS, the majority of counties and many cities within Colorado have addressed such housing issues through the creation of housing authorities, whose purpose it is to affect the planning, financing, acquisition, construction, reconstruction or repair, maintenance, management, and operation of housing projects or programs pursuant to a multijurisdictional plan; and

WHEREAS, the provisions of C.R.S. § 29-1-204.5 allow Colorado local governments to contract with each other to establish a separate governmental entity to be known as a multijurisdictional housing authority; and

WHEREAS, the City Council recognizes the potential benefits and advantages of forming and being a part of a multijurisdictional housing authority, including the power to leverage the collective resources of all parties to effect the planning, financing, acquisition, construction, reconstruction or repair, maintenance, management, and operation of housing projects and programs specifically targeted to area families of low or moderate income and employees of employers in the area; and

WHEREAS, the City Council therefore finds and determines that it would further the public health and welfare of area residents to enter into a multijurisdictional housing authority with the other Clear Creek County governmental entities in order to advance the provision of affordable housing in the entire region, all as further set forth in the intergovernmental agreement establishing such authority and approved hereby.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Idaho Springs, Colorado, as follows:

The attached Intergovernmental Agreement Establishing The Clear Creek Regional Housing Authority is hereby approved. The Mayor and City Clerk are authorized to execute the same and to take all such further actions necessary to effectuate its terms.

RESOLVED, APPROVED, and ADOPTED this 9th day of September, 2024.

Chuck Harmon, Mayor

ATTESTED AND CERTIFIED:

Diane Breece, City Clerk

INTERGOVERNMENTAL AGREEMENT ESTABLISHING THE CLEAR CREEK REGIONAL HOUSING AUTHORITY

THIS INTERGOVERNMENTAL AGREEMENT is entered into as of the Effective Date defined below by and among the TOWN OF GEORGETOWN, whose address is _____ (“**Georgetown** ”); the TOWN OF EMPIRE, whose address is _____ (“**Empire**”); the TOWN OF SILVER PLUME, whose address is _____ (“**Silver Plume**”); THE CITY OF IDAHO SPRINGS, whose address is _____ (“**Idaho Springs**”) and CLEAR CREEK COUNTY, COLORADO, whose address PO Box 2000, Georgetown, CO 80444 (“**Clear Creek County**”) (collectively, the “**Contributing Partners**”).

RECITALS

A. Georgetown, Empire, Silver Plume, Idaho Springs and Clear Creek County have all experienced increased visitation, increased interest in housing from second homeowners and retirees, and housing price increases both for sale and for rent and, consequently, the demand for housing has grown to exceed the available supply and the limited housing available is often beyond the means of residents residing and working in the community; and

B. The majority of counties and many cities within Colorado have addressed such housing issues through the creation of housing authorities, whose purpose it is to affect the planning, financing, acquisition, construction, reconstruction or repair, maintenance, management, and operation of housing projects or programs pursuant to a multijurisdictional plan; and

C. The provisions of Section 18 of Article XIV of the Colorado Constitution and C.R.S. § 29-1-203, allow Colorado local governments to cooperate or contract with one another to provide any function, service or facility lawfully authorized to each local government; and

D. The provisions of C.R.S. § 29-1-204.5 allow Colorado local governments to contract with each other to establish a separate governmental entity to be known as a multijurisdictional housing authority; and

E. A multijurisdictional housing authority established pursuant to C.R.S. § 29-1-204.5 may be used by the contracting local governments to effect the planning, financing, acquisition, construction, reconstruction or repair, maintenance, management, and operation of housing projects or programs pursuant to a multijurisdictional plan to provide: (a) dwelling accommodations at rental prices or purchase prices within the means of families of low or moderate income; and (b) affordable housing projects or programs for employees of employers located within the jurisdiction of the authority; and

F. Georgetown, Empire, Silver Plume, Idaho Springs and Clear Creek County recognize the benefits and advantages obtained by working together to establish and create a multijurisdictional housing authority to provide affordable housing projects or programs for local low or moderate income families and for employees of local employers, and therefore desire to participate with one another in the establishment of a multijurisdictional housing authority serving

the interests of residents of Georgetown, Empire, Silver Plume, Idaho Springs and Clear Creek County.

NOW, THEREFORE, for and in consideration of the mutual promises, covenants, and obligations herein set forth, the Contributing Partners hereby mutually agree as follows:

ARTICLE I. ESTABLISHMENT OF AUTHORITY

Section 1.1 Establishment. In accordance with C.R.S. § 29-1-204.5 and other applicable laws, the participating local governments hereby establish a multijurisdictional housing authority to be known as the Clear Creek Regional Housing Authority (the "Authority"). This Authority is created as a separate legal entity designed to address diverse housing needs within the designated jurisdictions.

Section 1.2 Purpose. The primary purpose of the Authority is to effectively manage and execute housing projects and programs with the following objectives:

- **Increase Access to Affordable Accommodations and Resources:**
 - **Build Affordable Housing:** Provide dwelling accommodations at affordable rental or purchase prices for families of low or moderate income;
 - **Workforce Housing Development:** Develop affordable housing projects for employees of employers located within the jurisdiction of the Authority;
 - **Own or operate affordable housing in the community;**
 - **Land Trust or Land Banking:** Acquire land for current or future affordable housing projects; and,
 - **Deed Restrictions:** Facilitate, propose or manage deed restriction programs.
- **Strengthen Community through Programs & Development:**
 - **Integrate housing projects into broader community** development plans to promote sustainable urban growth;
 - **Aging in Place Initiatives:** Develop and implement housing projects and programs designed to support seniors in maintaining independence and quality of life in their own homes. This includes creating accessible living spaces, providing community-based health and wellness services, and integrating technology solutions that enhance safety and connectivity for elderly residents;
 - **Economic Support:** Enhance local economic stability by providing housing that supports the local workforce and attracts new businesses;
 - **Accessibility and Inclusivity:** Ensure housing is accessible to seniors, people with disabilities, and other vulnerable groups; and,
 - **Preservation of Housing:** Maintain and preserve the affordability of existing housing stock to prevent displacement.
- **Provide Resources to Residents:**
 - **Support Services:** Coordinate support services such as career counseling, educational programs, and health services to enhance residents' quality of life;
 - **Resident Services:** Help residents learn about and access funding sources, like first time home buying, home improvement etc.;

- **Disaster Resilience:** Build housing that withstands local environmental risks, ensuring safety and sustainability; and,
- **Collaborative Partnerships:** Engage with non-profits and the private sector to expand resources and innovative housing solutions.
- **Expand Capacity of Contributing Partner entities to Advance Housing**
 - Provide capacity, leadership, advocacy or advice on Housing Policy;
 - Facilitate Housing partnerships;
 - Support, identify or secure and or administer grant funds for advancing housing;
 - Support and assist in statewide housing initiatives;
 - Support Planning Departments with large projects; and,
 - Keep everyone informed of community housing concerns.

Section 1.3 Boundaries. The operations of the Authority are confined to the geographical limits of the participating local governments as defined in Appendix A of this Agreement. These boundaries may be amended upon mutual agreement of the participating governments, subject to local laws and regulations.

Section 1.4 Local Autonomy. Each Contributing Partner retains ultimate control over housing projects and programs initiated within its jurisdiction. Approval from the local governing body of the jurisdiction in which projects are located is required, following a public hearing and adherence to local planning and zoning regulations.

Section 1.5 Separate Entity. The Authority shall be a political subdivision of the state, a governmental authority separate and apart from the Contributing Partners, and shall be a validly created and existing political subdivision and public corporation of the state, irrespective of whether a Contributing Partner to this Agreement terminates its participation (whether voluntarily, by operation of law, or otherwise) in the Authority subsequent to its creation under circumstances not resulting in the rescission or termination of this Agreement establishing the Authority. It shall have the duties and the privileges, immunities, rights, liabilities and disabilities of a public body politic and corporate. The Authority may deposit and invest its moneys in the manner provided in this Agreement. The bonds, notes and other obligations of the Authority shall not be the debts, liabilities or obligations of the Contributing Partners. Further, the Contributing Partners to this Agreement do not waive or limit their right or ability to pursue their own individual affordable housing projects separate and apart from the Authority.

Section 1.6 Governance. The Authority shall be governed by a Board of Directors composed of representatives from each Contributing Partner, ensuring equitable representation and influence over the Authority's operations. The specifics of Board composition and powers will be detailed in subsequent articles of this Agreement.

Section 1.7 Flexibility and Adaptation. Recognizing the evolving nature of housing needs, this Agreement allows the Authority to adapt its functions and operations as necessary to effectively meet its objectives, within the framework of statutory compliance and local governance approvals.

Section 1.8 Term of the Agreement. This Agreement shall commence upon execution by all participating local governments and shall continue in effect until terminated by mutual agreement of all Contributing Partners. Provisions for renewal or extension of this Agreement may be made through formal amendments as required by the participating jurisdictions.

ARTICLE II. POWERS OF THE AUTHORITY

Section 2.1 General Powers. Except as set forth in Sections 2.2 and 2.3, below, the Multijurisdictional Housing Authority ("the Authority") shall possess and may exercise all powers, rights, and privileges which are afforded to such entities under the laws of the State of Colorado, including but not limited to those specifically enumerated in the following statutes:

- C.R.S. § 29-1-203: Authorizes cooperation and contracts among Colorado local governments for providing any function, service, or facility.
- C.R.S. § 29-1-204.5: Permits local governments to establish a housing authority for the purpose of planning, financing, acquiring, constructing, maintaining, and managing housing projects.
- C.R.S. § 29-1-205 (if applicable): Outlines additional cooperative powers.
- C.R.S. § 24-32-1703 and C.R.S. § 29-3-103: Provide for financing mechanisms such as private activity bonds and conduit revenue bonds, crucial for funding housing projects.

These statutes collectively empower the Authority to undertake a comprehensive range of activities necessary for the effective management of housing projects aimed at serving families of low or moderate income and providing affordable housing for local employees.

Section 2.2 Local Control and Modification of Powers. Notwithstanding the general powers conferred by state statutes, the Board of the Authority retains the right to restrict the use of these powers. Any such modification must:

- Be made through a resolution passed by a majority vote of the Board.
- Undergo a public process that includes transparent communication of proposed changes, a public comment period, and a public hearing to ensure community engagement and input.
- Be documented clearly in the minutes of Board meetings and made accessible to the public through the Authority's official communication channels.

This process is designed to ensure that all significant decisions reflect local needs and values and are made with community involvement and oversight.

Section 2.3 No Condemnation Power without Participating Local Government Approval. Notwithstanding the power conferred by C.R.S. § 29-1-204.5(3)(f), the Authority may not

condemn property for public use without the express approval of the governing bodies of all Contributing Partners.

ARTICLE III. ADMINISTRATIVE PROVISIONS

Section 3.1 Board of Directors. The Authority shall be governed by a Board of Directors (“Board”), where all legislative power of the Authority shall be vested, explicitly reflecting the primacy of local governance in its operations.

a. Number and Qualification of Directors. Each Contributing Partner appoints one member to the Board (each, an “Appointed Director”), affirming that each community has direct and equal representation. The Board, representing local stakeholders, shall also select two additional members at large (each, an “At-Large Director”). All Directors must be residents of Clear Creek County, Colorado, and must have reached the age of 18 years on the effective date of their appointment.

b. Term of Office. Each Appointed Director shall serve a term explicitly designed to ensure continuity and stability, while respecting the local electoral cycles and community will.

c. Local Authority in Appointments and Removals. Local appointing entities have the sole authority to fill vacancies and remove their appointees, ensuring that each community retains full control over its representation.

Section 3.2 Board Responsibilities. The Board shall conduct strategic planning at regular intervals. Planning efforts should provide high level strategies that in turn guide the Authority’s initiatives and activities. Planning efforts should also reflect community priorities and align with local land use plans. This approach to Board planning efforts ensures that all projects and initiatives undertaken by the Authority are directly responsive to the needs and interests of the communities it serves. The Board shall ensure that the following takes place:

- a. Strategic Planning:** The Board shall develop and maintain a comprehensive strategic plan, which shall be updated at regular intervals as determined by the Board. This plan shall outline the Authority's goals, objectives, and priorities, with particular emphasis on how these align with the land use plans and development priorities of each participating jurisdiction.
- b. Alignment with Local Land Use Plans:** The Board shall explicitly identify and incorporate the goals and policies outlined in the land use plans of each Contributing Partner. This alignment ensures that the Authority's activities complement and support the broader development objectives of the local communities.
- c. Community Engagement:** Throughout the strategic planning process, the Authority shall actively engage with stakeholders from each Contributing Partner, including local government officials, community leaders, residents, including

specific resident groups and other relevant stakeholders. This engagement ensures that the strategic plan reflects the diverse perspectives and priorities of the communities served by the Authority.

- d. Implementation and Monitoring:** The Board shall ensure the development of clear implementation strategies and performance metrics to track progress towards the stated goals and objectives. Regular monitoring and evaluation of the plan's implementation shall be conducted to ensure accountability and responsiveness to evolving community needs.
- e. Reporting Requirements:** The Board shall ensure the provision of regular updates on the progress of its strategic plan to the Contributing Partners. These updates shall include a summary of accomplishments, challenges encountered, and adjustments made to the plan in response to changing circumstances or priorities.
- f. Statutory Compliance:** The board shall comply with the provisions of parts 1, 5, and 6 of Article I, Title 29 of the Colorado Revised Statutes.

Section 3.3 Compliance with Local Land Use Regulations. The Authority will operate strictly within the frameworks set forth by local land use regulations. This section will mandate that all Authority actions and projects receive local planning approval.

Section 3.4 Explicit Local Veto Power. Contributing Partners may veto any Board action or project within their jurisdiction.

Section 3.5 Community Engagement and Transparency. The Board shall conduct regular public meetings and make all planning documents, meeting minutes, and operational reports available to the public.

Section 3.6. Project Impact Assessments. The Board must ensure that local public impact assessments for major projects, providing data on how each project supports local goals and community development are conducted and published

Section 3.7 Annual Reporting and Accountability.

Annual Reports. The Board, or the Executive Director acting on behalf of the Board, shall prepare and present an Annual Report detailing the activities, achievements, and financial status of the Authority. This report will be presented within a reasonable notice period, which shall not be less than thirty days, to each participating jurisdiction.

Presentation Requirements. The Annual Report shall be formally presented at regularly scheduled public meetings of the city councils, county commissioners, and trustees of each Contributing Partner. These presentations provide an opportunity for direct communication between the Board and the local governments, ensuring that each community is fully informed of the Authority's operations within their jurisdiction

Content of the Report. The Annual Report shall include:

- a. A summary of projects initiated, in progress, or completed within the year.
- b. Financial statements reflecting the current financial status of the Authority.
- c. Updates on strategic planning and priority projects.
- d. Assessments of the Authority's impact on local communities.
- e. A review of community feedback and the Authority's responses.

Questions and Feedback. Following the presentation, a session shall be held to address any questions from the city councils, county commissioners, trustees, and the public. This session is intended to foster dialogue and receive direct feedback, which will be considered in future planning and operations of the Authority.

Documentation and Public Access. Copies of the Annual Report shall be made available on the Authority's website and at public libraries within each jurisdiction to ensure that all community members have access to this information.

Section 3.8 Compensation of Directors and Officers.

Compensation of Directors. Directors shall receive no compensation for their services but shall be entitled to reimbursement for reasonable expenses incurred in the performance of their duties as Directors.

Compensation of Officers. Officers of the Board, including the Executive Director, shall receive compensation for their services as determined by the Board.

Section 3.9 Actions by the Board.

Voting Requirements. Each member of the Board shall have one vote on matters brought before the Board. A majority of the directors shall constitute a quorum, and a majority of those present shall be necessary for any action taken by the Board. Certain actions specified in this Agreement shall require a higher majority as detailed herein.

Supermajority Requirements. Certain actions, including but not limited to condemnation of property for public use, proposal of ballot initiatives, removal of a director, appointing an Executive Director, approving intergovernmental agreements, and termination of the Authority, shall require the approval of two-thirds of the full Board.

Section 3.10 Board Governance. The Board shall govern the business and affairs of the Authority, ensuring that all actions and decisions are in line with the Authority's mission and objectives. The duties of the Board shall include, but not be limited to, setting strategic direction, approving budgets and major projects, overseeing financial management, and appointing and overseeing the performance of the Executive Director.

Section 3.11 Officers of the Board.

Executive Director. The Executive Director shall be the chief executive officer of the Authority, responsible for overseeing the day-to-day operations, implementing the strategic direction set by the Board, and ensuring the efficient and effective functioning of the Authority.

Rotating Chairpersonship. The Board shall select a Chairperson from among its members to preside over meetings and serve as the primary liaison between the Board and the Executive Director. The Chairperson shall rotate on an annual basis to ensure equitable representation and leadership among the members.

Section 3.12 Committees. The Board may create such committees as it deems necessary or appropriate in order to carry out the affairs of the Authority.

Section 3.13 Conflicts of Interest. No member of the Board nor any immediate member of the family of any such member shall acquire or have any interest, direct or indirect, in (a) any property or project acquired, held, leased, or sold by the Authority; or (b) any entity with whom the Authority has contracted with to plan, finance, construct, reconstruct, repair, maintain, manage or operate any property, project or program related to the Authority. If any Board member has such an interest, whether direct or indirect, he or she shall immediately disclose the same in writing to the Board, and such disclosure shall be entered upon the minutes of the Board. Upon such disclosure, such Board member shall not participate in any action by the Board affecting the project, property, or contract unless the Board determines that, in light of such personal interest, the participation of such member in any such act would not be contrary to the public interest.

Section 3.14 Insurance. The Authority shall purchase and maintain at all times an adequate policy of public entity liability insurance, which insurance shall at the minimum provide the amount of coverage described in C.R.S. § 24-10-115(1), including errors and omissions coverage. The Authority may purchase such additional insurance as the Board deems prudent. The Authority's employees acting within the scope of their employment shall be indemnified pursuant to C.R.S. § 24-10-110.

ARTICLE IV. SOURCES OF REVENUE

Section 4.1 Authority to Generate Revenue. The Board shall have the exclusive authority to generate revenue from any statutory source permitted by law. The expected source of revenue of the authority, notwithstanding the provisions of Section 4.2 and 4.3 herein, shall be the Contributing Partner funding provided by Section 6.1 herein.

Section 4.2 Taxation and Fee Imposition.

Taxation: The Authority shall comply with the requirements of the Taxpayer's Bill of Rights (TABOR) for any proposed tax levies, adhering to the provisions outlined in Colorado state law. Any proposed tax levy shall require a supermajority vote of each jurisdiction represented on the Board for approval. In the event the Authority levies any taxes or development impact fees the Board shall ensure that: (1) prior to and as a condition of levying any such taxes or

fees, the Board shall adopt a resolution determining that the levying of such taxes or fees will fairly distribute the costs of the Authority's activities among the persons and businesses benefited thereby and will not impose an undue burden on any particular group of persons or businesses; (2) each such tax or fee shall conform with any requirements specified in C.R.S. § 29-1-204.5(3); and (3) the Authority shall designate a financial officer who shall coordinate with the department of revenue regarding the collection of a sales and use tax which shall include but not be limited to the financial officer identifying those businesses eligible to collect the sales and use tax and any other administrative details identified by the department.

Fee Imposition: The Authority shall not establish or increase any development impact fee or other fees unless approved by a majority vote of the governing body of each jurisdiction represented on the Board.

Section 4.3 Other Sources of Revenue. The Contributing Partners may explore additional sources of revenue beyond those enumerated in this Agreement. Such revenue sources may include, but are not limited to, grants, donations, and public-private partnerships. The details of any additional revenue sources and funding mechanisms shall be outlined in a separate addendum to this Agreement, providing flexibility for future adjustments and modifications as deemed necessary by the Board.

ARTICLE V. AUTHORITY PROPERTY

In the event of termination or dissolution of the Authority, all right, title and interest of the Authority in General Assets (defined as all legal and equitable interests in real or personal property, tangible or intangible of the Authority) shall be conveyed to the jurisdictions that are Contributing Partners to this Agreement at the time of termination, as tenants-in-common subject to any outstanding liens, mortgages, or other pledges of such General Assets. The interest in the General Assets of the Authority conveyed to each Contributing Partner shall be that proportion which the total dollar amount paid or contributed by such jurisdiction to the Authority for all purposes during the life of the Authority bears to the total dollar amount of all such payments and contributions made to the Authority by all such jurisdictions during the life of the Authority.

ARTICLE VI. CONTRIBUTING PARTNERS

Section 6.1 Contributing Partner Funding. Each Contributing Partner shall commit to a funding contribution subject to annual appropriation by their respective governing body. These funding contributions should be considered as annual commitments regardless of any grants that may be awarded. However, contributions may be modified if significant eligible grants or other funds are secured or if the Authority business model revenues are sustainable. Failure to appropriate funds may result in termination of Authority membership or operations. Additionally, Contributing Partners may contribute additional funds as necessary, subject to the approval of the Board.

Partner Contributions Schedule and Authority Budget provided in Appendix A:

Section 6.2 Future Funding Adjustments. The budget outlined in this Agreement is intended to provide initial support for the Authority's operations. The Contributing Partners agree to conduct a comprehensive review of the Authority's financial status three years from the effective date of this Agreement, and subsequently every two years thereafter.

During these reviews, the Board shall assess whether the Authority Budget is sufficient to sustain operations. Any adjustments to the Authority Budget shall be subject to approval by each Contributing Partner to the agreement and shall be followed by commensurate adjustments to Contributing Partner contributions

Section 6.3 Future Contribution Adjustments. Partner Contributions are calculated based on a combination of equal and equitable contributions. In the initial MJHA year, entities may join and be full Contributing Partners by making the Minimum Contribution (see Appendix A). Three years from the effective date of this agreement, Contributing Partners shall revisit their Variable Contribution. Considerations for adding, adjusting, increasing or reducing a Contributing Partner's Variable Contribution include: services delivered to that entity, housing projects completed, initiated, or anticipated by the Contributing Partner, and the re-evaluation of factors such as jobs, population, sales tax revenue or others identified as relevant.

Thirty months from the effective date of this agreement:

- The Board shall ensure that the Authority Budget expenses are reviewed, to include the following:
 - Sufficient for operations in support of mission; and,
 - Sufficiency of Authority expenses supported by Contributing Partner contributions.
- The Board shall initiate a review of Contributing Partner contributions to re-assess each entity's variable contributions looking specifically at:
 - Services delivered to that entity by the MJHA;
 - Housing projects that the MJHA assisted with taking place in that entity;
 - Residents of that entity served by the MJHA;
 - Current updated data on population and jobs distribution; and,
 - Ability to pay.

Using the updated expense budget, the Contributing Partner contributions, and the above consideration, new variable contribution amounts will be developed by the Authority Board

Section 6.4 Termination of Authority. This Agreement may be terminated by the approval of two-thirds or 66% of the full Board or when less than two Contributing Partners are willing to remain as Contributing Partners to this Agreement. Upon termination, each Contributing Partner hereto shall be released from all further liability and obligations hereunder. Notwithstanding the foregoing, the right of the Board or the Contributing Partners to terminate this Agreement shall be abrogated if the Authority has bonds, notes or other obligations outstanding at the time of the proposed termination unless provision for full payment of the same has been made by escrow or otherwise.

Section 6.5 Termination of Participation. Any Contributing Partner may terminate its participation in this Agreement as of the end of any calendar year by giving at least 6 months written notice to the other Contributing Partners provided that such withdrawing Contributing

Partner shall pay all of its obligations hereunder or any effective funding agreement to the effective date of the termination of its participation.

Section 6.6 Amendment to Provide for Additional Members. This Agreement may be amended to add one or more additional Contributing Partners upon: (a) resolution of the Board providing for such amendment; and (b) approval of such amendment by the governing body of the prospective additional Contributing Partner and each then-existing Contributing Partner.

ARTICLE VII. GENERAL PROVISIONS

Section 7.1 Effective Date. The Effective Date of this Agreement shall be the date of the last Contributing Partner to sign.

Section 7.2 Entire Agreement. This Agreement embodies the entire agreement about its subject matter among the Contributing Partners and supersedes all prior agreements and understandings, if any, and may be amended or supplemented only by an instrument in writing executed by all Contributing Partners to this Agreement.

Section 7.3 No Third-Contributing Partner Beneficiaries. The Contributing Partners to this Agreement do not intend to benefit any person not a Contributing Partner to this Agreement. No person or entity, other than the Contributing Partners to this Agreement, shall have any right, legal or equitable, to enforce any provision of this Agreement.

Section 7.4 Signatory Authority. Each person signing this Agreement in a representative capacity, expressly represents the signatory has the subject Contributing Partner's authority to so sign and that the subject Contributing Partner will be bound by the signatory's execution of this Agreement. Each Contributing Partner expressly represents that except as to the approval specifically required by this Agreement, such Contributing Partner does not require any third Contributing Partner's consent to enter into this Agreement.

Section 7.5 Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed to be an original and all of which together shall constitute one original Agreement.

Section 7.6 Severability. If any term or provision of this Agreement shall be adjudicated to be invalid, illegal or unenforceable, this Agreement shall be deemed amended to delete therefrom the term or provision thus adjudicated to be invalid, illegal or unenforceable and the validity of the other terms and provisions of this Agreement shall not be affected thereby.

Section 7.7 Notices. Except as otherwise provided in this Agreement, all notices or other communications by the Authority or any Contributing Partner hereto, any Board member or officer shall be in writing; shall be sufficiently given and shall be deemed given when actually received.

Section 7.8 Interpretation. Subject only to the express limitations set forth herein, this Agreement shall be liberally construed (a) to permit the Authority and the Contributing Partners to exercise all powers that may be exercised by a multijurisdictional housing authority pursuant to Colorado law; (b) permit the Contributing Partners hereto to exercise all powers that may be

exercised by them with respect to the subject matter of this Agreement and applicable law; and (c) to permit the Board to exercise all powers that may be exercised by the Board of a multijurisdictional housing authority pursuant to Colorado law and by the governing body of a separate legal entity created by contract among the Contributing Partners pursuant to C.R.S. § 29-1-203.

[Signature pages to follow]

CLEAR CREEK COUNTY, COLORADO

ATTEST:

By: George Marlin, Chair

Deputy Clerk and Recorder
for Brenda L. Corbett
Clear Creek County Clerk and Recorder

Approved as to form and
legal sufficiency:

Peter A. Lichtman
County Attorney

CITY OF IDAHO SPRINGS, COLORADO

Chuck Harmon, Mayor

ATTEST:

Diane Breece, City Clerk

TOWN OF GEORGETOWN, COLORADO

By:

ATTEST:

, Town Clerk

TOWN OF EMPIRE, COLORADO

By:

ATTEST:

, Town Clerk

TOWN OF SILVER PLUME, COLORADO

By:

ATTEST:

, Town Clerk

APPENDIX A
PARTNER CONTRIBUTIONS & BUDGET

2025 Partner Contributions

Partner Contributions are calculated in an equal and equitable manner. In the initial MJHA year, Entity's may join and be full Contributing Partners by making the Minimum Contribution. Three years from the effective date of this agreement, Contributing Partners shall revisit their Variable Contribution. Considerations for determining adding, adjusting, increasing or reducing a Contributing Partner's Variable Contribution include: services delivered to that entity, housing projects completed, initiated, or anticipated by the Contributing Partner, and the re-evaluation of factors such as jobs, population, sales tax revenue or others identified as relevant.

Entity	Minimum Contribution	Variable Contribution years 1-3	Total Contribution	%
Idaho Springs	\$ 2,000	\$55,000	\$ 57,000	28.5%
Georgetown	\$ 2,000	\$35,000	\$ 37,000	18.5%
Empire	\$ 2,000	\$0	\$ 2,000	1.0%
Silver Plume	\$ 2,000	\$0	\$ 2,000	1.0%
Clear Creek County	\$ 2,000	\$100,000	\$102,000	51.0%
Total	\$10,000	\$190,000	\$200,000	100%

Three Year Draft Budget:

EXPENSES	Year 1	Year 2	Year 3
Personnel and Third-Party Support			
Executive Director - salary	\$130,000	\$ 133,900	\$ 137,917
Taxes & Benefits (27% of salary)	\$35,100	\$ 36,153	\$ 37,238
Third Contributing Partner Support: Legal/CPA/Consultants/HR	\$ 10,000	\$ 10,300	\$ 10,609
Office and Communications			
Supplies/Equipment	\$5,000	\$5,150	\$ 5,305
Conferences Travel	\$3,000	\$ 3,090	\$3,183

Tech support	\$ 5,000	\$ 5,150	\$ 5,305
Office Furniture	\$3,000	\$ -	\$ -
Office Rent	\$4,800	\$ 4,944	\$5,092
Website/communications	\$5,000	\$ 5,150	\$ 5,305
TOTAL	\$200,900	\$ 203,837	\$ 209,952

Timeline

30 months from the effective date of this agreement:

- The Board shall ensure that the Authority Budget expenses are reviewed, to include the following:
 - Affirmed as sufficient for operations in support of mission; and,
 - The portion of Authority expenses to be supported by Contributing Partner contributions is affirmed and or adjusted.
- The Board shall initiate a review of Contributing Partner contributions to re-assess each entity's variable contributions looking specifically at the following:
 - Services delivered to that entity by the MJHA;
 - Housing projects that the MJHA assisted with taking place in that entity;
 - Residents of that entity served by the MJHA;
 - Current updated data on population and jobs distribution; and,
 - Ability to pay.
- Using the updated Authority expense budget, and the updated population and jobs models, and the relevant services delivered to the Contributing Partners, new variable contribution amounts will be developed by the Authority Board.

CITY OF IDAHO SPRINGS
Clear Creek County, Colorado

Ordinance No. 19, Series 2024

AN ORDINANCE ADDING A NEW ARTICLE V OF CHAPTER 5 OF THE IDAHO SPRINGS MUNICIPAL CODE TO ESTABLISH THE BUSINESS AND COMMUNITY PROMOTION BOARD

WHEREAS, pursuant to C.R.S. § 31-15-201, the City Council ("Council") of the City of Idaho Springs ("City") possesses the authority to create City boards, including the authority to specify the appointment process, qualifications, terms of office, powers and duties of officers sitting on such boards; and

WHEREAS, pursuant to C.R.S. § 31-15-901(1)(b), the Council possesses the authority to appropriate moneys for the purpose of advertising and marketing the business, social, and educational advantages, the natural resources, and the scenic attractions of such municipality; and

WHEREAS, the Council has approved the creation of a new Director of Business Promotion & Vitality contract position ("Director") whose duties focus on local business and community promotion; and

WHEREAS, the Council wishes to create and authorize an officially constituted City board to provide aid and guidance to the Director on such topics; and

WHEREAS, the City has codified the details of its boards and commissions within Chapter 5 of the Idaho Springs Municipal Code ("Code"); and

WHEREAS, the City Council therefore desires to add a new Article V to Chapter 5 of the Code to establish the Business and Community Promotion Board, including the purpose, powers and responsibilities of such Board and the qualifications and terms of those who are appointed to it.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Idaho Springs, Colorado, as follows:

Section 1. The above and foregoing recitals are incorporated herein by reference and adopted as findings and determinations of the City Council.

Section 2. Chapter 5 of the Code is hereby amended by the addition of a new Article IV, to read in its entirety as follows:

ARTICLE V – Business and Community Promotion Board

Sec. 5-41. Creation; membership.

- (A) There is hereby created the Business and Community Promotion Board ("Board"). The Board shall consist of seven (7) members appointed by the City Council, one of whom shall also be a member of the City Council or City Staff (e.g., Assistant City Administrator).
- (B) Members shall serve staggered terms of two (2) years except the City Council member, whose term shall be one (1) year. Terms shall expire on the last day of February.
- (C) Other than the City Council Board member, members shall preferably be an owner, officer or employee of the holder of a City business license or of a non-profit organization that maintains a physical presence in the City. If the City Council is unable to appoint a person with the preferred qualifications to a vacant Board position despite its best efforts, the Council may appoint a person without such qualifications upon a finding that the appointee possesses alternative qualifications that serve the Board's purpose and duties.

Sec. 5-42. Authority; duties.

- (A) The Board shall have the following purpose, authority and duties:
 - (1) The purpose of the Board is to develop and suggest methods the City may employ to enhance the economic climate and overall vitality of the City.
 - (2) The Board shall provide recommendations to the Assistant City Administrator on the utilization of the Community Promotion budget.
 - (3) The Board shall consult with and advise the City Council in the promotion of the City.
 - (4) The Board shall regularly assess the impact of the City's efforts and initiatives on business vitality, community engagement, and economic indicators.
 - (5) The Board shall prepare and file an annual report with the City Council not later than October 1 of each calendar year. The annual report shall include a proposed Community Promotion budget for the following calendar year and a detailed account of the current year's budget and expenditures (to date) and data concerning prior budget year's budgets and expenditures. The annual report shall also summarize the current year's promotions and set goals and objectives for the following year. The annual report shall also be provided to all holders of a City business license unless a licensee opts out of receiving the report by notifying the City Clerk's office.

- (B) The Board shall have any other duties as established by the City Council from time to time and shall have all powers necessary to perform its duties.

Sec. 5-43. - Meetings.

- (A) The Board shall meet on the third Monday of each month at 2:00 p.m. at City Hall, or at such other time and place duly noticed pursuant to the Colorado Open Meetings Law. All meetings of the Board shall be open to the public. The Board shall cause a record of its meetings to be kept.
- (B) Four (4) members of the Board shall constitute a quorum for the transaction of business at any meeting, and all official actions shall require the concurrence of a majority of those members present.
- (C) At its first meeting each year, the Board members shall elect a Chair and Vice-Chair to serve for the ensuing year.

Sec. 5-44. - Removal of members.

Members shall be subject to removal by a majority vote of the membership of the City Council for inefficiency, neglect of duty, excessive absenteeism or malfeasance in office. For purposes of this Section, excessive absenteeism shall mean a failure to attend three (3) consecutive meetings. Any member subject to removal shall receive written notice of the grounds for removal prior to Council's consideration of the same, and shall be provided the opportunity to address the Council on the topic, should the member so choose, before the Council votes on the matter.

Sec. 5-45. - Vacancies.

Vacancies on the Board shall be filled by appointment by the City Council within a reasonable time after the vacancy occurs. A person appointed to fill a vacancy shall serve the remainder of the term of the member whose seat is vacant.

Sec. 5-46. - Remote meetings; emergency authorization; limitations.

- (A) Notwithstanding any other provision of this Code to the contrary, in the event that a quorum of the Board is unable to meet at the day, hour, and place established for a meeting, because meeting in-person is not practical or prudent due to any emergency affecting the City or the public health, meetings may be conducted solely by audio or audio/visual communications if all of the following conditions are met: (1) All Board members can hear one another and can hear and/or read all discussion and offered documentation; and (2) To the extent possible, full and timely notice is given to the public setting forth the time of the meeting, the fact that some or all members of the Board may participate by audio or audio/visual means of communication, the right of the public to attend the

meeting from another location, and the information necessary to allow for such participation; (3) All votes are conducted by roll call; and (4) Minutes of the meeting are taken and promptly recorded, and such records are open to public inspection.

- (B) Notwithstanding any other provision of this Article to the contrary, participation in a meeting by audio or audio/visual means in accordance with this Section shall count towards the calculation of a quorum and shall not constitute an absence for purposes of Section 5-44 hereof.

Section 3. Should any one or more sections or provisions of this Ordinance or of any Code provision enacted hereby be judicially determined invalid or unenforceable, such judgment shall not affect, impair or invalidate the remaining provisions of this Ordinance or of such Code provision, the intention being that the various sections and provisions are severable.

Section 4. Any and all Ordinances or Codes or parts thereof in conflict or inconsistent herewith are, to the extent of such conflict or inconsistency, hereby repealed; provided, however, that the repeal of any such Ordinance or Code provision or part thereof shall not revive any other section or part of any Ordinance or Code provision heretofore repealed or superseded.

INTRODUCED, READ AND ORDERED PUBLISHED at a Regular Meeting of the City Council of the City of Idaho Springs, Colorado, held on the 9th day of September 2024.

Chuck Harmon, Mayor

ATTESTED AND CERTIFIED:

Diane Breece, City Clerk

PASSED, ADOPTED AND APPROVED at a Regular Meeting of the City Council of the City of Idaho Springs, Colorado, held on the ____ day of _____, 2024.

Chuck Harmon, Mayor

ATTESTED AND CERTIFIED:

Diane Breece, City Clerk

Office of the City Administrator

To: Mayor and City Council
From: Andrew Marsh
Date: September 9, 2024
Subject: City Administrator Update

Request for Action:

- None

Updates:

- The City has received a \$24,774 award from the Governor's Office of Economic Recovery for grant writing assistance related to the City's Reconnecting Communities planning grant application for the pedestrian bridge over Interstate 70 at Exit 240 and improvements to State Highway 103.
- The Mayor, John Curtis and I attended on August 22 a meeting with Clear Creek County and the other municipalities regarding the Clear Creek Fire Authority organizational analysis.
- Staff and I met on August 23 with CDOT regarding the City's Reconnecting Communities planning grant application for the I-70 pedestrian bridge and improvements to State Highway 103.
- Paul and I attended on August 27 a pre-construction meeting with the contractor for the utilities improvement project on Virginia Canyon Road and Virginia Street.
- The Mayor and I attended on August 27 the Town of Georgetown Trustees work session to discuss the regional housing authority intergovernmental agreement.
- Staff and I attended on August 28 and September 4 progress meetings with HDR Engineering regarding the preparation of an application for a Reconnecting Communities Planning Grant for the pedestrian bridge over I-70 and improvements to State Highway 103.
- The Mayor and I attended on August 28 a Superfund Community meeting sponsored by the U.S. Environmental Protection Agency and the Colorado Department of Public Health and Environment.
- Staff and I attended on August 29 a Sports & Recreation Complex progress meeting for the redevelopment of the Shelly-Quinn Ballfields.
- Ed and I attended on August 29 a progress meeting for the Mattie Dam Rehabilitation Project.
- Paul and I met on August 29 with JVA Engineering to finalize the bid documents for the Chicago Creek Waterline Replacement Project.
- The Mayor and I attended on August 29 a Community Engagement Event sponsored by the Clear Creek County Tourism Bureau at the Club Hotel.
- Met on August 30 with the Historical Society of Idaho Springs and Interstate Parking about parking management at the Visitor Center.
- Attended on September 4 a progress meeting for the construction of the new Public Works Facility. The project is about 95% complete.

Upcoming Events:

- The annual Patriot Day remembrance will be held on Wednesday, September 11 at 5:00 p.m. with a silent parade beginning at City Hall and ending at the Carnegie Library with a military band concert.
- A Community Engagement Mixer will be held on Monday, September 16 from 6:00 to 8:00 p.m. at the former Carlson Elementary School at 1300 Miner Street to exchange ideas about future uses of the property that is being sold by the Clear Creek School District.
- The Historic Sites & Facilities Commission will meet on Tuesday, September 17 at 6:00 p.m. to consider a certificate of appropriateness for the rehabilitation of the Powder House.
- I will be taking a few days off and will be attending the annual International City/County Managers Conference in Pittsburgh September 19-25.



COLORADO
Governor's Office of
Economic Recovery

Sep 3, 2024

Andrew Marsh, City Administrator
City of Idaho Spring
PO Box 907
Idaho Springs, CO 80452

RE: IJJA & IRA Grant Writing and Technical Assistance Application - Reconnecting Communities Grant

Dear Administrator Marsh,

The committee has carefully reviewed all aspects of your recent application to the IJJA & IRA Grant Writing and Technical Assistance program and has decided to award the City of Idaho Springs with a *co-write* to support a Reconnecting Communities Grants application.

HDR will provide you with support on this project. They have significant experience with Reconnecting Communities Grants.

Work will begin immediately and will include an initial meeting with HDR to discuss the proposed project in more detail. HDR shall provide technical writing and review services to the City to verify that the grant application adheres to the format and criteria in the grant opportunity. Specifically, HDR shall assist in developing competitive content for each required section of the grant narrative. HDR shall also coordinate required aspects of the grant application including appendices such as letters of support, funding commitment letters, and required forms.

In order to move forward, we will need to complete a Memorandum of Understanding between the State of Colorado and the City of Idaho Springs. That document can be found [here](#). Please sign and return this document as quickly as possible.

Please do not hesitate to reach out with any questions or concerns about anything in this letter or next steps.

Sincerely,



Wendy Hawthorne,
Director of IJJA and IRA Strategic Coordination

cc: Wendy Hawthorne, Governor's Office of Economic Recovery
Eric Bergman, DOLA, Director, Division of Local Government
Todd Leopold, DOLA Regional Manager
Snow Staples, DOLA
Paul Jesaitis , Regional Grant Navigator

**GRANT WRITING AND TECHNICAL ASSISTANCE
MEMORANDUM OF UNDERSTANDING (MOU)**

I. This MOU is made the 3rd day of September, 2024 between:

Organization Name ("Client"): City of Idaho Springs
Chief Executive Administrator: Andrew Marsh, City Administrator
Primary Contact Name: Andrew Marsh, City Administrator
Primary Contact Email Address: admin@idahospringsco.com
Address: PO Box 907
City, State, Zip: Idaho Springs, CO 80452

The State of Colorado Governor's Office of Economic Recovery ("State"):
Primary Contact Name: Alyssa Dinberg, Recovery Officer
Primary Contact Email Address: alyssa.dinberg@state.co.us
Address: Office of Economic Recovery
1313 Sherman St, 4th Floor
Denver, CO 80203

II. Selected Consultant ("Contractor")

Primary Contact Name: Kiernan Maletsky
Primary Contact Email Address: Kiernan.Maletsky@hdrinc.com

III. Project Description: This grant will support the construction of a pedestrian bridge over Interstate 70 near Exit 240, connecting both sides of the City of Idaho Springs

IV. Scope of Services:
See Exhibit A.

V. Duties of the State

The State agrees to the following as part of this MOU

- Monitor the budget and activities of the Contractor
- Pay the Contractor in a timely manner as per their contract with the State
- Participate in project meetings as needed
- Participate in resolution of conflicts between the Contractor and the Client if needed
- Review the Contractor deliverables for completeness and standard of care
- Ensure that Client is meeting its responsibilities as per this MOU.

VI. Duties of Client:

The Client must be an active participant in this project for it to be a success. Client agrees to the following responsibilities:

- Assign a single person who will serve as the point of contact for the project and the Contractor

- Participate in all project meetings as deemed necessary by the Contractor
- Within 3 Business Days (means any day in which the State is open and conducting business, but shall not include Saturday, Sunday or any day on which the State observes one of the holidays set forth at § 24-11-101(1), C.R.S.), provide Contractor with requested information needed to advance the project. This timeframe may be shorter to meet federal grant deadlines and it is the Client's responsibility to provide information in order to meet these deadlines. The timeframe may be extended by written agreement between the Client and the Contractor.
- Monitor the work product and conduct of the Contractor, elevating any concerns to the State in a timely manner.
- Review and approve invoices submitted by the Contractor to the Governor's Office. Governor's Office will process and pay the approved invoices.
- Review final work product prior to submission to ensure accuracy and thoroughness.
- Work in collaboration with DOLA Regional Manager, Regional Grant Navigator and applicable state agencies to ensure project aligns with overall goals of region and state.
- Return phone calls and emails from the State within at least 3 Business Days.
- Complete a final evaluation of the project (survey to be provided by the state)
- Report to the State on the outcome of grant application submissions within 10 Business Days of notice of award or denial.
- Assist the State with communications such as press releases or case study development.

VII. *Duties of the Contractor:*
See Exhibit A

VIII. *Guarantees:*
The Contractor shall perform all duties approved in the agreed upon Task Order. However, the State does not imply or promise any guarantee that the grant proposals will be funded.

IX. *Term of MOU:*
This MOU shall constitute the entire understanding between the parties and shall remain in effect between effective date and January 30, 2025

X. *Cancellation:*
At its sole discretion, State may cancel this MOU due to Client inactivity or failure to maintain contact with Contractor and deliver information or documents needed to perform services discussed in a timely manner.

At its sole discretion, State may cancel this MOU if IJJA or IRA funding is no longer available; or if receiving the funding is deemed unattainable or has a low likelihood of success.

State may notify Client of cancellation in writing via letter or email stating State does not intend to be bound by the MOU.

XI. *Required Signatures:*

Andrew Marsh, City Administrator
City of Idaho Springs

Date

Wendy Hawthorne, Director
Governor's Office of Economic Recovery

Date

The date of Wendy Hawthorne's signature is the "Effective Date" of this MOU.

Exhibit A - Scope of Work

Work will begin immediately and will include an initial meeting with HDR to discuss the proposed project in more detail. Deliverables and timeline will include:

- Scope and budget for proposed planning study
- Grant Application
- Template letter of support
- Required appendices and technical documentation

Project Budget:

\$24,774.00 (to be paid by the State of Colorado)



Office of the Deputy City Clerk

To: Mayor and City Council

From: Wonder Martell, Deputy City Clerk

Date: September 09, 2024

Subject: Staff Report Regular Meeting

- ✓ City Hall processed 1,689 incoming phone calls from outside entities and a total of 2,289 calls during the month of August.
- ✓ Building Permit Report
- ✓ Sales Tax Report
- ✓ Short Term Rental Renewal packets will be sent to all 15 current STR license holders on 10/01/2024 with the renewal deadline of 01/01/2025.
- ✓ Business license renewal packets for 2025 are all set to be sent out to all of the 213 licensed businesses in Idaho Springs with a renewal deadline of 01/01/2025.
- ✓ Continue to work on the website content, especially forms, making sure they are current, accurate and form fillable.

Permits Details

Permit Acceptance Date: 08-01-2024 - 08-31-2024

Application Date	Property Address	Permit Number	Contractor	Category	Permit Issued Date	Permit Closed Date	Review Received Date	Review Completed Date	Due Date	Permit Status	Submittal Status	Plan Review Status	Submittal Name	Disciplines	Plans Examiner	Summit #	Days In Review	Valuation	Fees Assessad	Fees Paid	
Commercial Addition																					
Permit Type: Permit Status:																					
08/26/2024	2195 East Idaho Springs Road, Idaho Springs	24DSP-00070	Carlton Electric, Inc.	Commercial Alteration			08/27/2024	08/11/2024	In Progress	Not Started	Not Started	Approved As Is	Safety Plan Review	Electrical	Dennis Graham	1	6	No	\$19,501.00	\$752.26	\$752.26
Count: 1																				Total: \$19,501.00	
Count: 1																				Total: \$19,501.00	
Demolition																					
Permit Type: Permit Status: In Progress:																					
08/05/2024	2833 Colorado Boulevard, Idaho Springs	24DSP-00066	CRRS Contracting	One Stop	08/06/2024		08/05/2024	08/12/2024	In Progress	Delivered	Approved As Is	Safety Plan Review	Building, Electrical, Mechanical, Plumbing, Structural			1	1	No	\$18,000.00	\$75.00	\$75.00
Count: 1																				Total: \$18,000.00	
Count: 1																				Total: \$18,000.00	
Life Safety Inspection																					
Permit Type: Permit Status: Completed:																					
08/19/2024	2821 Colorado Boulevard, Idaho Springs	24DSP-00067		One Stop	08/19/2024	08/27/2024			Completed									No	\$75.00	\$75.00	\$75.00
Count: 1																				Total: \$75.00	
Count: 1																				Total: \$75.00	
Residential Roof - Asphalt																					
Permit Type: Permit Status: In Progress:																					
08/22/2024	3105 Riverside Drive, Idaho Springs	24DSP-00068		Residential One Stop	08/23/2024				In Progress									No	\$6,000.00	\$190.00	\$190.00
08/22/2024	3103 Riverside Drive, Idaho Springs	24DSP-00069		Residential One Stop	08/23/2024				In Progress									No	\$6,000.00	\$190.00	\$190.00
Count: 2																				Total: \$12,000.00	
Count: 2																				Total: \$12,000.00	
Residential Roof - Other																					
Permit Type: Permit Status: In Progress:																					
08/02/2024	2507 Miner Street, Idaho Springs	24DSP-00065	G2 Roofing & Construction	Residential One Stop	08/02/2024				In Progress									No	\$5,400.00	\$181.00	\$181.00
Count: 1																				Total: \$5,400.00	
Count: 1																				Total: \$5,400.00	
Total Permits: 6																					
Valuation Total: \$54,976.00																					



Idaho Springs Police Department

3000 Colorado Blvd. ★ Post Office Box 907

Idaho Springs, CO 80452

303-567-4291/303-567-1014 Fax

<https://cityofidahosprings.colorado.gov/ISPD>

To: Chuck Harmon, Mayor
City Council

From: Nate Buseck, Chief of Police

Date: September 05, 2024

Subject: City Council Report for September 09, 2024

Requests for Action: None

Chief Buseck Attended:

- ✓ ISPD tour, Carlson Elementary School, Security
- ✓ Clear Creek Wildland Partnership
- ✓ Dept. Heads
- ✓ Juvenile Community Review Board
- ✓ Virginia Canyon Mountain Park Public Celebration

Training:

09/04/24: Three officers attended CPR, Critical Incident Response, and CCHAT Training. (Georgetown)

Upcoming Training:

9/16/24-9/20/24: 2 officers will attend S.W.A.T School (Littleton, CO)

Code Enforcement:

- Abandoned Vehicle/Parking Complaints.
- Weeds/Tall Grass
- Dogs left in hot vehicles

Staffing:

- ISPD hired Glenn Hardey, who will begin Phase 1 of FTO on 9/9/24.

Significant Incidents:

On August 25th, 2024, ISPD responded to the 2800 block of Miner Street following reports of a disturbance and child abuse involving an intoxicated woman and her family. The family claimed that the woman's boyfriend had hit a minor child in the face. Visible marks on the child's face supported the allegation. The suspect had fled the scene before the officers arrived. The officer applied for a warrant for the male suspect for violation of a protection order and child abuse.

On August 30th, 2024, an ISPD officer patrolled I-70 eastbound and noticed a vehicle speeding excessively in a posted construction work zone. While speaking to the driver, the officer detected a strong odor of fresh marijuana coming from the car. When the officer asked the driver about the smell of marijuana, the driver admitted to having a large amount of marijuana inside the vehicle. The driver was cited for careless driving, open container, and possessing an illegal amount of marijuana.

On September 1st, 2024, ISPD responded to a physical altercation in progress at the 300 block of Soda Creek Road. The incident involved two female employees who were involved in a fight while at work. Both individuals were cited for 3rd-degree assault and harassment.

ISPD is re-examining the disappearance of Elizabeth "Beth" Miller, who was reported missing in Idaho Springs on August 16th, 1983. ISPD has been working closely with the Colorado Bureau of Investigation to review all the materials related to the case. ISPD and CBI posted a billboard on I70 Eastbound near mile marker 252. [See the attached billboard.](#)

Do you know what happened to me?



Elizabeth "Beth" Miller August 16, 1983

Elizabeth went for her morning jog on August 16, 1983 in Idaho Springs and has not been seen since. She is described as 5'4 inches tall and 105 lbs. She has blue eyes and a mole on the right side of her face above her eyebrow.

Anyone with information is asked to please call the Idaho Springs Police Department at 303-567-4291.



www.Colorado.gov/coldcase





City of Idaho Springs Water Quality
1711 Miner Street
P.O. Box 907
Idaho Springs, CO 80452-0907
Telephone (303) 567-2400
FAX (303) 567-0124

TO: MAYOR and COUNCIL

FROM: Edward Sigward

DATE: 9/9/2024

Re. STAFF REPORT WATER FACILITIES DEPARTMENT

WASTEWATER

	BOD	TSS	NH4	PO4	TIN
Goal	10	10	3	1	10
Current	ND	ND	0.08	0.36	1.73

- Digester operation to normal plant returned to normal operation
- I&I plan and investigation – flow returning to normal levels – Flow monitoring equipment ordered.

WATER

Disinfectant Byproducts	TOC	COAGULANT dose	TOC removal	CL2 dose Actual	HAA5 Annual average	TTHM Annual average
Goal	<2		25%	system residual (1.05)	<60	<80
Current	1.50	8	29%	4.1	46.7	51.9

- Maddie Dam – Headwall complete and Sluce and bypass lines being installed, Screen dimensions settled, plans made to mitigate impact on lower intake
- Clearlogix returned to operation for Dam construction.
- MOR complete, Reservoir accounting complete



City of Idaho Springs Water Quality
1711 Miner Street
P.O. Box 907
Idaho Springs, CO 80452-0907
Telephone (303) 567-2400
FAX (303) 567-0124



Aug 27, 2024 11:07:29 AM



Aug 29, 2024 12:02:43 PM



City of Idaho Springs Water Quality
1711 Miner Street
P.O. Box 907
Idaho Springs, CO 80452-0907
Telephone (303) 567-2400
FAX (303) 567-0124

