



City Council Regular Meeting Agenda

Monday, March 9, 2026

City Hall - 1711 Miner Street, Idaho Springs, CO 80452

Tel: (303) 567-4421 Fax: (303) 567-4955

Video from Meetings are viewable on the City's Website.

You must join the Zoom Meeting (<https://us02web.zoom.us/j/84204473555>)
to participate in a meeting remotely.

1. **Work Session Agenda (5:30 pm) & Packet**
 - a. Advocates for Recovery - Colorado Foothills Program
 - b. International Codes Update
 - c. Managed Parking Contract Update & Recommendations from Business & Community Promotion Board
 - d. Sales Tax Report Update
2. **Call to Order (7:00 PM)**
3. **Roll Call**
4. **Pledge of Allegiance**
5. **Agenda Approval**
6. **Conflict of Interest**
7. **Approval of Minutes**
 - a. Motion to approve the minutes from February 23rd, 2026
8. **Approval of Bills**
 - a. Motion to approve bills through March 9th, 2026.
9. **Public Comment**
10. **Unscheduled Public Comment**
11. **Liquor Licensing Authority**
12. **Finance Officer**
13. **Resolutions**
 - a. PUBLIC HEARING: Resolution No. 8, Series 2026: A Resolution approving the Columbus Placer Minor Subdivision Plat.
14. **Ordinance First Reading**

15. Ordinance Second Reading

- a. PUBLIC HEARING: Ordinance No. 3, Series 2026 An Ordinance amending Section 21-131 of the Idaho Springs Municipal Code concerning parking space dimensions.
- b. Motion to approve Ordinance #4, Series 2026 An Ordinance Amending Sections 12-60 and 12-61 of the Idaho Springs Municipal Code to clarify how multipliers are used to calculate tap and service fees.
- c. Motion to approve Ordinance #5, Series 2026 An Ordinance Amending Section 1-8 of the Idaho Springs Municipal Code to Provide Maximum Penalties for Municipal Offenses that Prohibit the same conduct as State Offenses.

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
- b. Community Development Planner - Staff report submitted with no requests for action.
- c. Deputy City Clerk – Staff report submitted with no requests for action.

19. Police Department

- a. Staff Report- No Action Items

20. Public Works Department

- a. Staff report with one request for action: Move to approve a proposal from ORC Water Professionals to provide a full-time Operator in Responsible Charge (ORC) for the Water and Wastewater plants in the amount of \$14,845.00 per month (Split between line items 51-00-5000 and 52-00-5000).

21. Committee Reports

22. City Clerk/Treasurer

23. Mayor/Council

24. Adjourn

In-person and remote meeting public attendance and participation instructions:

Participation

- To provide scheduled public comment, either in person or remotely, please fill out and return the Public Comment Form on the City's website. All requests must be submitted to the City Clerk (cityclerk@idahospringsco.com) by 6 p.m. (Six) the Wednesday before the scheduled meeting.
- To provide unscheduled public comment, please join the Zoom Meeting, identify yourself with your full first and last name, and use the "Raise Hand" feature to indicate your desire to speak.

General Guidelines

- Each public comment, whether scheduled or unscheduled, is limited to three (3) minutes.
- Council typically does not provide feedback during public comment sessions.
- If you would like to provide materials for Council to review along with your Comment, please sign up for Scheduled Public Comment and provide those materials to the City Clerk by the Wednesday Deadline.

TO: City Council
CC: City Administrator Andrew Marsh
FROM: Guy Patterson | Assistant City Administrator
DATE: 3/9/2026
SUBJECT: Work Session- SAFEBuilt Code Update Review



The City Council is contemplating updating their international building codes to the 2024 versions. SAFEBuilt will be providing a presentation detailing some of the recommended amendments to these codes specific to Idaho Springs. SAFEBuilt, city staff and the Fire Authority have met to review these amendments.

A first reading of an ordinance amending this section is expected to be at the first meeting in April, 2026.

These are the documents the City currently has in their municipal code:

Sec. 19-11. - Adoption.

The following codes, one (1) copy of each of which is on file in the office of the City Clerk, are hereby adopted by reference as if set out verbatim in this Article, subject to the deletions and amendments herein specified:

(1) **International Building Code**, 2018 Edition as published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001, [Chapters 1](#) through 35 inclusive and Appendix I.

(2) **International Residential Code for One- and Two-Family Dwellings**, 2018 Edition as published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001, [Chapters 1](#) through 44 inclusive and Appendices H, O, Q, R and S.

(3) **International Mechanical Code**, 2018 Edition as published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001, [Chapters 1](#) through 15 inclusive.

(4) **International Fuel Gas Code**, 2018 Edition as published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001, [Chapters 1](#) through 8 inclusive.

(5) **International Plumbing Code**, 2018 Edition as published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001, [Chapters 1](#) through 15 inclusive.

(6) **International Energy Conservation Code (IECC)**, 2018 Edition as published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001, IECC - Commercial Provisions [Chapters 1](#) through 6 inclusive and IECC - Residential Provisions [Chapters 1](#) through 6.

(7) **International Swimming Pool and Spa Code**, 2018 Edition as published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001, [Chapters 1](#) through 11 inclusive.

(8) **International Property Maintenance Code**, 2018 Edition as published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001, [Chapters 1](#) through 8 inclusive.

(9) **International Existing Building Code**, 2018 Edition as published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001, [Chapters 1](#) through 16 inclusive.

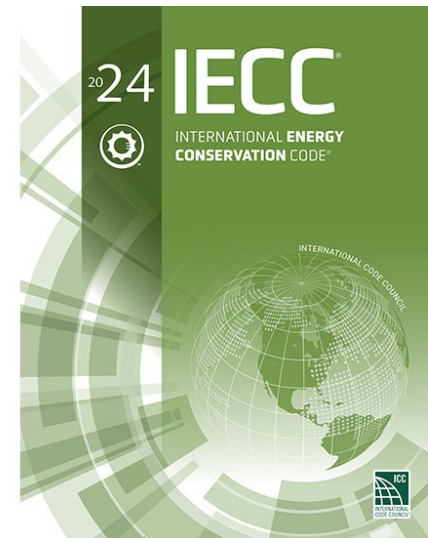
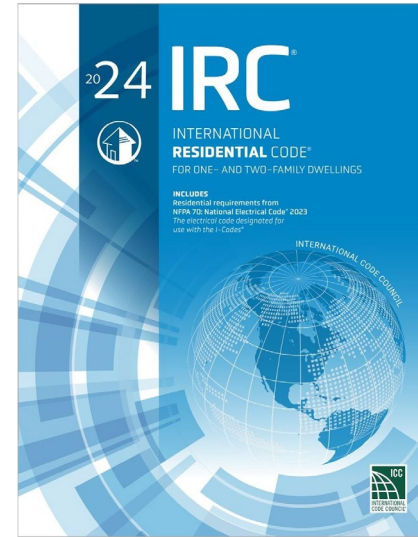
(10) **National Electrical Code**, 2020 Edition as published by the National Fire Protection Association, 1 Batterymarch Park, Quincy, MA 02269.

(Ord. No. 06 §1, 2020; Ord. No. 20, §1, 2021)



An overview of the 2024 International Codes and the Colorado Energy Codes

2024 Code Update Highlights



Building Official Determinations

- The codes have been updated with new sections that give a better guidelines for the approval of materials and methods that fall outside of the model code. This ensures a wide range of materials and methods comply with the intent of the building codes without restricting new technology.



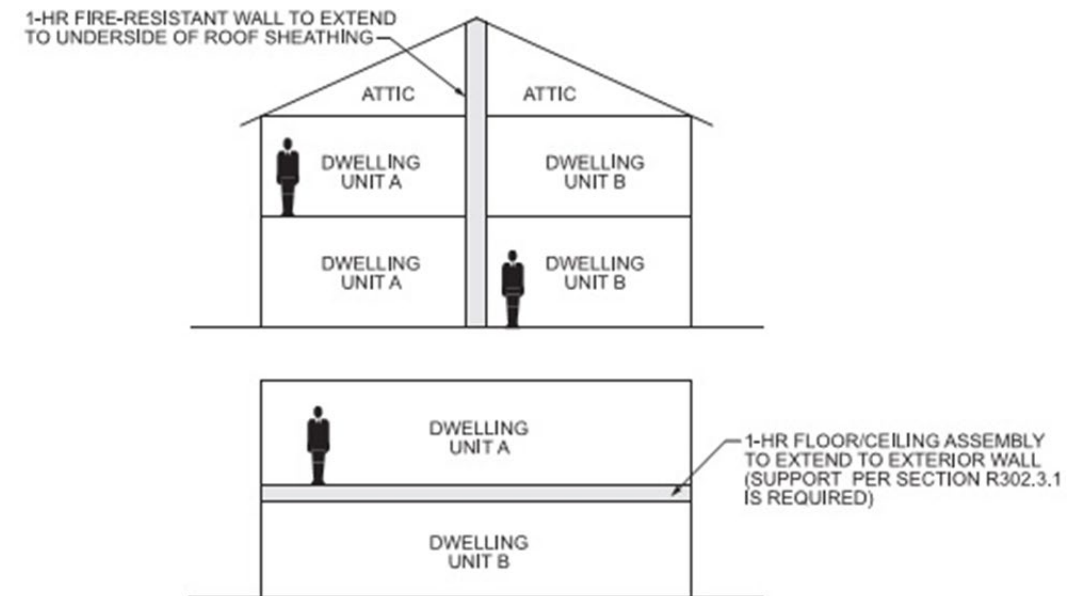
Residential Fire Sprinklers

- NFPA reported over 1.5 million fires and 3790 deaths in the US in 2022 with 72% of those being residential fires
- NFPA data shows residential fire sprinklers can increase survival rate by 89% while increasing construction costs by 3%
- Sprinkler heads are installed flush with the ceiling and concealed behind decorative covers



Two-Family Dwelling Fire Protection

- Stacked dwellings without a sprinkler system in both units shall have the following.
 - Assemblies separating the units (including egress stairways) shall be constructed in a manner that limits the transfer of smoke
 - A notification appliance must be connected to the smoke alarms of the other unit.



New Residential Code Sections



- A new section was added to address sleeping lofts. This is a topic that wasn't specifically covered in previous editions
- A new section was added to expand on handrails. This section has some wording adjusted to ensure the safety of handrails in dwellings



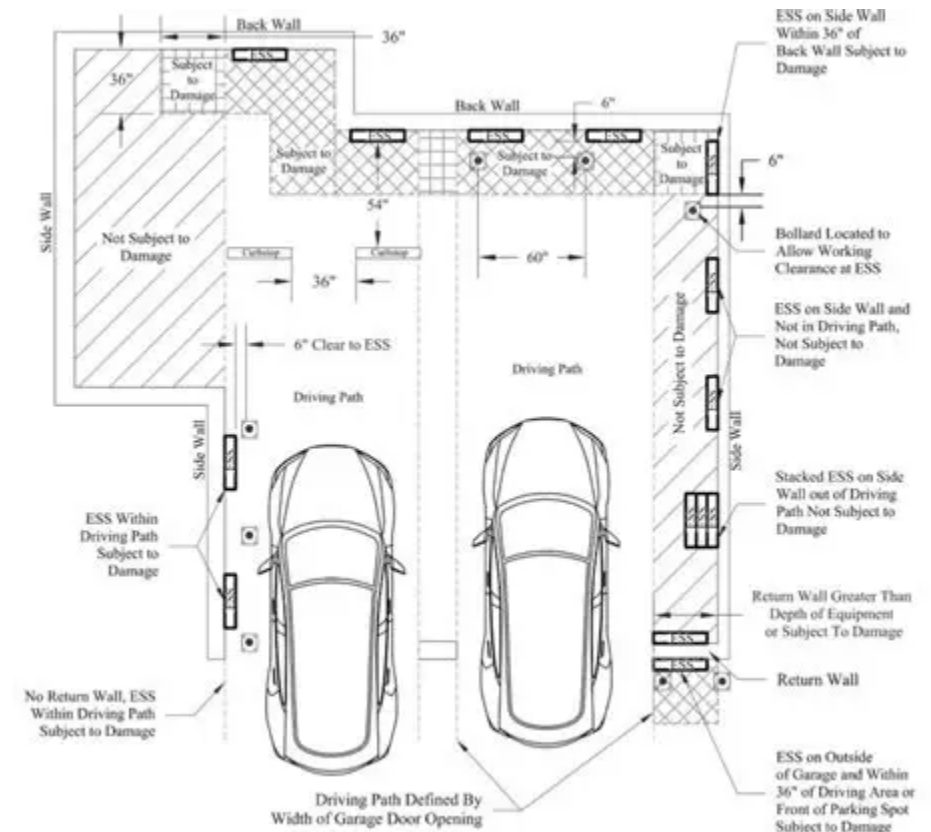
Guardrail Supports

- The code requires guardrails to protect people from falling off lofts and stairs. Until 2024, the code did not require those guardrails to be supported by bracing under the floor
- The 2024 codes now require bracing or blocking to be installed under the floor to support the guards



Energy Storage and Protection

- Any room that contains battery storage is required to have a self-closing door, a heat detector, and fire-rated walls
- A garage that contains battery storage is required to have protection from a vehicle to avoid battery damage



National Electric Code

- The State of Colorado will adopt the 2026 edition of the NEC on August 1st
- All electrical work done in Colorado must conform to the State's adopted code when the permit is applied for
- The wording in the code adoption has been changed to "...as adopted by the State of Colorado" instead of giving a specific edition to clear up any confusion



2024 Energy Conservation Code

- Construction costs from the 2018 IECC to the 2024 IECC have decreased by an average of \$100* while lowering energy costs to the homeowner
- The energy usage has decreased an average of 12.9% to 21.4% dependent on the type of heating used

Code based change (gas furnace case)	Energy use MMBtu/yr	Change (MMBtu/year)
Begin with 2018 IECC	109.1	
Decrease window U-value to 0.28	107.6	-1.5
Increase wall insulation from R-19 to R13+10	103.3	-4.3
Duct improvements	97.4	-5.9
Increase ventilation cfm/Watt to 2.8	96.7	-0.7
Increase to 100% high-efficacy lighting	96.2	-0.5
End with 2024 IECC	96.2	-12.9 (total change)

Code based change (heat pump case)	Energy use MMBtu/yr	Change (MMBtu/year)
Begin with 2018 IECC	96.0	
Decrease window U-value to 0.28	94.6	-1.4
Increase wall insulation from R-19 to R13+10	90.5	-4.1
Duct improvements	78.0	-12.5
Increase ventilation cfm/Watt to 2.8	77.4	-0.6
Increase to 100% high-efficacy lighting	76.7	-0.7
Increase airtightness from 3.0 to 2.5 ACH50	74.6	-2.1
End with 2024 IECC	74.6	-21.4

*Based on the current cost comparison from the National HBA committee

Colorado Model Electric Ready and Solar Ready Code



- The Colorado MERSRC is a mandatory code to adopt between July 1, 2023 and June 30, 2026, as an add-on to the IECC. After June 30th, the Colorado Low Energy and Carbon Code is mandatory to adopt in lieu of the IECC. Both codes have these three main requirements to “future-proof” and lower carbon emissions:
 - 1: All new buildings must have provisions all-electric operation including heating, hot water, cooking, and clothes drying. With the explosive growth in renewable energy in the state, the push to all-electric homes is imminent
 - 2: All new buildings must have provisions for the installation of solar panels. There are currently over 81,000 rooftop solar systems in Colorado with that number growing exponentially every year.
 - 3: All new buildings must have provisions for the installation of Electric Vehicle chargers. Colorado leads the nation in EV sales. From July 1st to September 30th 2025, one third of all car sales in the state were EV. Car manufactures are phasing out fossil fuel engines as battery technology improves

How To Be Exempt From The MERSRC

- Any structure that has been affected by natural disaster can be exempt on a case-by-case basis determined by the City when applying for a permit
- A permit applicant can submit documentation showing the MERSRC requirements will add a cost of more than 1% to total construction costs
- Historical buildings can be exempt from any energy code requirements if the applicant or City submits documentation demonstrating the requirements will threaten, degrade, or destroy the historic form, fabric, or function of the structure



TO: City Council
CC: City Administrator Andrew Marsh
FROM: Guy Patterson | Assistant City Administrator
DATE: 3/9/2026
SUBJECT: Work Session- Managed Parking Contract Review



On June 20, 2025, the City of Idaho Springs entered a contract for managed parking services with Interstate Parking Company of Colorado, LLC. This memo provides a check-in on how the City's parking management contract is working. The goal is to give Council a picture of what has been put in place, what is still being worked on, and what items have not yet been activated because they require policy direction or future program growth. This update is intended to provide a transparent snapshot-in-time as the program continues to mature.

A series of graphs and tables is included to visually demonstrate the financial performance of the program. Finally, the Business and Community Promotions Board submitted recommendations for a new rate structure.

This review represents the first structured implementation update since contract approval and is intended to establish a regular rhythm of reporting and continuous improvement. Parking management represents a significant operational and policy challenge, as well as opportunity, for the City. Early monitoring helps ensure the program continues to align with Council goals and community expectations.

Operations and Administration

The basic systems needed to run the parking program are in place. The contractor has set up the accounting system for parking revenue and is maintaining regular records for citations, validations, daily reports, and deposits.

In addition to routine operations, the contract requires periodic updates to City Council. Staff recommend scheduling these updates on a predictable cycle, such as June and December of each year. Establishing a consistent reporting schedule will help ensure that Council and the public receive regular updates as the program evolves and will help create a shared understanding of progress and next steps.

Financial Management and Reporting

Financial tracking is in place and generally user-friendly. Systems are in place to track revenue, deposits, and related documentation. Routine recordkeeping is underway and supports transparency and accountability. The contractor is prepared to provide detailed revenue and disbursement records within seven days if the City requests an audit. While an audit has not yet been requested, the processes and recordkeeping needed to support one appear to be in place.

Reliable financial tracking was a central goal of the contract, specifically due to how the contract reimagined the revenue split and removed the built-in incentive to write violations to increase revenue. Successfully establishing these systems reduces long-term risk and supports future policy decisions regarding rates, program expansion, and reinvestment.

One policy item that still needs direction is how long-term guest permits for downtown hotels should be handled. As well, does the City want to consider permits for regularly reoccurring visitors to the Virginia Canyon Mountain Park? These items have not yet been resolved and may need to be incorporated into the City's parking policy so there is consistent guidance moving forward.

Technology and Data

The technology portion of the contract is moving forward but continues to develop. The contractor has provided access to City staff to a real-time dashboard that shows lot use and revenue data and will eventually include occupancy, enforcement data, and customer complaint tracking. This dashboard is intended to support data-driven decision-making and long-term program evaluation. Over time, the availability of occupancy, enforcement, and customer feedback data will allow the City to better understand parking demand, identify peak-use periods, evaluate enforcement effectiveness, and make informed adjustments to policy and operations. As the dashboard matures, it is expected to become a key management and planning tool for the parking program.

Dynamic real-time parking signage (e.g. variable message signs) has not yet been installed and is not part of the City's current wayfinding grant project. Staff believes this technology should be evaluated and implemented prior to the summer season to help visitors and residents find available parking more easily.

The technology elements of the contract were designed to evolve over time rather than be fully implemented on day one. Continued refinement of analytics and data tools is expected as part of normal program maturation and as the City identifies the most useful performance metrics.

Performance Measurement and Key Performance Indicators

The contract anticipates the development and publication of key performance indicators (KPIs) to help the City and the public understand how the parking program is performing over time. These metrics are intended to provide a consistent and transparent way to evaluate program effectiveness as the system matures.

The contractor has indicated that developing public-facing KPIs is a new component of their services and is working with its internal technology team to determine what information can be provided in a way that is reliable, meaningful, and easy to understand. As the analytics dashboard continues to evolve, the City expects KPIs to include measures such as parking utilization trends, enforcement activity, and customer feedback as examples.

Public-facing KPIs are considered an important next step in the maturation of the parking program and will help provide ongoing visibility into how the program is performing.

Wayfinding and Signage

Several signage-related requirements in the contract are now appropriately connected to the City's larger grant-funded wayfinding project. This includes producing signage, designing signage to improve traffic flow, reducing congestion, and enhancing the visitor experience. Because these items are being addressed as part of the broader City project, they have not been activated separately under the contract. Wayfinding and clear signage play an important role in helping visitors understand how the parking system works and where available parking is located. Effective signage can reduce the amount of time drivers spend searching for parking, improve traffic circulation, and enhance the overall visitor experience in all areas of the City.

Signage showing parking hours and pricing has not yet been installed. The contractor has requested further discussion with the City to determine how this requirement should move forward and how it fits within the broader signage strategy.

Customer Service and Workforce

The contractor has not needed to hire additional staff during the initial phase of the program. As a result, requirements related to local hiring outreach, background checks, and drug screening have not been triggered. These provisions remain in place and will become relevant if staffing needs change in the future.

The contractor and the Police Department have discussed after-hours registration access. While conversations have taken place, a final solution has not yet been implemented.

Programs and Incentives

The contract includes several program and incentive tools designed to support local businesses and encourage parking program participation. One of these tools is complementary parking for customers paid by local businesses. The contractor has made this program available as required by the contract; however, there are currently no participating businesses. This may reflect the early stage of the program and the need for additional outreach, program awareness over time or a different program to offer local businesses to encourage participation.

The contract also includes the option for the City to implement a parking rewards program. This program has not yet been started and will require future City policy direction before it can move forward. These types of programs are designed to support long-term program growth and may become more relevant as visitation increases and attractions, including the Virginia Canyon Mountain Park and the Mighty Argo Gondola, continue to develop.

These types of programs are designed as flexible tools that the City can activate or refine as parking demand grows. Early implementation of the core parking system has been the primary focus to date, and incentive programs may become more relevant as the system becomes more established and widely understood.

Overall Summary

The parking contract has successfully moved from startup into regular operations. Core systems are functioning, several items are still being developed, and some provisions are waiting on City direction or future needs. At this time, staff has not identified any issues that suggest the program is moving in an unintended direction.

Next Steps

Staff will continue working with the contractor to complete technology and signage items and will bring policy questions to Council as they arise.

Near-term focus areas include evaluation of dynamic parking signage prior to the summer season, continued development of analytics and performance reporting tools, and further discussion of policy items such as long-term guest permits and incentive programs.

Staff will continue to monitor contract implementation, coordinate with the contractor on emerging needs, and provide Council with periodic updates to ensure the program continues to meet community expectations.

Idaho Springs Parking Program Data Review (2021–2025)

This series of graphs illustrates how the City's paid parking program performed between January 2021 and December 2025. The graphs focus on three primary measures: total parking revenue, the average value of a parking transaction (average ticket price), and estimated parking activity. The purpose of this document is to present the available data in a clear format so trends over time can be observed. No conclusions or policy interpretations are drawn from this information.

Historic Rate Changes

Rate Change 1 – Effective 06/11/2021

Paid parking is in effect seven days a week from 10 a.m. to 6 p.m. Rates are as follows:

First half hour - FREE

1st hour (after the half) - \$1.50

2nd hour (\$1.50) total - \$3

3rd hour (1.50) total - 4.50

Each hour thereafter - \$5

Rate Change 2 – Effective 04/29/2022

Paid parking is in effect seven days a week from 10 a.m. to 6 p.m. Rates are as follows:

1st hour - \$2

2nd hour - \$2

3rd hour - \$2

Every hour after - \$5

Rate Change 3 – Effective 05/10/2023

Paid parking is in effect seven days a week from 10 a.m. to 6 p.m. Rates are as follows:

First 2 hours - \$5

Subsequent hours - \$5 per hour

City permit - FREE with active permit

County Resident permit - FREE with active permit

Employee permit - FREE with active permit

Rate Change 4 – Effective 01/14/2024

Paid parking is in effect seven days a week from 10 a.m. to 6 p.m. Rates are as follows:

First 2 hours - \$5

3rd hour - \$2.50

4th hour - \$2.50

Each additional hour after - \$5

Daily maximum - \$30

City permit - FREE with active permit

County Resident permit - FREE with active permit

Employee permit - FREE with active permit

Rate Change 5 – Effective 03/14/2025

Paid parking is in effect 7 days a week from 10 a.m. - 6 p.m.

First 30 minutes: \$0.50

First hour: \$2.75

Two-hour discounted rate: \$5.00

Second hour: \$2.75

Each hour thereafter - Additional \$2.00/hour

All-day rate \$30.00

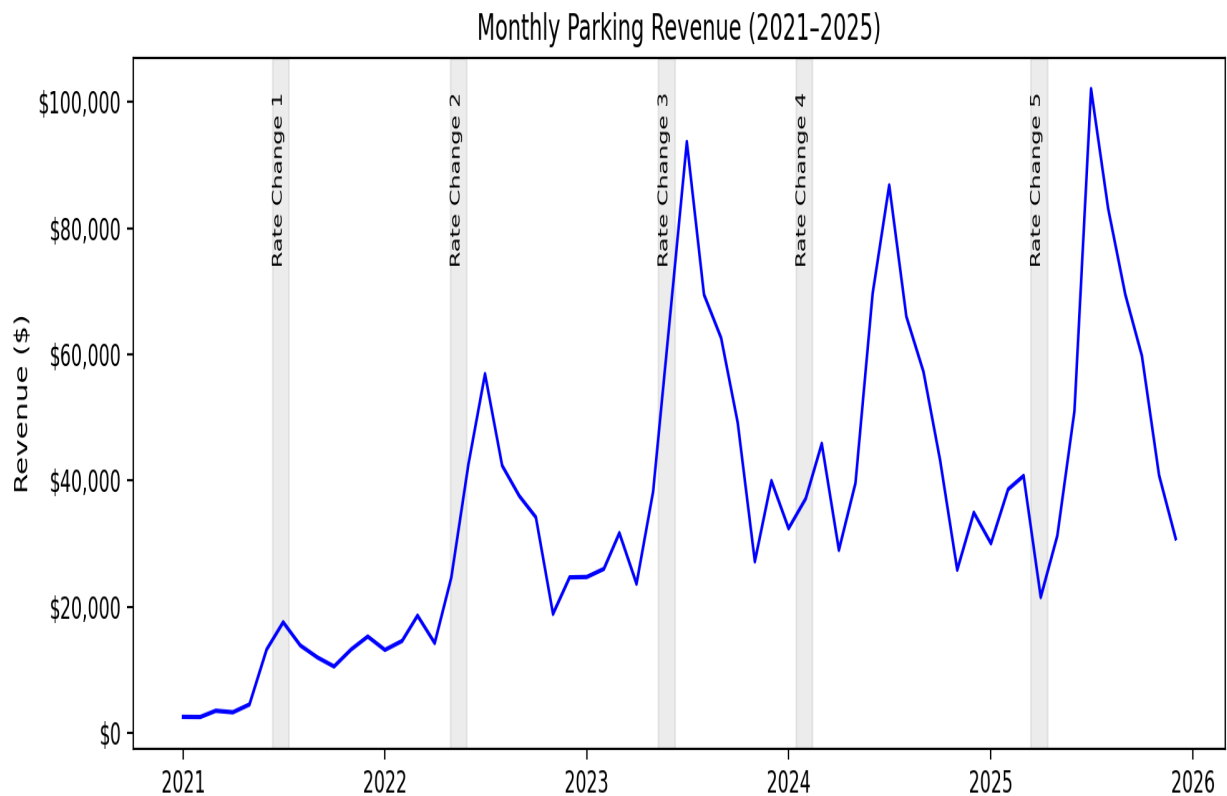
Idaho Springs Resident permit - FREE with active permit

Clear Creek County Resident permit - FREE with active permit

Employee permit - FREE with active permit

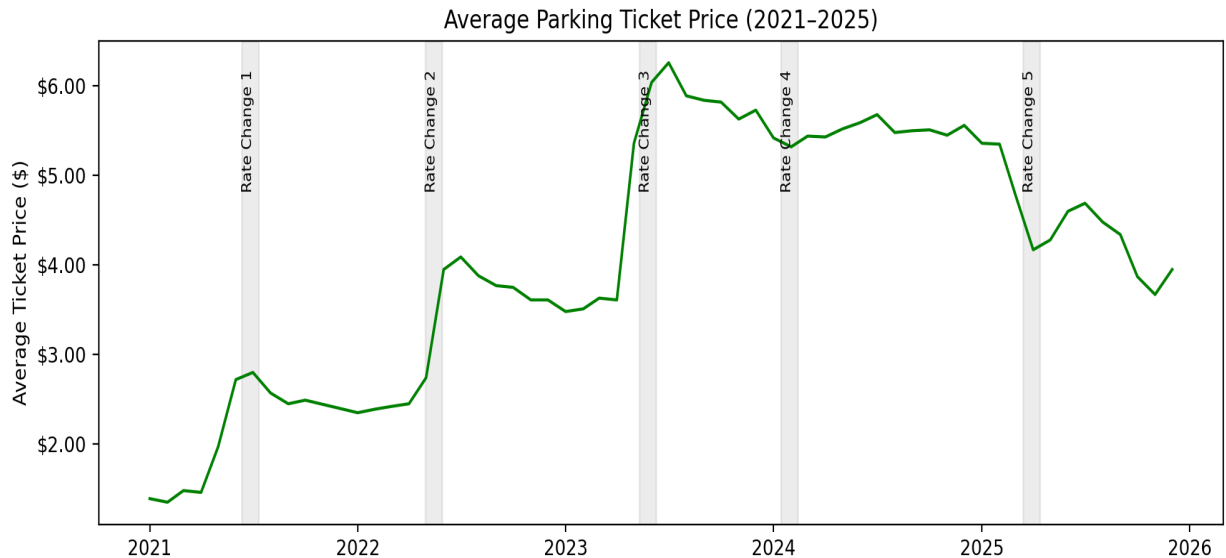
Graph 1 – Monthly Parking Revenue (2021–2025)

The blue line shows total parking revenue collected each month. When the line moves upward, revenue increased compared to the prior month. When it moves downward, revenue decreased. Gray shaded bands indicate when parking rate changes occurred so the reader can see how those events align with the broader revenue pattern.



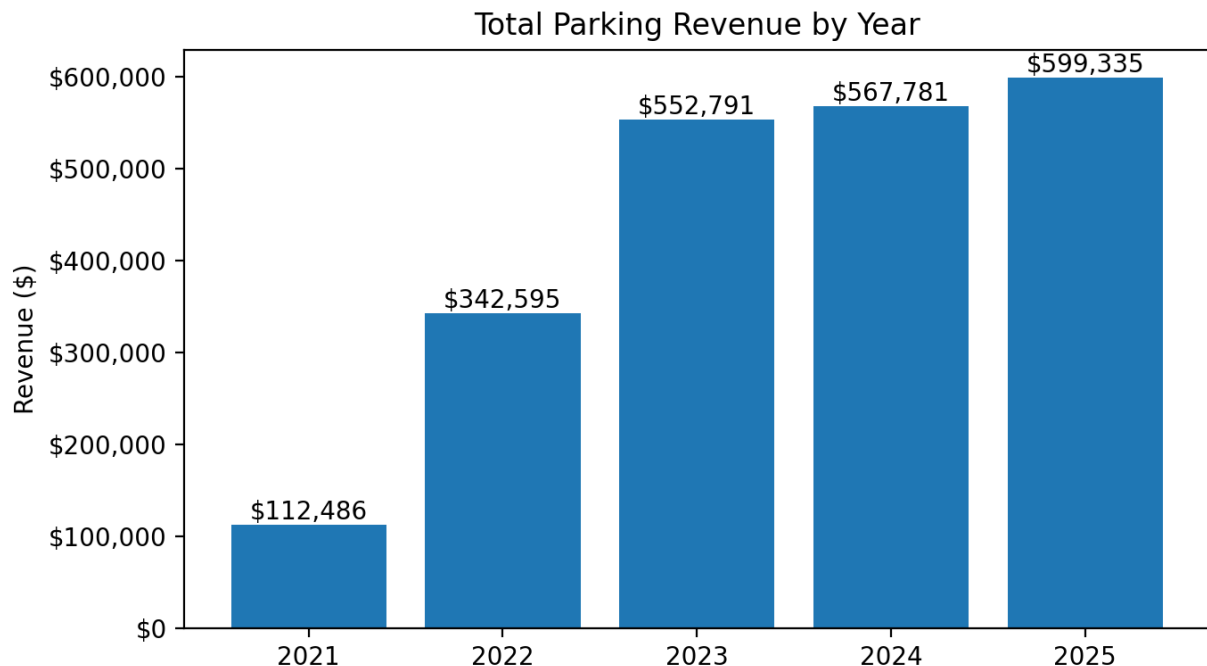
Graph 2 – Average Parking Ticket Price

The green line represents the average value of a parking transaction. This value is calculated by dividing monthly revenue by the number of transactions. It provides a general indication of how much a typical parking session costs on average. If the green line rises, the average value of a parking transaction is increasing.



Graph 3 – Total Parking Revenue by Year

This bar chart summarizes total parking revenue collected during each calendar year. Each bar represents a single year between 2021 and 2025. The height of each bar shows the total amount of revenue generated during that year.

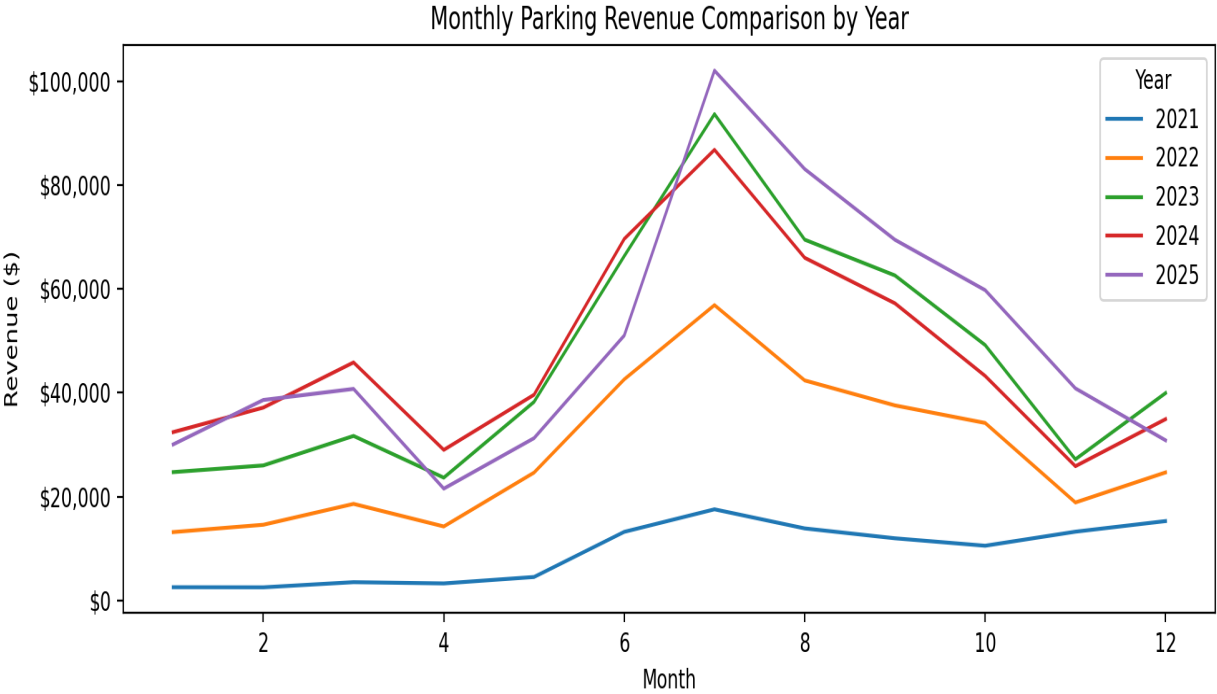


Year-over-Year Change in Parking Revenue

Year	Total Revenue	% Change from Prior Year
2021	\$112,486	—
2022	\$342,595	204.57%
2023	\$552,791	61.35%
2024	\$567,781	2.71%
2025	\$599,335	5.56%

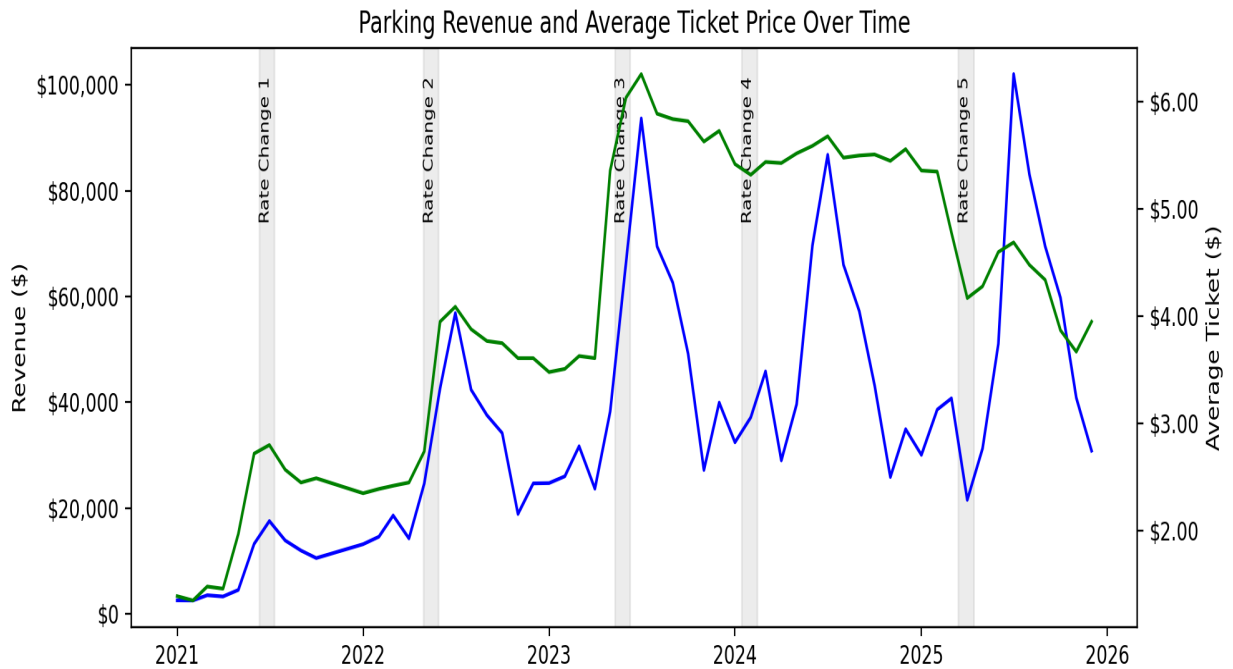
Graph 4 – Monthly Revenue Comparison by Year

This graph compares monthly revenue across all five years. Each colored line represents a different year. The horizontal axis shows months and the vertical axis shows revenue. This format helps reveal seasonal patterns by showing how the same months compare across different years.



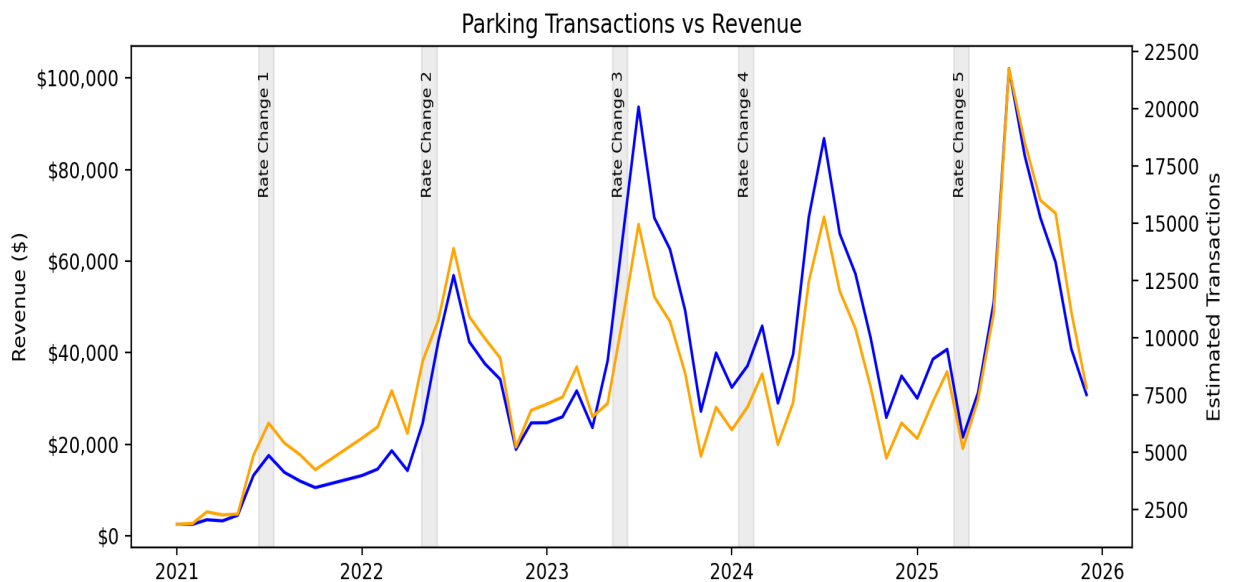
Graph 5 – Parking Revenue and Average Ticket Price

The blue line shows monthly parking revenue while the green line shows the average ticket price. Viewing these together helps illustrate how overall revenue changes relative to the value of individual parking sessions.



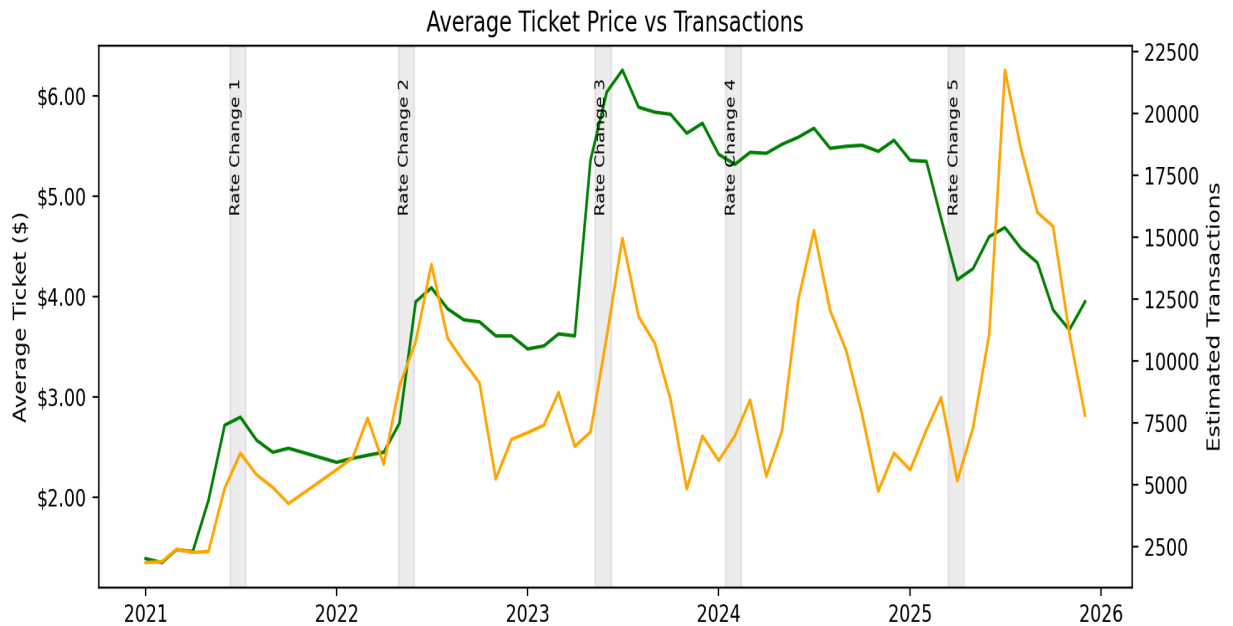
Graph 6 – Parking Transactions Compared to Revenue

The blue line represents total monthly revenue and the orange line represents estimated parking transactions. Transactions are estimated by dividing monthly revenue by the average ticket price. This graph shows how parking activity levels relate to revenue.



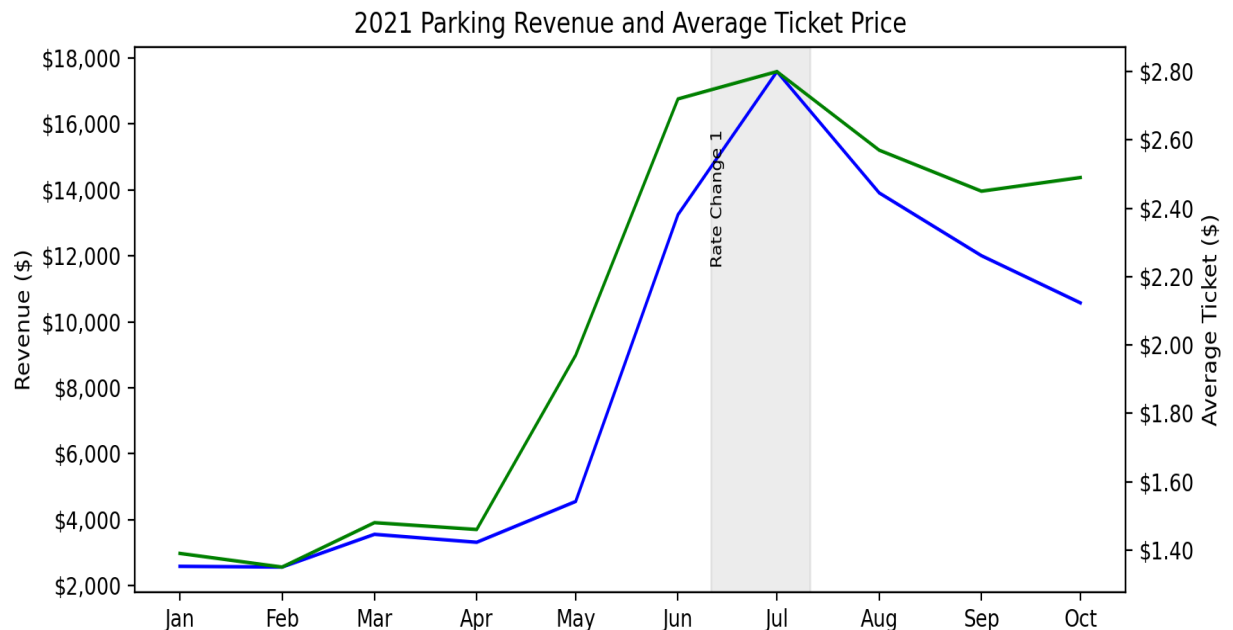
Graph 7 – Average Ticket Price and Transactions

This graph compares the green line (average ticket price) with the orange line (estimated parking transactions). Looking at these together helps show how the value of individual parking sessions relates to overall parking activity.

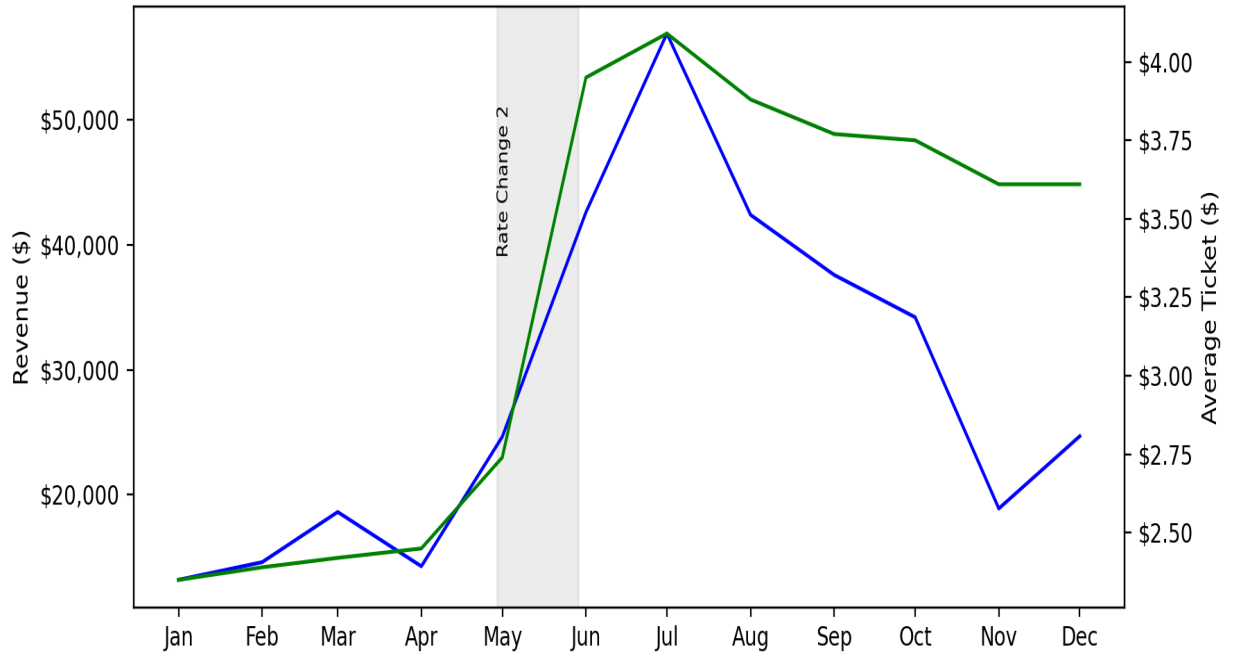


Parking Activity by Individual Year (2021-2025)

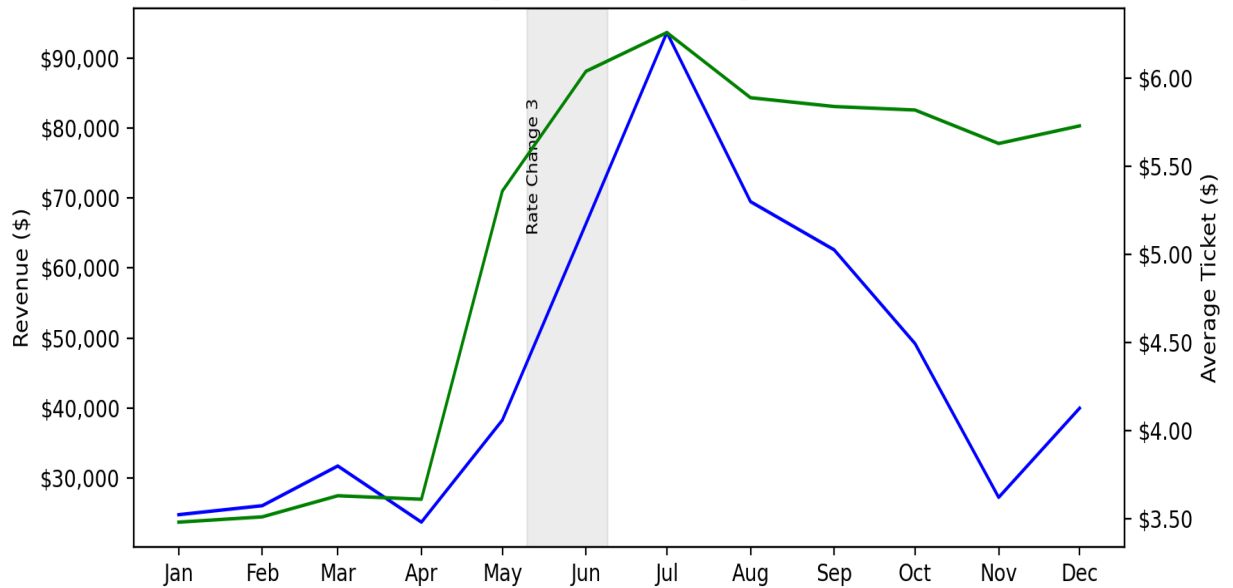
In this chart the blue line represents monthly parking revenue and the green line represents the average parking ticket price during that year.

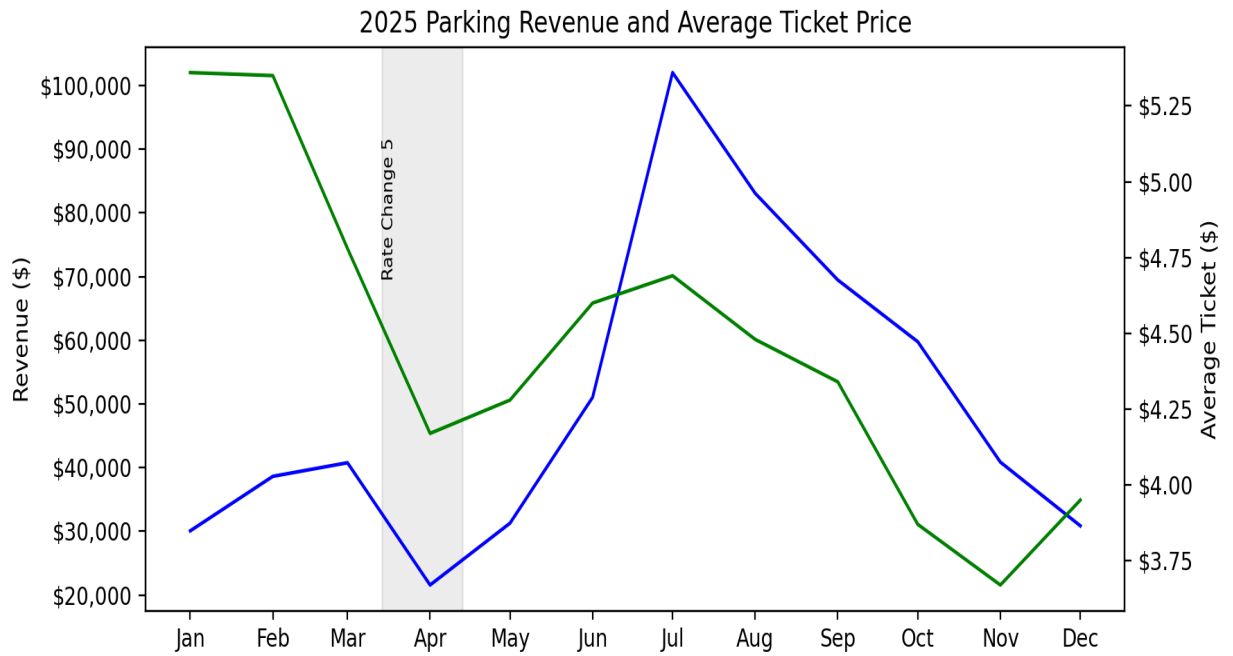
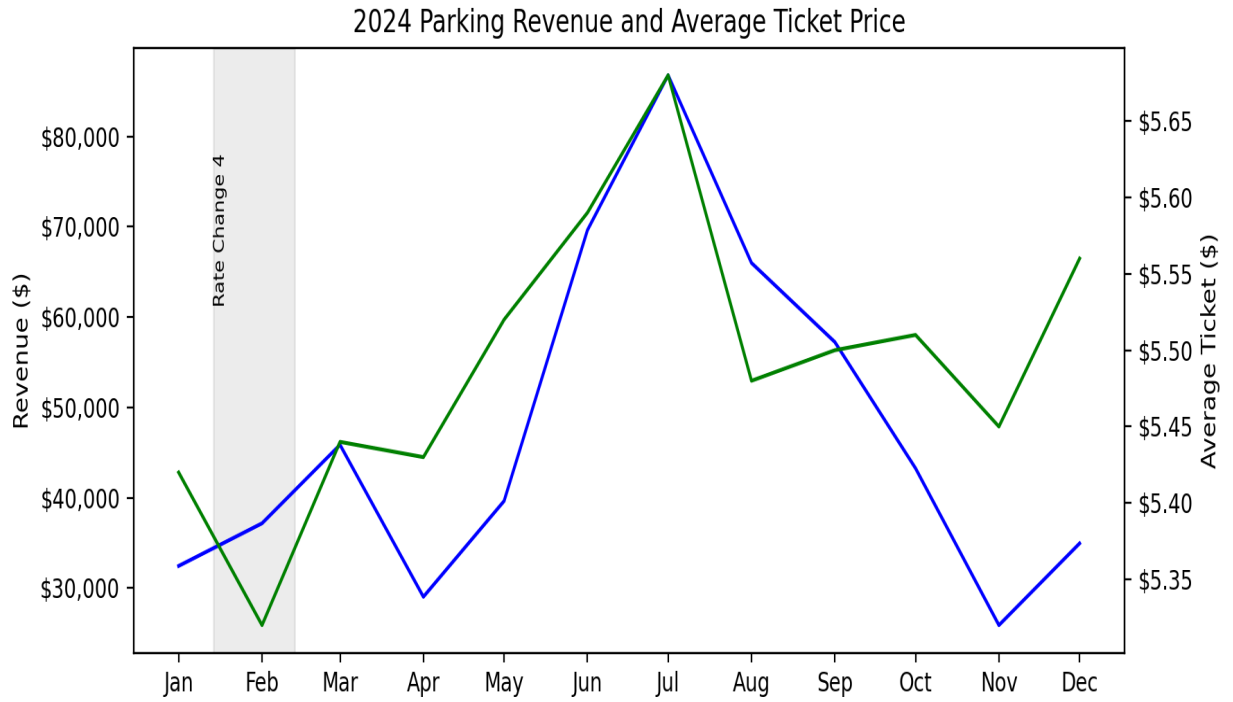


2022 Parking Revenue and Average Ticket Price



2023 Parking Revenue and Average Ticket Price







RESIDENTS:

- **All residents that have not registered on the new portal (yes, even if you were already registered as a resident) to register on the new portal by May 1, 2026.**
www.parkidahosprings.com
- Residents can park anywhere in the city for free

RATES:

- **Newly Recommended Rate Structure:**
 - 1st half-hour \$.50
 - 2nd half-hour \$1.75
 - 3rd half-hour \$2.00
 - 4th half-hour \$2.00
 - 5th half-hour \$2.00
 - 2 Hours- \$6.00
 - Every additional hour \$5.00
- **Event Parking- Flat Rate**
 - \$20-4th of July and Furling Fest
 - \$12-Race days
 - **PARK IDAHO SPRINGS TO BE A CITY EVENT SPONSOR 😊**
 - a lightly discounted daily parking rate of \$15-20 for downtown lodging partners within the paid parking district. The Board also noted the unique operating pattern of our only downtown lodging (Club Hotel), where many guests arrive after paid hours begin or depart before enforcement starts, and recommends adjusted day rate structure that reflects their reduced use of paid parking hours.

RECOMMENDATIONS:

The Board reviewed updates to the proposed parking enforcement strategy and public perception considerations. Recommendations include implementing a light-touch enforcement approach when municipal lots are below 50% occupancy, maintaining consistent enforcement during high-demand periods and special events, prioritizing an education-first ambassador approach before issuing citations, and applying lighter enforcement along Miner Street during non-peak periods.

ADDITIONAL PARKING:

- Park Idaho Springs is working with the Catholic Church & Health Clinic to bring in additional parking stalls within the city.



Office of the Deputy City Clerk

To: Mayor and City Council

From: Wonder Martell, Deputy City Clerk

Date: March 9, 2026

Subject: 2025 Sales Tax Revenue Activity by Business Category (Confidential Summary)

Purpose

The purpose of this staff report is to provide a general overview of 2025 sales tax business activity by category, identify seasonal and geographic trends, and support ongoing evaluation of the City's economic conditions. This report presents summarized information while maintaining confidentiality of individual businesses and sensitive financial data.

Background

City staff monitor revenue activity across multiple business categories to better understand economic trends, seasonal impacts, and overall commercial performance. Business activity is grouped into the following categories for reporting purposes:

- Food/Beverage — Restaurants, grocery establishments, liquor stores, and quick-service food providers.
- Retail/Service — Retail shops, general merchandise, art, clothing, jewelry, and related services.
- Gas/Convenience — Fuel providers and convenience retailers.
- Remote Sales/Home Delivery — Delivery services, remote sellers, and distribution-based operations.
- Construction/Building — Building supplies and related services generating reportable activity.
- Utilities — Energy, telecommunications, and cable service providers.
- Lodging — Hotels, motels, short-term rentals, and employee housing.
- Other — Leasing, financial services, personal care services, pharmaceutical-related activity, and other regulated businesses.

Activity is also reviewed by general geographic areas to better understand distribution trends across the community.

Discussion / Analysis

Overall Economic Activity

Total reportable business activity for 2025 was approximately \$4,918,713.13, demonstrating steady economic performance throughout the year. Activity remained consistent across most sectors, with strong contributions from visitor-driven and service-based businesses.

The Food/Beverage category continued to be the primary contributor to overall activity, followed by Retail/Service and Remote Sales/Home Delivery.

Seasonal Trends

Monthly activity followed expected seasonal patterns:

- Summer months (June–August) showed the highest levels of activity, consistent with increased visitation and tourism.
- July recorded the highest monthly total, reflecting peak seasonal demand.
- Activity maintains a stable baseline year-round, with moderate decreases during late fall and early spring.

These trends align with typical economic patterns observed in communities with seasonal visitation.

Geographic Distribution

Activity was reviewed across two general commercial areas to evaluate distribution patterns:

- One area generated approximately \$1,748,014.75 in activity.
- The second area generated approximately \$1,614,186.07.
- The annual difference between areas was approximately \$133,828.68, reflecting generally balanced economic distribution with modest variation.

Monthly performance alternated between areas, indicating shared economic participation across the community.

Category Performance Highlights

- Food/Beverage: Strongest performing category with consistent year-round demand and seasonal increases.
 - Retail/Service: Stable contributor with notable growth during peak visitation periods.
 - Gas/Convenience: Reliable and consistent performance reflecting routine local and visitor demand.
 - Remote Sales/Home Delivery: Continued steady activity, reflecting evolving consumer purchasing trends.
 - Construction/Building: Moderate but consistent activity from service providers generating reportable revenue.
 - Utilities: Predictable baseline activity due to essential service demand.
 - Lodging: Seasonal variation aligned with visitor patterns.
 - Other Regulated Businesses: Smaller but steady contribution to overall totals.
-

Staff Recommendation

Staff recommends that City Council receive and accept this report as informational. Continued monitoring of business activity and seasonal trends will support strategic planning, economic development efforts, and long-term community sustainability in the years going forward.

Conclusion

Overall, 2025 reflects a stable and healthy local economic environment with predictable seasonal trends and balanced commercial activity across the community. Staff will continue to monitor business performance and provide updates to support informed decision-making.

FOOD/BEVERAGE	Restaurants, liquor stores, grocery, fast food
RETAIL/SERVICE	This category includes retail shops, hardware/general stores, Art , clothing, jewelry.
GAS/CONVENIENCE	Gas stations, convenience stores
REMOTE SALES/HOME DELIVERY	Pet Supplies, Grocery delivery, personal home delivery, remote sellers
CONSTRUCTION/BUILDING	Building supplies and services. None located inside th City of Idaho Springs
UTILITIES	Cable providers, phone providers and energy providers.
LODGING	Hotel, Motel, Short Term Rental, Employee Housing
OTHER	Leasing, financial, beauty, pharmaceutical, marijuana

2025

Time Frame	Categories	Amount	E	W	W over E
Jan-25	Food/Beverage	\$193,202.13	\$124,757.50	\$68,444.63	
	Retail/Service	\$28,831.03	\$7,550.07	\$21,280.96	
	Gas/Convenience	\$30,266.83	\$17,724.03	\$12,542.80	
	Remote Sales/Home Delivery	\$44,775.46	NA	NA	
	Construction/Building	\$17,350.43	NA	NA	
	Utilities	\$18,412.34	NA	NA	
	Lodging	\$17,708.08	NA	NA	
	Other	\$6,530.35	NA	NA	East
	Total	\$357,076.65	\$150,031.60	\$102,268.39	\$47,763.21

Time Frame	Categories	Amount	E	W	
Feb-25	Food/Beverage	\$190,017.20	\$116,574.40	\$73,442.80	
	Retail/Service	\$29,035.44	\$8,381.53	\$20,653.91	
	Gas/Convenience	\$28,695.47	\$16,900.43	\$11,795.04	
	Remote Sales/Home Delivery	\$46,716.26	NA	NA	
	Construction/Building	\$10,772.11	NA	NA	
	Utilities	\$26,576.42	NA	NA	
	Lodging	\$17,387.80	NA	NA	
	Other	\$14,263.50	NA	NA	East
	Total	\$363,464.20	\$141,856.36	\$105,891.75	\$35,964.61

Time Frame	Categories	Amount	E	W
	Food/Beverage	\$216,631.27	\$123,539.90	\$93,091.37
	Retail/Service	\$38,905.00	\$10,291.02	\$28,613.98
	Gas/Convenience	\$31,244.65	\$18,653.22	\$12,591.43

Mar-25	Remote Sales/Home Delivery	\$44,297.89	NA	NA	
	Construction/Building	\$10,795.92	NA	NA	
	Utilities	\$24,217.30	NA	NA	
	Lodging	\$16,552.90	NA	NA	
	Other	\$18,092.97	NA	NA	East
	Total	\$400,737.90	\$152,484.14	\$134,296.78	\$18,187.36

Time Frame	Categories	Amount	E	W	
Apr-25	Food/Beverage	\$170,662.33	\$104,172.60	\$66,489.73	
	Retail/Service	\$32,200.92	\$6,870.59	\$25,330.33	
	Gas/Convenience	\$25,825.95	\$14,947.84	\$10,878.11	
	Remote Sales/Home Delivery	\$36,386.22	NA	NA	
	Construction/Building	\$27,102.00	NA	NA	
	Utilities	\$19,805.40	NA	NA	
	Lodging	\$13,288.88	NA	NA	
	Other	\$15,881.32	NA	NA	East
	Total	\$341,153.02	\$125,991.03	\$102,698.17	\$23,292.86

Time Frame	Categories	Amount	E	W	
May-25	Food/Beverage	\$179,020.26	\$104,684.30	\$74,335.96	
	Retail/Service	\$37,585.70	\$9,350.60	\$28,235.10	
	Gas/Convenience	\$29,308.71	\$17,367.42	\$11,941.29	
	Remote Sales/Home Delivery	\$41,262.03	NA	NA	
	Construction/Building	\$17,393.60	NA	NA	
	Utilities	\$19,692.58	NA	NA	
	Lodging	\$18,574.83	NA	NA	
	Other	\$13,292.23	NA	NA	East
	Total	\$356,129.94	\$131,402.32	\$114,512.35	\$16,889.97

Time Frame	Categories	Amount	E	W	
Jun-25	Food/Beverage	\$244,768.20	\$123,814.00	\$120,954.20	
	Retail/Service	\$63,998.71	\$11,166.95	\$52,831.76	
	Gas/Convenience	\$35,059.99	\$19,903.19	\$15,156.80	
	Remote Sales/Home Delivery	\$48,057.52	NA	NA	
	Construction/Building	\$34,181.97	NA	NA	
	Utilities	\$19,154.34	NA	NA	
	Lodging	\$16,740.24	NA	NA	

	Other	\$30,749.45	NA	NA	West
	Total	\$492,710.42	\$154,884.14	\$188,942.76	\$34,058.62

Time Frame	Categories	Amount	E	W	
Jul-25	Food/Beverage	\$299,507.60	\$152,457.20	\$147,050.40	
	Retail/Service	\$70,926.17	\$11,598.60	\$59,327.57	
	Gas/Convenience	\$37,959.82	\$20,116.99	\$17,842.83	
	Remote Sales/Home Delivery	\$45,757.24	NA	NA	
	Construction/Building	\$34,281.74	NA	NA	
	Utilities	\$17,767.66	NA	NA	
	Lodging	\$18,883.43	NA	NA	
	Other	\$37,386.72	NA	NA	West
	Total	\$562,470.38	\$184,172.79	\$224,220.80	\$40,048.01

Time Frame	Categories	Amount	E	W	
Aug-25	Food/Beverage	\$227,101.70	\$123,326.10	\$103,775.60	
	Retail/Service	\$49,922.87	\$13,529.89	\$36,392.98	
	Gas/Convenience	\$35,637.71	\$19,692.34	\$15,945.37	
	Remote Sales/Home Delivery	\$49,990.87	NA	NA	
	Construction/Building	\$36,349.92	NA	NA	
	Utilities	\$14,829.68	NA	NA	
	Lodging	\$23,678.14	NA	NA	
	Other	\$34,878.60	NA	NA	East
	Total	\$472,389.49	\$156,548.33	\$156,113.95	\$434.38

Time Frame	Categories	Amount	E	W	
Sep-25	Food/Beverage	\$210,350.17	\$111,289.70	\$99,060.47	
	Retail/Service	\$47,870.19	\$12,292.18	\$35,578.01	
	Gas/Convenience	\$30,978.71	\$17,570.38	\$13,408.33	
	Remote Sales/Home Delivery	\$57,887.59	NA	NA	
	Construction/Building	\$31,402.04	NA	NA	
	Utilities	\$16,183.95	NA	NA	
	Lodging	\$22,109.74	NA	NA	
	Other	\$23,985.97	NA	NA	West
	Total	\$440,768.36	\$141,152.26	\$148,046.81	\$6,894.55

Time Frame	Categories	Amount	E	W
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Oct-25	Food/Beverage	\$206,806.25	\$115,164.80	\$91,641.45	
	Retail/Service	\$41,891.89	\$9,693.00	\$32,198.89	
	Gas/Convenience	\$28,152.68	\$15,628.96	\$12,523.72	
	Remote Sales/Home Delivery	\$53,361.65	NA	NA	
	Construction/Building	\$30,597.53	NA	NA	
	Utilities	\$15,102.86	NA	NA	
	Lodging	\$15,423.16	NA	NA	
	Other	\$26,887.67	NA	NA	East
	Total	\$418,223.69	\$140,486.76	\$136,364.06	\$4,122.70

Time Frame	Categories	Amount	E	W	
Nov-25	Food/Beverage	\$152,861.50	\$90,038.92	\$62,822.58	
	Retail/Service	\$35,155.09	\$14,616.97	\$20,538.12	
	Gas/Convenience	\$25,905.68	\$14,641.97	\$11,263.71	
	Remote Sales/Home Delivery	\$43,958.33	NA	NA	
	Construction/Building	\$23,527.95	NA	NA	
	Utilities	\$14,579.03	NA	NA	
	Lodging	\$6,567.29	NA	NA	
	Other	\$15,056.85	NA	NA	East
	Total	\$317,611.72	\$119,297.86	\$94,624.41	\$24,673.45

Time Frame	Categories	Amount	E	W	
Dec-25	Food/Beverage	\$187,880.57	\$119,180.70	\$68,699.87	
	Retail/Service	\$39,543.86	\$14,191.90	\$25,351.96	
	Gas/Convenience	\$28,488.57	\$16,334.56	\$12,154.01	
	Remote Sales/Home Delivery	\$50,853.44	NA	NA	
	Construction/Building	\$32,114.93	NA	NA	
	Utilities	\$18,433.33	NA	NA	
	Lodging	\$17,991.46	NA	NA	
	Other	\$20,671.20	NA	NA	East
	Total	\$395,977.36	\$149,707.16	\$106,205.84	\$43,501.32

		Total	East	West	Difference E over W
ANNUAL TOTALS		\$4,918,713.13	\$1,748,014.75	\$1,614,186.07	\$133,828.68

**IDAHO SPRINGS CITY COUNCIL
REGULAR MEETING
February 23, 2026**

The City Council of the City of Idaho Springs held a work session, regular meeting and executive session on February 23rd, 2026, in the city council chambers. Mayor Chuck Harmon called the regular meeting to order at 7:00 p.m.

Answering the roll were: Mayor Chuck Harmon, Councilmember Lisa Manifold, Mayor Pro Tem Jeremy Jones, Councilmember Kate Collier, Councilmember Sharon Bassist and Councilmember Janine Mariani. Councilmember Jim Clark was absent. Staff present were City Administrator Andrew Marsh, Assistant City Administrator Guy Patterson, Community Development Planner Dylan Graves, Deputy City Clerk Wonder Martell, Chief of Police Nathan Buseck and Public Works Director Edward Sigward. City Attorney Carmen Beery attended via ZOOM.

The Pledge of Allegiance was recited by all present.

AGENDA APPROVAL

Mayor Pro Tem Jeremy Jones moved to approve the agenda of February 23rd, 2026. Councilmember Collier seconded, second followed by an all in favor voice vote.

CONFLICT OF INTEREST

APPROVAL OF MINUTES

Councilmember Mariani moved to approve the minutes of February 9th, 2026, Councilmember Manifold seconded. Second followed by discussion. Councilmember Manifold advised Deputy City Clerk Wonder Martell that page 6 paragraph 2 has Mayor Harmon as Mayor Hamon. Deputy City Clerk Martell advised council she would make that correction to the minutes. Discussion followed by an all in favor voice vote.

APPROVAL OF BILLS

Councilmember Collier moved to approve the bills to February 23rd, 2026. Mayor Pro Tem Jeremy Jones seconded. Second followed by discussion. Councilmember Collier asked what the COMBA payment of \$57,628.02 was for. City Administrator Andrew Marsh advised council that that payment was for project management, to finish the trails and maintenance. Councilmember Collier asked to see the current agreement for services for COMBA. Discussion followed by an all in favor roll call vote.

PUBLIC COMMENT – SCHEDULED

UNSCHEDULED PUBLIC COMMENT

Bryan McFarland 33549 Inverness Drive, Evergreen CO 80439 - Mr. McFarland advised council that the Mighty Argo was ready to pull the food and beverage permit for the outpost as it has been approved and is ready to go. They have selected RDS to be the general contractor for this permit, but RDS does not have the required items to be licensed as a General Contractor in Idaho Springs per the Idaho Springs Municipal Code, so they would be working with RDS to get these requirements completed and they would name Buckley as the GC until that process is completed. Mr. McFarland wanted council to know that they would be coming back to council to ask about this licensure.

BOARD AND COMMISSION APPOINTMENTS

Councilmember Manifold moved to re-appoint Kent Slaymaker to Planning Commission for an additional term, to re-appoint Shannon Glazer to HPRC for an additional term, and to re-appoint Michael Davenport to HPRC for an additional term. Councilmember Bassist seconded, second followed by an all in favor roll call vote.

RESOLUTIONS

Councilmember Collier moved to approve Resolution #7, Series 2026 A Resolution supporting an agreement between the City of Idaho Springs and the State Board of Great Outdoors Colorado (GOCO) Trust Fund for Shelly Quinn Park Redevelopment. Councilmember Mariani seconded, second followed by an all in favor roll call vote.

ORDINANCE FIRST READING

ORDINANCNE SECOND READING

Public Hearing: Ordinance #2, Series 2026 an Ordinance Adopting by reference the 2025 Colorado Wildfire Resiliency Code (CWRC), including Appendices A through C, providing penalties for violations of the same, and making conforming amendments to Chapter 10 of the Idaho Springs Municipal Code.

Mayor Harmon opened the Public Hearing at 7:16 pm. There was no staff presentation, no public comments and no discussion on this topic other than the work council has done up to this hearing.

Mayor Harmon closed the public hearing at 7:17 pm.

Councilmember Collier moved to approve Ordinance #2, Series 2026 an Ordinance Adopting by reference the 2025 Colorado Wildfire Resiliency Code (CWRC), including Appendices A through C, providing penalties for violations of the same, and making conforming amendments to Chapter 10 of the Idaho Springs Municipal Code. Councilmember Manifold seconded, second followed by an all in favor roll call vote. Motion carries.

CITY ATTORNEY

City Attorney Carmen Beery was in attendance via ZOOM for the executive session topics. Attorney Beery had nothing for council for the regular meeting.

CITY ADMINISTRATOR

Staff report submitted with no requests for action.

ADMINISTRATIVE DEPARTMENT

Assistant City Administrator – Staff report submitted with no requests for action. Mr. Patterson advised council that the THK meeting is scheduled for 10 am 02/24/2026.

Community Development Planner- No staff report submitted.

Deputy City Clerk – No staff report submitted. Ms. Martell explained a bit about the public comment given by Bryan McFarland and what the current municipal code states regarding the requirements of being able to become licensed as a general contractor in Idaho Springs.

POLICE DEPARTMENT

Staff report submitted with one request for action. Councilmember Manifold moved to approve the contract with Photon Brothers in the amount of \$38,912.16 from line item #21-00-7045 to incorporate solar power into the new Idaho Springs Police station. Councilmember Collier seconded, second followed by an all in favor roll call vote. Councilmember Manifold asked how much power this could support, Mayor Harmon stated he thought it said it was a 10.56 kW system in the quote. Chief Buseck advised that this proposal does not include any batteries and that batteries could be obtained at a later date.

PUBLIC WORKS DEPARTMENT

Staff report submitted with no requests for action. Mr. Sigward advised council that the Aeration grid of tank 1 of the wastewater treatment plant has completely failed and the lead operator has resigned. This failure occurred over the weekend, so he has switched to the second tank so the contractor and the engineers that built this system are coming up this week to fix this. Mr. Sigward stated that at this time we are not in violation of our current permit.

COMMITTEE REPORTS

CITY CLERK/TREASURER

MAYOR/COUNCIL

Councilmember Mariani gave an update on the housing authority and advised council that they have filled 2 seats and that next week they would be conducting marathon like interviews for the executive director and attorney.

Councilmember Manifold advised council that there was a big thank you from the west end businesses in the removal of the barricades as it has increased their business. Councilmember Manifold also asked staff to provide council with the most current COMBA agreement and thanked the city for sending her to the Saving Places conference.

EXECUTIVE SESSION

At 7:33 pm Mayor Harmon moved that the City Council hold two consecutive executive sessions as follows:

First – an executive session under C.R.S. section 24-6-402(4)(b) to confer with the City's water attorney for the purpose of receiving legal advice and information concerning the City's water interests; and immediately thereafter;

A Second executive session under C.R.S. Sec. 24-6-402(4)(a) and (e) to discuss the potential acquisition of real property for public purposes, such as parking; to discuss the possible conveyance of currently City-owned property; and to determine negotiation positions concerning the same and instruct negotiators.”

Councilmember Manifold seconded, second followed by an all in favor voice vote.

ADJOURN

Mayor Harmon adjourned the executive session at 8:27 pm.

Mayor Harmon adjourned the regular meeting at 8:27 pm.

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Alsco - Denver Linen (13)								
3248942								
3248942	Invoice	Carpets	02/24/2026	03/11/2026	105.27	Open	02/26	10-30-5108
Total 3248942:					105.27			
Total Alsco - Denver Linen (13):					105.27			
AmeriGas (1478)								
3187100710								
3187100710	Invoice	Propane Water Plant	02/20/2026	03/22/2026	1,964.87	Open	03/26	51-00-6001
Total 3187100710:					1,964.87			
3187141577								
3187141577	Invoice	Propane PW	02/21/2026	03/23/2026	1,818.73	Open	02/26	10-10-6001
Total 3187141577:					1,818.73			
3187269870								
3187269870	Invoice	Propane PW	02/25/2026	03/21/2026	421.26	Open	02/26	10-10-6001
Total 3187269870:					421.26			
Total AmeriGas (1478):					4,204.86			
AT&T Mobility (283)								
287246995984X02212026								
287246995984X02212026	Invoice	Cell Phone/WasteWater	02/21/2026	03/08/2026	108.44	Open	02/26	52-00-5335
287246995984X02212026	Invoice	Cell Phones/Water	02/21/2026	03/08/2026	108.44	Open	02/26	51-00-5335
Total 287246995984X02212026:					216.88			
Total AT&T Mobility (283):					216.88			
Black Lab Digital Marketing (2190)								
3882								
3882	Invoice	search engine optimization	02/08/2026	03/10/2026	400.00	Open	01/26	10-21-5108
Total 3882:					400.00			
Total Black Lab Digital Marketing (2190):					400.00			
BOKF NA (1849)								
2025								
2025	Invoice	Service Fee	08/15/2025	08/15/2025	250.00	Open	13/25	23-00-5101
Total 2025:					250.00			
Total BOKF NA (1849):					250.00			
Brittany Victoria Agency (2269)								
422								
422	Invoice	Jade x Club Hotel Influencer Visit	01/26/2026	02/22/2026	800.00	Open	03/26	10-21-5109
Total 422:					800.00			
Total Brittany Victoria Agency (2269):					800.00			
Browns Hill Engineering & Cont (1416)								
1766								
1766	Invoice	WTP SCADA Leasing Agreement	03/01/2026	04/01/2026	1,620.00	Open	04/26	51-00-5309

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total 1766:					1,620.00			
1767								
1767	Invoice	WWTP SCADA Leasing Agreeeme	03/01/2026	04/01/2026	1,620.00	Open	04/26	52-00-5309
Total 1767:					1,620.00			
Total Browns Hill Engineering & Cont (1416):					3,240.00			
Caselle Inc. (287)								
17263								
17263	Invoice	Contract Support - admin	03/03/2026	04/02/2026	442.00	Open	04/26	10-20-5108
17263	Invoice	Contract Support - pd	03/03/2026	04/02/2026	442.00	Open	04/26	10-30-5108
17263	Invoice	Contract Support - streets	03/03/2026	04/02/2026	442.00	Open	04/26	10-10-5108
17263	Invoice	Contract Support - waste water	03/03/2026	04/02/2026	221.00	Open	04/26	52-00-5108
17263	Invoice	Contract Support - water	03/03/2026	04/02/2026	221.00	Open	04/26	51-00-5108
Total 17263:					1,768.00			
Total Caselle Inc. (287):					1,768.00			
CCMRD (43)								
1777								
1777	Invoice	Rec Center Passes - Admin	02/16/2026	03/03/2026	150.00	Open	01/26	10-20-5215
1777	Invoice	Rec Center Passes - PD	02/16/2026	03/03/2026	48.00	Open	01/26	10-30-5215
Total 1777:					198.00			
Total CCMRD (43):					198.00			
CenturyLink (569)								
333637776-2222026								
333637776-2222026	Invoice	WWTP	02/22/2026	03/16/2026	142.81	Open	02/26	52-00-5303
Total 333637776-2222026:					142.81			
333710092-2252026								
333710092-2252026	Invoice	WTP	02/25/2026	03/16/2026	235.05	Open	02/26	51-00-5303
Total 333710092-2252026:					235.05			
333469199-2282026								
333469199-2282026	Invoice	PW Internet	02/28/2026	03/19/2026	102.94	Open	02/26	10-10-5335
Total 333469199-2282026:					102.94			
Total CenturyLink (569):					480.80			
Chamomile & Sage Consulting (2265)								
2.28.2026								
2.28.2026	Invoice	Business and Community Promoti	03/02/2026	03/31/2026	5,133.33	Open	02/26	59-70-5108
2.28.2026	Invoice	Business and Community Promoti	03/02/2026	03/31/2026	1,533.33	Open	02/26	10-21-5108
Total 2.28.2026:					6,666.66			
Total Chamomile & Sage Consulting (2265):					6,666.66			
City of Idaho Springs (289)								
3.1.26								
3.1.26	Invoice	Payroll Transfer	03/01/2026	03/31/2026	300,000.00	Open	03/26	10-00-1580

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total 3.1.26:					300,000.00			
Total City of Idaho Springs (289):					300,000.00			
CivicPlus LLC (2039)								
364464								
364464	Invoice	Municode full service online	05/01/2026	05/31/2026	606.38	Open	01/26	10-20-5322
Total 364464:					606.38			
Total CivicPlus LLC (2039):					606.38			
Clear Creek County Road & Bridge (1278)								
03.02.26								
03.02.26	Invoice	Fleet fuel/Police	03/02/2026	03/31/2026	2,717.44	Open	02/26	10-30-6191
03.02.26	Invoice	Fleet fuel/Streets	03/02/2026	03/31/2026	980.35	Open	02/26	10-10-6191
03.02.26	Invoice	Fleet fuel/WasteWater	03/02/2026	03/31/2026	106.50	Open	02/26	52-00-6191
03.02.26	Invoice	Fleet fuel/Water	03/02/2026	03/31/2026	106.50	Open	02/26	51-00-6191
Total 03.02.26:					3,910.79			
Total Clear Creek County Road & Bridge (1278):					3,910.79			
Clear Creek Supply (291)								
6649								
6649	Invoice	truck replacement light	02/18/2026	03/18/2026	25.98	Open	01/26	52-00-6150
Total 6649:					25.98			
18784								
18784	Invoice	spray nozzle	02/20/2026	03/20/2026	9.99	Open	02/26	52-00-6025
Total 18784:					9.99			
18861								
18861	Invoice	spray nozzle and hose	02/23/2026	03/23/2026	49.98	Open	02/26	52-00-6025
Total 18861:					49.98			
18910								
18910	Invoice	valve, elbow fitting	02/24/2026	03/24/2026	10.16	Open	02/26	52-00-5204
Total 18910:					10.16			
18938								
18938	Invoice	washer fluid and wipers	02/25/2026	03/25/2026	32.77	Open	02/26	51-00-6150
Total 18938:					32.77			
Total Clear Creek Supply (291):					128.88			
Colorado Analytical Lab (945)								
251216166								
251216166	Invoice	bod-5	12/22/2025	03/22/2026	66.60	Open	13/25	52-00-5201
Total 251216166:					66.60			
260217066								
260217066	Invoice	total coliform P/A compl	02/18/2026	03/18/2026	103.50	Open	02/26	51-00-5201
Total 260217066:					103.50			

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
260217068								
260217068	Invoice	bod-5	02/24/2026	03/24/2026	66.60	Open	02/26	52-00-5201
Total 260217068:					66.60			
260223024								
260223024	Invoice	Water Testing	03/02/2026	04/01/2026	65.70	Open	03/26	52-00-5201
Total 260223024:					65.70			
Total Colorado Analytical Lab (945):					302.40			
Colorado Barricade Co. LLC (79)								
65169375								
65169375	Invoice	parking blocks	01/16/2026	03/16/2026	455.00	Open	01/26	59-70-7901
Total 65169375:					455.00			
Total Colorado Barricade Co. LLC (79):					455.00			
Colorado Community Media (1981)								
147145								
147145	Invoice	Legal Publication	02/19/2026	03/21/2026	288.07	Open	02/26	10-20-5312
Total 147145:					288.07			
147495								
147495	Invoice	Classifieds - water	02/28/2026	03/30/2026	440.00	Open	02/26	51-00-5313
Total 147495:					440.00			
Total Colorado Community Media (1981):					728.07			
Colorado Water Conservation Bd (87)								
C150016-2026								
C150016-2026	Invoice	C150016 - Interest	01/28/2026	04/01/2026	21,795.24	Open	02/26	51-79-8141
C150016-2026	Invoice	C150016 - Principal	01/28/2026	04/01/2026	54,778.01	Open	02/26	51-79-8140
Total C150016-2026:					76,573.25			
Total Colorado Water Conservation Bd (87):					76,573.25			
Comcast (1486)								
0197295-2232026								
0197295-2232026	Invoice	City Hall Internet	02/23/2026	03/20/2026	475.28	Open	02/26	10-20-5335
Total 0197295-2232026:					475.28			
265468188								
265468188	Invoice	New High speed internet for WWT	03/01/2026	04/01/2026	2,375.05	Open	02/26	52-00-5335
Total 265468188:					2,375.05			
Total Comcast (1486):					2,850.33			
Core & Main LP (959)								
Y101128								
Y101128	Invoice	couplings and bandaid	02/23/2026	03/23/2026	894.21	Open	02/26	51-15-6005
Total Y101128:					894.21			
Y528643								
Y528643	Invoice	Repair clamp	02/23/2026	03/23/2026	1,306.74	Open	02/26	52-16-5205

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total Y528643:					1,306.74			
Y599221								
Y599221	Invoice	Repair coupling	02/27/2026	03/27/2026	818.38	Open	02/26	52-00-5204
Total Y599221:					818.38			
Total Core & Main LP (959):					3,019.33			
Dolan Consulting Group, LLC (2258)								
L2382022601950201								
L2382022601950201	Invoice	Class - buseck sonnenberg frost	02/19/2026	03/19/2026	500.00	Open	03/26	10-30-5212
Total L2382022601950201:					500.00			
Total Dolan Consulting Group, LLC (2258):					500.00			
Douglas County Sheriff's Office (2268)								
2026 SOTAR								
2026 SOTAR	Invoice	SOTAR System User Fee	02/19/2026	03/19/2026	1,500.00	Open	03/26	10-30-5108
Total 2026 SOTAR:					1,500.00			
Total Douglas County Sheriff's Office (2268):					1,500.00			
Doyle Disposal (380)								
36686								
36686	Invoice	Trash Service Sewer Plant	02/25/2026	03/25/2026	453.00	Open	03/26	52-00-5202
Total 36686:					453.00			
Total Doyle Disposal (380):					453.00			
Dulaney Architecture (2122)								
FEB2026-2023-61								
FEB2026-2023-61	Invoice	Design Development New PD	03/01/2026	03/31/2026	9,706.56	Open	02/26	21-00-7045
Total FEB2026-2023-61:					9,706.56			
FEB2026-2026-61-ADD								
FEB2026-2026-61-ADD	Invoice	Additional Services for PD	03/01/2026	03/31/2026	5,193.40	Open	02/26	21-00-7045
Total FEB2026-2026-61-ADD:					5,193.40			
Total Dulaney Architecture (2122):					14,899.96			
Flock Safety (2179)								
85838								
85838	Invoice	Traffic Analytics Package	02/26/2026	03/28/2026	2,500.00	Open	02/26	10-30-5108
Total 85838:					2,500.00			
Total Flock Safety (2179):					2,500.00			
Hach Company (138)								
14892231								
14892231	Invoice	ammonia, phosphorus nitrite	02/26/2026	03/26/2026	504.16	Open	02/26	52-00-6207
Total 14892231:					504.16			
Total Hach Company (138):					504.16			

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Hayes Poznanovic Korver LLC (214)								
2463								
2463	Invoice	General Legal Water Matters	03/03/2026	03/31/2026	1,390.50	Open	02/26	51-00-5101
Total 2463:					1,390.50			
Total Hayes Poznanovic Korver LLC (214):					1,390.50			
HD Supply (1895)								
9245981546								
9245981546	Invoice	parks supplies	02/16/2026	03/18/2026	1,453.29	Open	02/26	10-60-6010
Total 9245981546:					1,453.29			
9246015078								
9246015078	Invoice	parks supplies	02/17/2026	03/19/2026	692.36	Open	02/26	10-60-6010
Total 9246015078:					692.36			
Total HD Supply (1895):					2,145.65			
Home Depot Credit Services (578)								
524852								
524852	Invoice	hex bolt	01/06/2026	02/28/2026	33.52	Open	01/26	10-10-6091
Total 524852:					33.52			
2026745								
2026745	Invoice	drill bit and fence post mix	01/14/2026	02/28/2026	91.79	Open	01/26	10-70-7100
Total 2026745:					91.79			
5032061								
5032061	Invoice	sander and sand paper	01/21/2026	02/28/2026	66.83	Open	01/26	10-60-5208
Total 5032061:					66.83			
Total Home Depot Credit Services (578):					192.14			
JVA Incorporated (1110)								
28568								
28568	Invoice	On Call - Engineering	01/31/2026	03/31/2026	253.80	Open	01/26	10-10-5103
28568	Invoice	On Call - Engineering	01/31/2026	03/31/2026	169.20	Open	01/26	20-00-5103
28568	Invoice	On Call - Engineering	01/31/2026	03/31/2026	380.70	Open	01/26	10-20-5103
Total 28568:					803.70			
28570-R								
28570-R	Invoice	Police Station	01/31/2026	03/30/2026	2,757.60	Open	01/26	21-00-7045
Total 28570-R:					2,757.60			
28590								
28590	Invoice	EPA ERP and Risk Resillience Up	01/31/2026	03/31/2026	2,548.00	Open	01/26	52-00-5103
28590	Invoice	On Call - Engineering	01/31/2026	03/31/2026	496.00	Open	01/26	10-00-2401
28590	Invoice	Permit Renewal Assistance	01/31/2026	03/31/2026	1,218.00	Open	01/26	52-00-5103
Total 28590:					4,262.00			
28613								
28613	Invoice	Highway 103 Waterline	01/31/2026	03/30/2026	2,125.70	Open	01/26	51-72-7320

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total 28613:					2,125.70			
Total JVA Incorporated (1110):					9,949.00			
Law Firm Of Suzanne Rogers PC (737)								
3.1.26								
3.1.26	Invoice	Mileage	03/01/2026	03/31/2026	63.37	Open	03/26	10-40-5115
3.1.26	Invoice	Prosecutor	03/01/2026	03/31/2026	1,500.00	Open	03/26	10-40-5115
Total 3.1.26:					1,563.37			
Total Law Firm Of Suzanne Rogers PC (737):					1,563.37			
Liberty Communications (1547)								
4049888								
4049888	Invoice	phone service admin	02/28/2026	03/28/2026	145.23	Open	03/26	10-20-5303
4049888	Invoice	phone service police	02/28/2026	03/28/2026	145.22	Open	03/26	10-30-5303
4049888	Invoice	phone service public works	02/28/2026	03/28/2026	145.23	Open	03/26	10-10-5303
4049888	Invoice	phone service wastewater	02/28/2026	03/28/2026	72.62	Open	03/26	52-00-5303
4049888	Invoice	phone service water	02/28/2026	03/28/2026	72.62	Open	03/26	51-00-5303
Total 4049888:					580.92			
Total Liberty Communications (1547):					580.92			
McDonald Farms (1588)								
0177605								
0177605	Invoice	WasteWater Hauled to Landfill	02/06/2026	02/21/2026	1,266.50	Open	02/26	52-00-5250
Total 0177605:					1,266.50			
Total McDonald Farms (1588):					1,266.50			
Michael Goodbee (1940)								
3.3.26								
3.3.26	Invoice	Judge	03/03/2026	03/31/2026	1,600.00	Open	03/26	10-40-5110
Total 3.3.26:					1,600.00			
Total Michael Goodbee (1940):					1,600.00			
Michael Kastenbaum (2270)								
001								
001	Invoice	Business Portraits	02/14/2026	03/14/2026	2,500.00	Open	03/26	10-21-5109
Total 001:					2,500.00			
Total Michael Kastenbaum (2270):					2,500.00			
Milo's Speed Shop (2157)								
1212								
1212	Invoice	2018 Ford - Oil pressure sensor r	03/01/2026	03/31/2026	513.98	Open	03/26	10-30-6100
Total 1212:					513.98			
Total Milo's Speed Shop (2157):					513.98			
Pace Systems Inc (2271)								
00074946								
00074946	Invoice	Scheduling Software	02/19/2026	03/19/2026	1,600.00	Open	02/26	10-30-5108

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total 00074946:					1,600.00			
Total Pace Systems Inc (2271):					1,600.00			
Petty Cash - PD (319)								
2.26.26								
2.26.26	Invoice	office supplies	02/26/2026	03/26/2026	75.46	Open	02/26	10-30-6010
2.26.26	Invoice	parking	02/26/2026	03/26/2026	12.00	Open	02/26	10-30-5305
2.26.26	Invoice	Postage	02/26/2026	03/26/2026	10.20	Open	02/26	10-30-5310
Total 2.26.26:					97.66			
Total Petty Cash - PD (319):					97.66			
Professional Management Solutions (1833)								
85195								
85195	Invoice	Financial Services - admin	02/26/2026	03/26/2026	1,264.69	Open	01/26	10-20-5104
85195	Invoice	Financial Services - PD	02/26/2026	03/26/2026	1,264.69	Open	01/26	10-30-5108
85195	Invoice	Financial Services - PW	02/26/2026	03/26/2026	1,264.69	Open	01/26	10-10-5108
85195	Invoice	Financial Services - Water	02/26/2026	03/26/2026	632.34	Open	01/26	51-00-5104
85195	Invoice	Financial Services - WW	02/26/2026	03/26/2026	632.34	Open	01/26	52-00-5104
Total 85195:					5,058.75			
Total Professional Management Solutions (1833):					5,058.75			
Restitution Payments (2168)								
14082								
14082	Invoice	Restitution Payment	03/01/2026	03/31/2026	757.07	Open	03/26	10-40-6035
Total 14082:					757.07			
Total Restitution Payments (2168):					757.07			
S&B Carwash (534)								
14								
14	Invoice	Car Wash	02/28/2026	03/28/2026	268.65	Open	01/26	10-30-6100
Total 14:					268.65			
Total S&B Carwash (534):					268.65			
SAFEbuilt, LLC Lockbox #88135 (1041)								
3401990								
3401990	Invoice	Building Permits	02/28/2026	03/30/2026	1,035.00	Open	02/26	10-22-5000
Total 3401990:					1,035.00			
Total SAFEbuilt, LLC Lockbox #88135 (1041):					1,035.00			
Solenis (1794)								
135358616								
135358616	Invoice	PRAESTOL	02/27/2026	03/29/2026	4,176.00	Open	02/26	52-00-6206
135358616	Invoice	Shipping/Handling/Tariff	02/27/2026	03/29/2026	820.01	Open	02/26	52-00-6206
Total 135358616:					4,996.01			
Total Solenis (1794):					4,996.01			
T Mobile (2040)								
211680251-2212026								
211680251-2212026	Invoice	Hauled water hotspot	02/21/2026	03/22/2026	54.60	Open	01/26	51-00-5335

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total 211680251-2212026:					54.60			
995996113-2212026								
995996113-2212026	Invoice	Admin - Cell Phones	02/21/2026	03/22/2026	122.22	Open	02/26	10-20-5335
995996113-2212026	Invoice	Parks - Cell Phone	02/21/2026	03/22/2026	40.74	Open	02/26	10-60-5335
995996113-2212026	Invoice	Streets - Cell Phones	02/21/2026	03/22/2026	231.18	Open	02/26	10-10-5335
Total 995996113-2212026:					394.14			
997960542-2222026								
997960542-2222026	Invoice	Pd hot spots	02/22/2026	03/22/2026	2,069.60	Open	02/26	10-30-5335
Total 997960542-2222026:					2,069.60			
Total T Mobile (2040):					2,518.34			
Thrive 4 Corp. (2173)								
8010								
8010	Invoice	Commission	02/01/2026	03/01/2026	1,000.00	Open	01/26	10-21-5108
Total 8010:					1,000.00			
Total Thrive 4 Corp. (2173):					1,000.00			
Timberline Disposal (1467)								
5981118V324								
5981118V324	Invoice	Hwy 103 toilet	02/16/2026	03/16/2026	253.62	Open	02/26	51-00-5202
Total 5981118V324:					253.62			
6000914V324								
6000914V324	Invoice	PW Dumpster	03/01/2026	04/01/2026	501.86	Open	03/26	10-10-5202
6000914V324	Invoice	VCMP Portalet	03/01/2026	04/01/2026	518.01	Open	03/26	10-60-5202
Total 6000914V324:					1,019.87			
Total Timberline Disposal (1467):					1,273.49			
Treatment Technology (1078)								
196819								
196819	Invoice	caustic soda	02/17/2026	03/19/2026	452.65	Open	02/26	51-00-6216
196819	Invoice	cleaning and delivery	02/17/2026	03/19/2026	100.00	Open	02/26	51-00-6216
196819	Invoice	Sodium hypochlorite solution	02/17/2026	03/19/2026	1,998.40	Open	02/26	51-00-6201
Total 196819:					2,551.05			
Total Treatment Technology (1078):					2,551.05			
Tryba Architects (2250)								
2522.00-4								
2522.00-4	Invoice	Wayfinding Strategy	01/31/2026	03/30/2026	5,100.00	Open	01/26	10-21-5108
Total 2522.00-4:					5,100.00			
Total Tryba Architects (2250):					5,100.00			
USA Blue Book (376)								
00965291								
00965291	Invoice	Grease Control Bacteria	02/17/2026	03/17/2026	470.56	Open	02/26	52-16-5205
Total 00965291:					470.56			

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
00973672								
00973672	Invoice	dpd dispenser	02/25/2026	03/25/2026	78.53	Open	02/26	52-00-6207
Total 00973672:					78.53			
00974128								
00974128	Invoice	gas detector	02/25/2026	03/25/2026	1,350.86	Open	02/26	52-00-6025
Total 00974128:					1,350.86			
Total USA Blue Book (376):					1,899.95			
W.E. O'Neil (2192)								
14-1425508-8								
14-1425508-8	Invoice	Police Station Construction	02/28/2026	03/28/2026	282,291.39	Open	02/26	21-00-7045
Total 14-1425508-8:					282,291.39			
Total W.E. O'Neil (2192):					282,291.39			
WEX BANK (1459)								
110698771								
110698771	Invoice	Fleet fuel - Police	02/23/2026	03/17/2026	536.83	Open	02/26	10-30-6191
Total 110698771:					536.83			
Total WEX BANK (1459):					536.83			
Xcel Energy (540)								
2.28.26								
2.28.26	Invoice	10 Montane	02/28/2026	03/28/2026	55.50	Open	02/26	51-00-6001
2.28.26	Invoice	103 14th	02/28/2026	03/28/2026	127.38	Open	02/26	10-20-6001
2.28.26	Invoice	1101 Soda Creek	02/28/2026	03/28/2026	201.38	Open	02/26	51-00-6001
2.28.26	Invoice	1711 Miner	02/28/2026	03/28/2026	553.36	Open	02/26	10-20-6001
2.28.26	Invoice	1744 Miner Street	02/28/2026	03/28/2026	55.24	Open	02/26	10-30-6001
2.28.26	Invoice	1801 miner a	02/28/2026	03/28/2026	17.22	Open	02/26	52-00-6001
2.28.26	Invoice	200 Colorado	02/28/2026	03/28/2026	516.77	Open	02/26	10-10-6001
2.28.26	Invoice	960 CR 314 New PW Facility	02/28/2026	03/28/2026	780.25	Open	02/26	10-10-6001
2.28.26	Invoice	New WWTP	02/28/2026	03/28/2026	4,053.50	Open	02/26	52-00-6001
2.28.26	Invoice	Parks	02/28/2026	03/28/2026	801.87	Open	02/26	10-60-6001
2.28.26	Invoice	PD	02/28/2026	03/28/2026	385.02	Open	02/26	10-30-6001
2.28.26	Invoice	streetlights	02/28/2026	03/28/2026	5,096.19	Open	02/26	10-10-6001
2.28.26	Invoice	Water Treatment Plant	02/28/2026	03/28/2026	4,885.53	Open	02/26	51-00-6001
2.28.26	Invoice	Wwtp	02/28/2026	03/28/2026	3,175.78	Open	02/26	52-00-6001
Total 2.28.26:					20,704.99			
Total Xcel Energy (540):					20,704.99			
Zuni Sign Company Inc. (1405)								
10576								
10576	Invoice	50% Deposit Historical Sites Plaq	03/02/2026	04/02/2026	7,002.65	Open	03/26	21-61-7042
Total 10576:					7,002.65			
Total Zuni Sign Company Inc. (1405):					7,002.65			
Grand Totals:					787,655.91			

GL Period	Amount
GL Period	Amount
13/25	316.60
03/26	320,821.43
02/26	438,201.38
04/26	5,008.00
01/26	23,308.50
Grand Totals:	787,655.91

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

IDAHO SPRINGS CITY COUNCIL STAFF REPORT

Meeting Date: Monday, March 9,
2026

Page 1 of 5

Item:

**Minor Subdivision of Portions of
the Columbus Placer M.S. No.
13335, located at 3669-3673 Chicago
Creek Road, Idaho Springs, CO
80452, into five (5) parcels**

PROPOSAL:

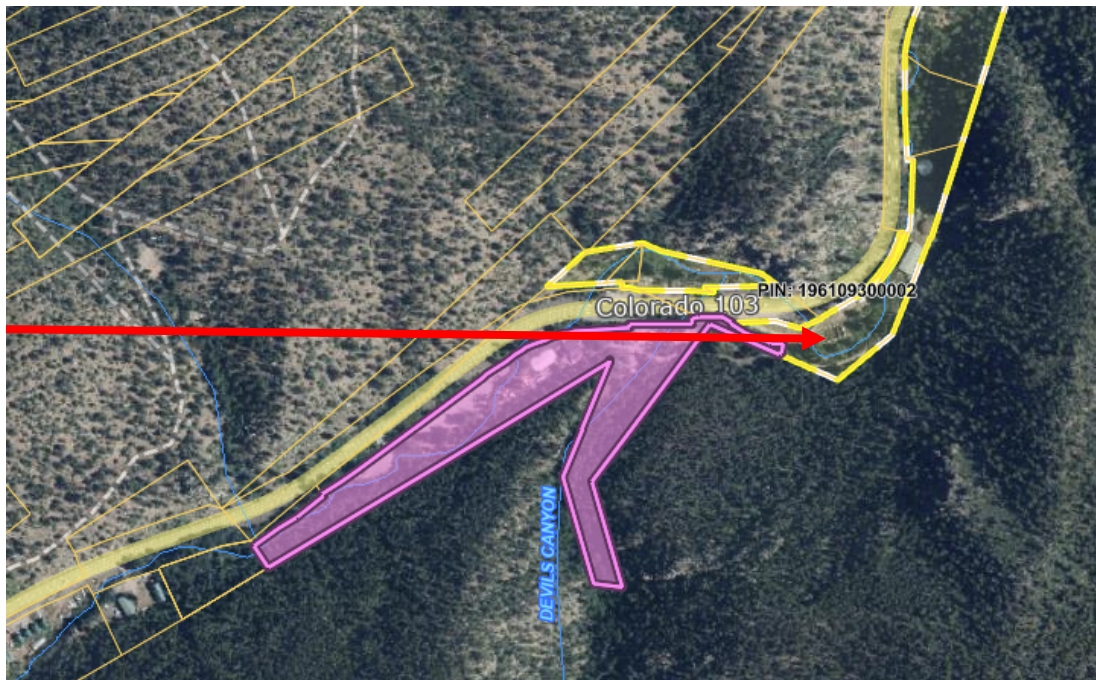
This is a request for a Minor Subdivision to create five (5) lots at 3669-3673 Chicago Creek Road (known as Blackstone Rivers Ranch) in accordance with Article XI of the Idaho Springs Municipal Code (ISMC). If approved, the existing property would be subdivided into five properties. The zoning on-site is C-3: Commercial Interchange Development. This is not proposed to change. Existing uses on-site include the Blackstone Rivers Ranch event venue, owned and operated by the applicants, Rachel and Zuri Betz. The proposed plat showing the five proposed lots to be created is included as Attachment 1.

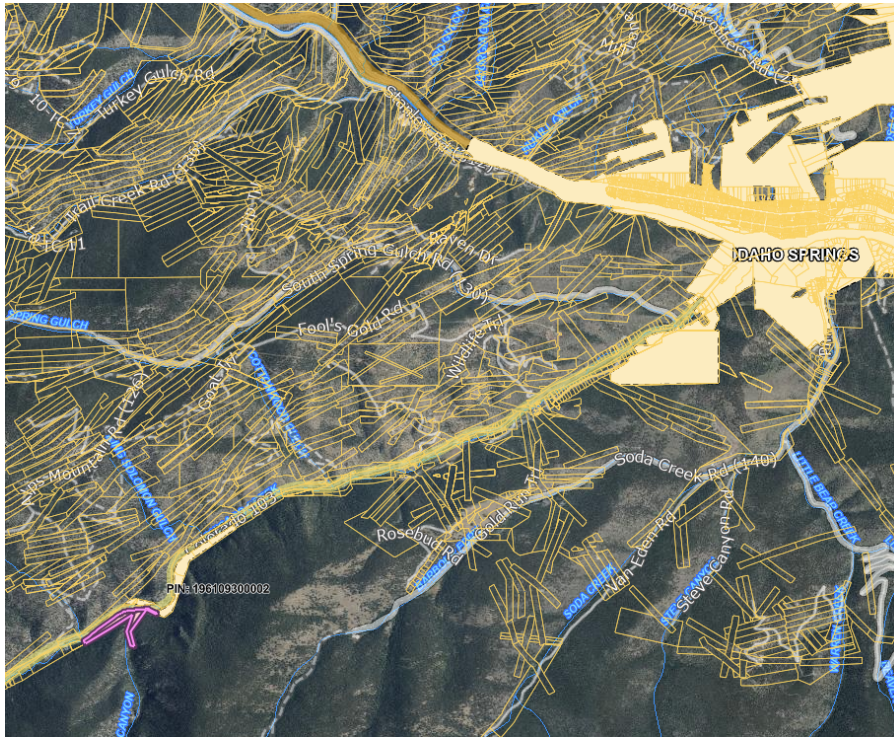
ATTACHMENTS:

1. Proposed Plat

VICINITY MAPS:

City Water
Treatment
Plant





BACKGROUND:

The subject property is located at 3669-3673 Chicago Creek Road. It was annexed into the city in 2007 via Ordinance No. 2, Series 2020 and Ordinance No. 3, Series 2020, and zoned C-3 via Ordinance No. 4, Series 2007, and is considered “The Devils Canyon Annexation No. 1 and No. 2 to the City of Idaho Springs.”

The applicants do not intend to establish any additional uses on-site or construct any new improvements at present. One purpose of the subdivision is to encourage the development of additional lodging in the area but that is not owned or operated by Blackstone Rivers Ranch. By subdividing the property, a lot could be sold to a developer who could provide additional lodging for event guests or complimentary businesses in this vicinity. Any future development requests would be subject to their own approval processes, possibly including a Final Development Plan (FDP).

CRITERIA FOR APPROVAL

For the Commission to recommend approval of a Minor Subdivision application, the Commission shall determine that the application meets the following criteria in conformance with Sec. 21-105(F) of the ISMC:

- (1) Is in substantial conformance with the approved preliminary plat, including any conditions imposed on the approval of the preliminary plat.
- (2) Is in conformance with all applicable requirements of these subdivision regulations.
- (3) Is in conformance with all applicable requirements of the zone districts in which the property described in the final plat is located.
- (4) Is in general conformance with the applicable goals and policies of the Comprehensive Plan.
- (5) Is in compliance with the City's regulations for areas or activities of state interest.

Each criterion will be discussed below.

1. The application is in substantial conformance with the approved preliminary plat, including any conditions imposed on the approval of the preliminary plat.

This criterion is not relevant to a minor subdivision application, as no preliminary plat is required for minor subdivisions.

2. The application is in conformance with all applicable requirements of these subdivision regulations.

Staff believe that this criterion is suitably met. The plat meets the requirements listed in Sec. 24-124 of Chapter 24 of the ISMC for plat contents. It also meets all requirements found in Article XI of Chapter 24 for minor subdivisions.

Access is thought to be suitable for all lots proposed as part of this minor subdivision via Highway 103 or via recorded easement over the Devils Canyon Road (for Lot 2 and Lot 3).

All lots have adequate water and wastewater facilities to continue operating. Any new structures or uses will be required to connect to City water and sewer in accordance with Sec. 12-5 of the ISMC. Water and sewer services are available in the area.

3. The application is in conformance with all applicable requirements of the zone districts in which the property described in the final plat is located.

The lots created because of this plat appear to meet all applicable requirements of the C-3 zoning district. The C-3 district does not have a minimum lot size. The lots being created would range in size from 0.41 acres to 4.56 acres.

The setbacks for the C-3 zone district are as follows:

Front: 10'

Rear: 10'

Side: 5'

All existing improvements conform to these setbacks, so no structures will be made nonconforming because of this subdivision. The required open space percentage per lot in the C-3 district is 20%. All lots being created conform with this standard.

The uses on-site are not proposed to change because of this subdivision. All uses of the property are currently commercial in nature. Any new use proposed in the future would need to conform to the City's zoning regulations.

4. The application is in general conformance with the applicable goals and policies of the Comprehensive Plan.

The Comprehensive Plan identifies the property in question as "Transitional Mixed Use." Transitional Mixed Use would allow for a variety of uses, including residential or commercial uses. Lodging and event space would be appropriate with this designation. The Comprehensive Plan states the following about the Chicago Creek Area: *"Tourism oriented hospitality uses, including RV parks, motels and campgrounds, are appropriate in this area as long as they respect and maintain the appearance of the surrounding mountain residential character."*

The tourism-related uses have been long-established on this property as a wedding and event venue. Subdividing the property into five lots allows for additional flexibility on the part of the owners to continue their tourism-related uses

of the properties. The long-term goal is to expand the uses on-site to accommodate additional lodging and tourism services in the Chicago Creek Area.

It appears to specifically meet the following objectives from the Comprehensive Plan:

Objective: Support tourism and special event activities.

The existing uses on-site are tourism related. Allowing additional flexibility for development in the area will continue to support tourism and provide opportunities for additional lodging within City Limits – a community need.

Objective: Actively pursue incentivizing economic development and supporting local businesses while protecting the Idaho Springs quality of life.

The applicants have stated that the allowance for a minor subdivision will improve their business by allowing more flexibility to create additional commercial uses in the vicinity, which would allow the applicants to expand their operations. In addition, should they wish to sell a portion or all the property in the future, it would allow future owners the ability to redevelop the site (in accordance with the C-3 zoning district) or maintain the existing uses on-site. Staff believe that this criterion is suitably met.

5. Is in compliance with the City's regulations for areas or activities of state interest.

The application is in compliance with Chapter 25 of the ISMC for areas or activities of state interest. The purpose of Chapter 25 regulations, per Sec. 25-2, is to:

- (1) Regulate projects which would otherwise cause excessive noise, water and/or air pollution, or which would otherwise degrade or threaten the existing environmental quality within the City;
- (2) Promote efficient and economical use of public resources; and
- (3) Protect the public health, safety, welfare and the environment.

The minor subdivision application is not intended to cause excessive noise, water, or air pollution or degrade or threaten environmental quality within the city. It also does not require the use of public resources. The public health, safety, and welfare will be protected. Staff believe this criterion is suitably met.

In addition to the five criteria for approval identified in Article IX of the ISMC, Sec. 24-155 of the ISMC states that **“No minor subdivision shall cause or continue any nonconforming lot as defined for zoning purposes unless a variance therefor is first approved pursuant to the zoning regulations.”**

None of the proposed lots would be made nonconforming as a result of the minor subdivision application. Any future land use applications will be required to go through the relevant processes to review for compliance with City standards to ensure continued conformance with zoning regulations.

REFERRALS

This application was referred to Xcel Energy, Comcast, CenturyLink, the Clear Creek School District, the Idaho Springs Police Department, the Clear Creek Fire Authority, the City’s engineer, and the City’s Public Works Department for review and comment. Each department that reviewed the referral materials determined that it could be approved without issue from their agency.

PLANNING COMMISSION ROLE:

The ISMC requires every application to go before the Planning Commission for review and recommendation of either approval or denial to Council. The Planning Commission reviewed this application at the March 5, 2026, Planning Commission meeting. The Planning Commission unanimously recommended that the minor subdivision be approved.

PLANNING STAFF RECOMMENDATION:

Staff recommends approval of the proposed Minor Subdivision, with no conditions.

CITY OF IDAHO SPRINGS
Clear Creek County, Colorado

Resolution No. 8, Series 2026

A RESOLUTION APPROVING THE COLUMBUS PLACER MINOR SUBDIVISION PLAT

WHEREAS, the City of Idaho Springs (“City”) has received an application and all associated required materials from Rachel and Zuri Betz (the “Applicants”) to process a minor subdivision plat for the property consisting of portions of the Columbus Placer M.S. No. 13335, within Sections 8 and 9, Township 4 South, Range 73 West of the 6th Principal Meridian, Idaho Springs, Clear Creek County, also known by address as 3669-3673 Chicago Creek Road, Idaho Springs, CO 80452 (the “Property”) to create five (5) new lots; and

WHEREAS, because the proposed subdivision does not create *more* than five (5) lots nor does it involve or require the construction of new public improvements, the subdivision constitutes a minor subdivision subject to the approval process set forth in Article XI of Chapter 24 of the Idaho Springs Municipal Code (“Code”); and

WHEREAS, pursuant to Code Sec. 24-153(B), the Planning Commission held a properly noticed public hearing on March 5, 2026 to review the Applicants’ subdivision application and recommended approval to the City Council; and

WHEREAS, after due and proper public notice, the Idaho Springs City Council conducted its own public hearing on the application on March 9, 2026; and

WHEREAS, based upon the evidence and testimony received during said hearing, the City Council finds that the proposed minor subdivision satisfies the requirements of Code Section 24-119 and therefore wishes to approve the same.

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

Section 1. The above and foregoing recitals are hereby incorporated herein as specific findings of the City Council.

Section 2. Findings. The City Council hereby makes the following findings concerning the proposed minor subdivision of the Property, an 8.8-acre parcel, zoned C-3, into five (5) parcels, in the style of and to be known as the Columbus Placer Minor Subdivision:

- The application is in conformance with all applicable requirements of the City’s subdivision regulations. The plat satisfies the requirements of Code Sec. 24-124 and the application does not otherwise violate the City’s subdivision regulations.
- The application is in conformance with all applicable requirements of the C-3 zone district in which the Property is located.

- The application is in general conformance with the applicable goals and policies of the Comprehensive Plan and meets at least three of the stated objectives of the City's current Comprehensive Plan.
- The plat demonstrates compliance with the City's regulations for areas or activities of state interest.

Section 3. Decision. Based upon the foregoing findings, the City Council hereby approves the Columbus Placer Minor Subdivision. The Council directs and authorizes the Mayor, City Clerk and any other City staff or official whose signature or other indication of City consent is required on the plat or any other document to effectuate the approval issued by this Resolution.

Section 4. Should any one or more sections or provisions of this Resolution be judicially determined invalid or unenforceable, such judgment shall not affect, impair or invalidate the remaining provisions of this Resolution, the intention being that the various sections and provisions are severable.

ADOPTED AND APPROVED, after public hearing this 9th day of March, 2026.

CITY OF IDAHO SPRINGS

Chuck Harmon, Mayor

ATTEST:

By: _____
Jenni Kim, City Clerk

\\OGMCD\BA\Business\Projects\2024\24-73 Columbus Placer\Office\CAD\24-73.dwg January 29, 2026 - 3:56pm

Columbus Placer Minor Subdivision

Portions of The Columbus Placer M.S. No. 13335

Located in Sections 8 & 9, Township 4 South, Range 73 West of the 6th Principal Meridian
City of Idaho Springs, County of Clear Creek, State of Colorado

DESCRIPTION:

The undersigned, being the owner of the following described property:

Parcel 1:

That part of the Columbus Placer, U.S. Mineral Survey No. 12251, lying Easterly of a line drawn between Corners 4 and 15 of said Placer Claim, Except those portions thereof deeded for Highway purposes by Deeds recorded in Book 196 at Page 307 and in Book 256 at Page 247, And except tracts described in and conveyed by Deeds recorded in Book 237 at Page 213 and in Book 212 at Page 168, and That part of the Pacific Millsite, U.S. Mineral Survey No. 6331-B, described as beginning at a point on Line 8-9, Survey No. 6531-B, 211.7 feet from Corner No. 8 thereof; Thence North 66°2' West 475.8 feet; Thence North 87°17' East 63.1 feet; Thence North 75°08' East 103.5 feet, Thence South 57°33' East 179.6 feet; Thence South 66°27' East 86.6 feet; Thence South 84°15' East 44.4 feet; Thence South 2°14' West 87.46 feet to the place of beginning; Except those portions thereof deeded for Highway purposes in Book 256 at Page 247 . And except that portion thereof described in and conveyed by Deed recorded in Book 278 at Page 348, being that portion of the above described tract lying Northerly of the Highway Right of Way, and That portion of the Pacific Mill Site, U.S. Mineral Survey No. 6531-B, lying South of Highway Right of Way and lying Easterly of Boundary Line 20-21 of Mineral Survey No. 12251, Columbus Placer extended thirty-five feet Northeasterly, to intersect the Southern Boundary Line of said Highway Right of Way, Except any portion conveyed to State of Colorado by Deeds recorded in Book 253 at Page 593 and in Book 259 at Page 513, And except any portion conveyed by Deed recorded in Book 388 at Page 51, Combined by Agreement recorded May 16, 1994, in Book 513 at Page 907 and Corrected Lot Agreement recorded October 31, 1996, in Book 542 at Page 900, And excepting therefrom, a portion of the right of way for Public Highway described in Book 212, Page 154, said portion of right of way being a part of the Pacific Millsite, U.S. Mineral survey No. 6531-B, and being more particularly described as follows: Beginning at a point on the northerly line of said right of way described in Book 212, Page 154, from which point Corner No. 4 of said Pacific Millsite bears N86°36'17"E., a distance of 186.95 feet; thence S. 66°53'58" E., a distance of 33.43 feet; thence S. 84°41'58" E., a distance of 70.20 feet; thence N. 77°30'02" E., a distance of 70.20 feet; thence N. 59°42'02" E., a distance of 70.20 feet; thence N. 41°54'02" E., a distance of 15.35 feet; thence N. 55°38'34" E., a distance of 101.82 feet; thence along an arc of a curve to the left, with a radius of 347.43 feet, an arc distance of 246.30 feet to line 4-5 of said Pacific Millsite; thence S.78°49'03" E., a distance of 8.63 feet; thence S. 23°54'02" W., a distance of 106.64 feet; thence S. 32°54'02"W., a distance of 181.82 feet; thence S. 41°54'02" W., a distance of 86.60 feet; thence S. 59°42'02"W., a distance of 88.90 feet; thence S. 77°30'02" W., a distance of 88.90 feet; thence N. 84°41'58" W., a distance of 88.90 feet; thence N. 66°53'58" W., a distance of 86.60 feet; thence N. 57°59'58" W., a distance of 59.31 feet; thence N. 86°36'17" E., a distance of 114.33 feet to the Point of Beginning, And excepting therefrom, that portion of the Pacific Millsite, U.S. Mineral Survey No. 6531-B, more particularly described as follows: Beginning at a point on the southerly line of that poriton of right of way conveyed by Deed to the City of Idaho Springs and recorded at Reception No. 185383, from which point Corner No. 9 of said Pacific Millsite bears N. 88°43'25" W., a distance of 160.88 feet; thence N. 74°57'17" E., a distance of 50.45 feet; thence S. 57°43'43" E., a distance of 23.40 feet; thence S. 89°29'47" W., a distance of 68.51 feet to the Point of Beginning, County of Clear Creek, State of Colorado.

together with

Parcel 5:

All that portion of the Columbus Placer Claim Survey Lot No. 12251, situate in Jackson Mining District, described as follows, to-wit: Beginning at corner No. 1 Survey No. 12251, Columbus Placer; Thence S 51 degrees 21' W, 219.6 feet; thence N 86 degrees 50' E 158.0 feet; thence N 6 degrees 7' E 129.1 feet to the place of beginning, as recorded in Book 212 at Page 168 and in Book 402 at Page 369 and in Book 481 at Page 540, County of Clear Creek, State of Colorado.

CONSTRUCTION COVENANT:

The undersigned owners, for themselves, their heirs, successors and assigns, covenant and agree with the City that no structure constructed on any portion of the platted land shown herein shall be occupied or used unless and until all public improvements, as defined by the Subdivision Regulations, are in place and accepted by the City or cash funds or other security for the improvements are escrowed with the City, and a Certificate of Occupancy has been issued by the City. Issuance of the Certificate of Occupancy shall be prima facie evidence that the foregoing conditions have been complied with.

Signed this ____ day of _____, 2026.

OWNER:

The Ranch LLC, A Colorado Limited Liability Company

By: _____

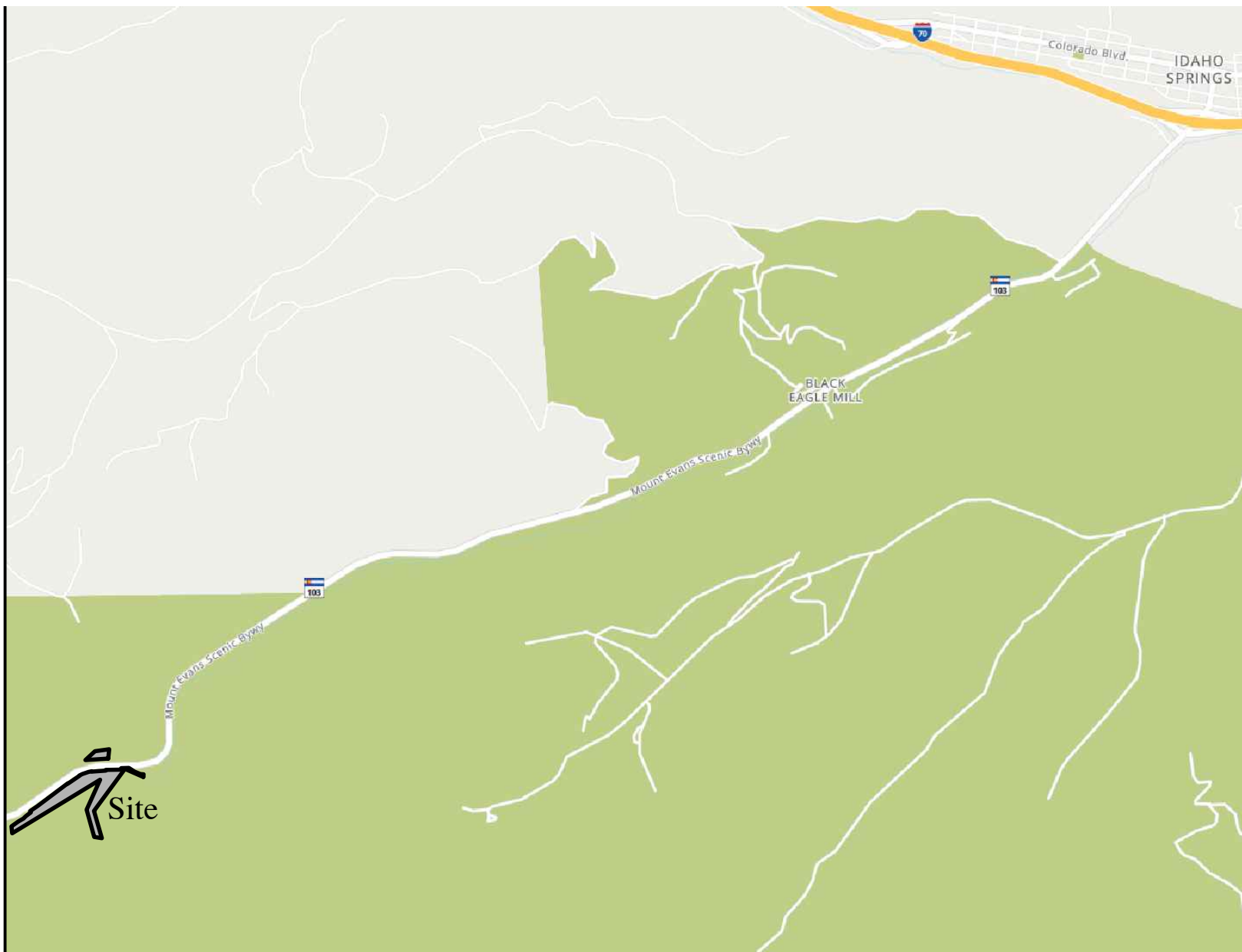
Rachel Betz
State of Colorado }
City of Idaho Springs } SS

The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by Rachel Betz of The Ranch LLC, A Colorado Limited Liability Company.

Witness my hand and official seal

My commission expires _____

Notary Public _____



VICINITY MAP

SCALE: 1"=300'

MORTGAGE CONSENT:

The undersigned, Sam Beutler, as a beneficiary of a deed of trust which constitutes a lien upon the described property, recorded at Book 998, Page 716, Clear Creek County Clerk and Recorder, hereby consents to the dedication of land, as designated on this Plat, and hereby forever releases said lands from the lien created by said instrument.

By: Sam Beutler, Executive Vice President
Name and Title

By: _____ Date: _____
Signature

Address: 30770 Stage Boulevard
Evergreen, CO 80439

State of Colorado }
City of Idaho Springs } SS

The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by Sam Beutler, Executive Vice President.

Witness my hand and official seal

My commission expires _____

APPROVALS:

PLANNING COMMISSION APPROVAL CERTIFICATE:

Approved by the City of Idaho Springs Planning Commission this ____ day of _____, A.D., 2026.

Chairman _____

CITY COUNCIL APPROVAL CERTIFICATE:

The foregoing plat is approved for filing, and conveyance of the streets and avenues, alleys, parks and all other places designated for public use shown thereon is accepted by the City of Idaho Springs, Colorado, this ____ day of _____, A.D., 2026, subject to the condition that the City shall undertake maintenance of any such street or avenue, alley, park or other places designated for public use only after construction of said street and avenues, alleys, parks and other places designated for public use has been satisfactorily completed by the subdivider and accepted by the City of Idaho Springs.

Approved by the City of Idaho Springs City Council this ____ day of _____, A.D., 2026.

Mayor _____

Attest: _____
City Clerk

TITLE CERTIFICATE:

I, _____, as authorized agent for Land Title Guarantee Company, and having the power and authority to legally bind Land Title Guarantee Company with respect to the certification made herein, hereby certify that I have examined title to the above-described land dedication to the City of Idaho Springs, and that the parties executing the dedication have merchantable title to the above-described real property and are well seized of the property dedicated by this plat and have good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have good right, full power and lawful authority to dedicate the same in manner and form as aforesaid, and that the same is free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature except those of record and acceptable to the City.

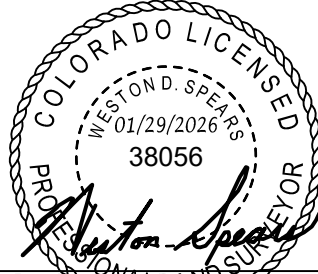
Signed this ____ day of _____, 2026.

NOTES:

1. Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.
2. Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory, commits a class two (2) misdemeanor pursuant to state statute 18-4-508, C.R.S.
3. All dimensions shown hereon are expressed in feet and decimals thereof. All bearings shown here on are degrees-minutes-seconds.
4. This survey does not constitute a title search by Clear Creek Surveying. To determine title or easements of record. Research for this survey was performed in accordance with C.R.S. 38-51-106 and the rules of procedure and board policy statements of the state board of licensure for architects, professional engineers and professional land surveyors. No title commitment was provided.
5. Basis of Bearings: Bearings are based on the 20-21 line of The Columbus Placer Mining Claim, U.S. Lot No. 13335, having an assumed bearing of S36°24'11"E being marked at corner No. 20 with 20 12251 chiseled on top of rock in place and at corner No. 21 with a No. 6 rebar with 2" aluminum cap stamped: PLS 25373.
6. Per Idaho Springs Municipal Code - Unzoned: Setbacks are - Ten (10) foot for front lines, Ten (10) foot for rear lines, Five (5) foot for for side lines.

SURVEYOR'S CERTIFICATION:

I, Weston D. Spears, a Professional Land Surveyor registered in the State of Colorado, hereby certify that the survey of Columbus Placer Minor Subdivision was made in accordance with applicable standards of practice, was prepared under my responsible charge and to the best of my professional knowledge, information and belief is an accurate representation said subdivision. This is not a guaranty or warranty, either expressed or implied.

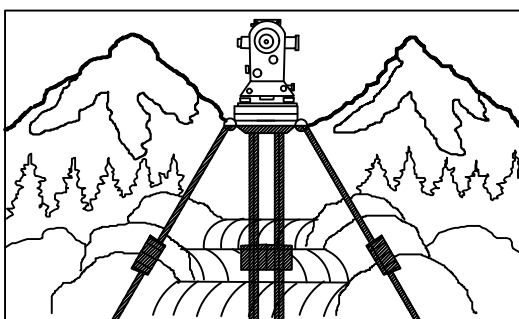


Weston D. Spears, Professional Land Surveyor
Colorado P.L.S. No. 38056
for and on behalf of Clear Creek Surveying

CLERK AND RECORDER'S CERTIFICATE:

Accepted for filing in the office of the Clerk and Recorder of the County of Clear Creek, State of Colorado this day of _____, A.D., 2026, at Book _____, Page _____, Reception No. _____.

Clerk and Recorder _____



Clear Creek Surveying
P.O. Box 3184, Idaho Springs, CO 80452
(303) 567-4755

Minor Subdivision of Columbus Placer

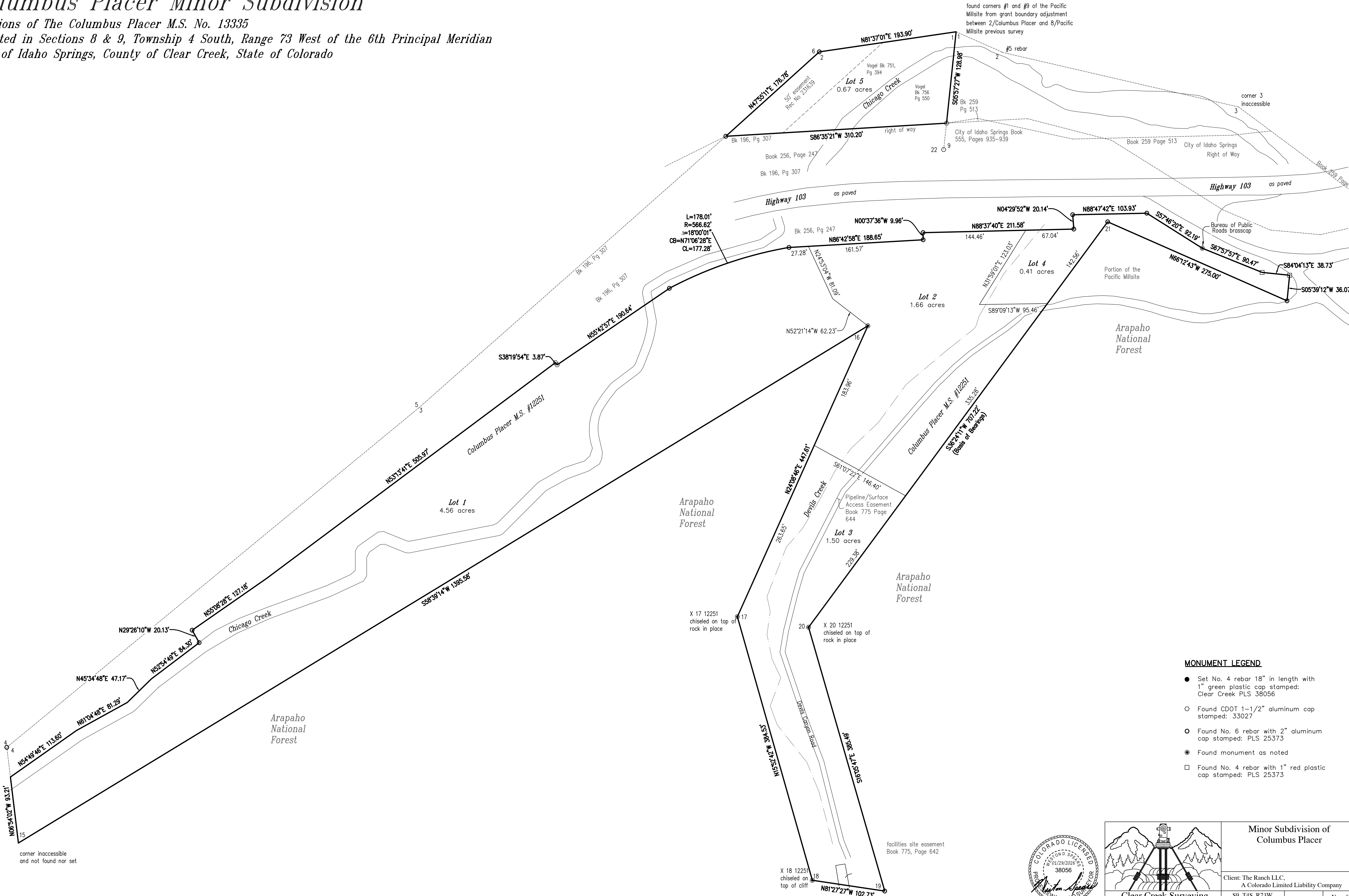
Client: The Ranch LLC,
A Colorado Limited Liability Company

S9, T4S, R73W of the 6th P.M.	Sheet No.	No. of Sheets
Project No. 24-73	1	2

Columbus Placer Minor Subdivision

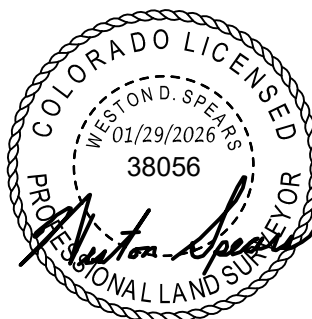
Portions of The Columbus Placer M.S. No. 13335

Located in Sections 8 & 9, Township 4 South, Range 73 West of the 6th Principal Meridian
City of Idaho Springs, County of Clear Creek, State of Colorado



MONUMENT LEGEND

- Set No. 4 rebar 18" in length with 1" green plastic cap stamped: Clear Creek PLS 38056
- Found CDOT 1-1/2" aluminum cap stamped: 33027
- Found No. 6 rebar with 2" aluminum cap stamped: PLS 25373
- Found monument as noted
- Found No. 4 rebar with 1" red plastic cap stamped: PLS 25373



Clear Creek Surveying
P.O. Box 3184, Idaho Springs, CO 80452
(303) 567-4755

Minor Subdivision of Columbus Placer			
Client: The Ranch LLC, A Colorado Limited Liability Company			
S9, T4S, R73W of the 6th P.M.	Sheet No.	No. of Sheets	
Project No. 24-73	2	2	

CITY OF IDAHO SPRINGS
Clear Creek County, Colorado

Ordinance No. 3, Series 2026

**AN ORDINANCE AMENDING SECTION 21-131 OF THE IDAHO SPRINGS
MUNICIPAL CODE CONCERNING PARKING SPACE DIMENSIONS**

WHEREAS, the City of Idaho Springs, Colorado (the “City”), is a Colorado statutory municipality, duly organized and existing under the laws of the state of Colorado; and

WHEREAS, pursuant to Article 23 of Title 31, C.R.S., the City, acting through its City Council (the “Council”), is authorized to adopt rules and regulations governing the planning, zoning and use of land within its territory; and

WHEREAS, pursuant to such authority, the Council previously adopted requirements concerning parking space dimensions, codified as Section 21-131 of the Idaho Springs Municipal Code (“Code”); and

WHEREAS, the Council has determined that it is desirable to update said Section 21-131 to reduce the required width of standard parking spaces, to define permissible dimensions of parallel and oversize parking spaces and to introduce compact parking space standards, all in the interest of promoting and facilitating the provision of adequate parking in the City as parking needs in the City are projected to exponentially increase in 2026 and beyond; and

WHEREAS, after reviewing and considering the recommendation of the City Planning Commission, the Council wishes to adopt and amend the parking dimension standards set forth herein.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE
CITY OF IDAHO SPRINGS, COLORADO, THAT:**

Section 1. Section 21-131 of the Idaho Springs Municipal Code, concerning parking space dimensions and layout, is hereby amended as follows:

Sec. 21-131. - Parking dimensions; layout.

(A) The minimum size of a required standard parking space shall be a width of ~~nine (9)~~ eight and one-half (8.5) feet and a length of eighteen (18) feet. Each parking space required by Section 21-127 of this Code shall be a standard parking space unless otherwise expressly approved as a part of a development application pursuant to this Chapter 21.

(B) The size of a loading berth shall be ten (10) feet wide, thirty-five (35) feet long and fourteen (14) feet high.

(C) The minimum size of a compact parking space shall be a width of seven and one-half (7.5) feet and a length of sixteen (16) feet.

(D) The minimum length of parallel parking spaces shall be twenty-two (22) feet for a standard space and forty-four (44) feet for an oversized space.

Angle of parking	Stall depth	Curb length	Driveway width	
			One-way	Two-way
00 degrees	9' 0"	18' 0"	12' 0"	23' 0"
30 degrees	17' 10"	21' 10"	12' 0"	23' 0"
45 degrees	20' 6"	20' 6"	12' 0"	23' 0"
60 degrees	21' 10"	17' 10"	18' 0"	23' 0"
90 degrees	18' 0"	9' 0"	23' 0"	23' 0"

Section 2. 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 3. 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 February, 2026.

Chuck Harmon, Mayor

ATTESTED AND CERTIFIED:

Jennie Kim, City Clerk

PASSED, ADOPTED AND APPROVED at a Regular Meeting of the City Council of the City of Idaho Springs, Colorado, held on the 9th day of March, 2026.

Chuck Harmon, Mayor

ATTESTED AND CERTIFIED:

Jennie Kim, City Clerk



TO: Idaho Springs City Council
FROM: Dylan Graves, Community Development Planner
SUBJECT: Ordinance No. 3, Series 2026 An Ordinance amending Section 21-131 of the Idaho Springs Municipal Code concerning parking space dimensions
MEETING DATE: March 9, 2026 Regular Meeting

PUBLIC HEARING ITEM:

The scope of this report is to analyze changes to Section 21-131 of the Idaho Springs Municipal Code ("ISMC") to consider reducing the required width of parking spaces from 9' to 8.5' and define the size of compact, oversized, and parallel parking spaces. The Idaho Springs Planning Commission reviewed this draft ordinance at the February 5, 2026, regular meeting and unanimously recommended approval.

PROPOSED CODE AMENDMENTS:

City staff have drafted an ordinance that would reduce the required parking space width from 9' to 8.5'. This would allow for narrower parking spaces, which would allow for a few additional parking spaces to be striped around the city and allow private property owners to provide additional off-street parking spaces around the city. The 8.5' width is common in other jurisdictions around Colorado and can help maximize parking in the city without having to invest in additional parking resources.

The proposed ordinance also seeks to create standards for parallel, oversized, and compact parking spaces to clarify minimum standards for these types of parking spaces.

Compact spaces:

The city does not currently have a standard. The ordinance would create a standard that compact spaces be 7.5' wide by 16' long. These dimensions match standards found elsewhere in the state and would be suitable for small vehicles.

For now, the goal would be to only stripe compact spaces where a traditional space would not fit. The goal would not be to establish substantial numbers of compact spaces, but to maximize the number of spaces on municipal lots. The city has previously approved compact spaces in conjunction with the Habitat for Humanity homes on Virginia Street, so there is a prior example of where compact spaces were established in the city.

Parallel spaces:

While the city has many parallel parking spaces already, there is no standard in the ISMC. Measuring parallel parking spaces around the city, the average length is 22'. This distance corresponds with standards found elsewhere, which range from 22-25'. The proposed ordinance includes a 22' standard in keeping with the city's current parallel spaces.

Oversized spaces:

Looking elsewhere in the state, many jurisdictions create standards for oversized spaces. The standards typically require spaces that are approximately double the size of a traditional parallel parking space. For Idaho Springs, this would equate to a 44' length standard for oversized spaces.

PROPOSED MOTION: Move to approve Ordinance No. 3, Series 2026, An Ordinance amending Section 21-131 of the Idaho Springs Municipal Code concerning parking space dimensions.

**CITY OF IDAHO SPRINGS
WATER ACTIVITY ENTERPRISE
Clear Creek County, Colorado**

Ordinance No.4, Series 2026

AN ORDINANCE AMENDING SECTIONS 12-60 AND 12-61 OF THE IDAHO SPRINGS MUNICIPAL CODE TO CLARIFY HOW MULTIPLIERS ARE USED TO CALCULATE TAP AND SERVICE FEES

WHEREAS, pursuant to Chapter 12 of the Idaho Springs Municipal Code (“Code”), the City maintains its water and wastewater facilities as an enterprise known as the Idaho Springs Water Activity Enterprise (the “Enterprise”); and

WHEREAS, the City Council, acting as the governing body of the Enterprise, periodically sets the rates and charges imposed for water and sewer services, codified within said Chapter 12; and

WHEREAS, certain multipliers, including “equivalent residential units (EQRs)” are used to determine the plant investment, or tap, fee and on-going regular service fees that apply to all properties served by the City systems; and

WHEREAS, City staff has recommended the addition of certain language to Code Sections 12-60 and 12-61, concerning tap fees and service fees, to further explain how EQRs and multipliers are used to calculate such fees; and

WHEREAS, the City Council finds that such proposed clarifying language does not amend any rate, fee or charge, as currently assessed any customer, and could assist both staff and the public in understanding how such fees and charges are determined; and

WHEREAS, the City Council therefore wishes to amend the Code to add the language recommended by Staff.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Idaho Springs, Colorado, acting also as the governing body of the Enterprise, as follows:

Section 1. The above and foregoing recitals are expressly adopted as findings of the City Council.

Section 2. The text set forth above the EQR Table under Subsection (A) of Section 12-60 of the Code, concerning the calculation of EQR for purposes of plant investment fees, is hereby amended as follows:

(A) Routine case values. For the purpose of calculating plant investment (tap) fees for water and sewer service, the number of EQRs for any premises shall, subject to the provisions of Subsection (B) below, be determined by the size and type of the water meter serving such premises, according to the following schedule: For the water tap fee,

the EQR value for the premises is multiplied by the rate charged for a 5/8-3/4 meter. For the sewer tap fee, the EQR value for the premises is multiplied by the base sewer tap fee.

Section 3. Subsection (A) of Section 12-61 of the Code, concerning the determination of multipliers for recurring water and wastewater service rates, is hereby amended as follows:

(A) Routine case values. For the purpose of calculating bimonthly service charges (base rate) for water and sewer service, the multiplier applicable to any premises shall, subject to the provisions of Subsection (B) below, be determined in accordance with the following: Once determined, the multiplier for a premises is applied to the base rate.

- (1) For single-family residential and for commercial and all other nonresidential uses, the multiplier is 1.0.
- (2) For multi-family uses, the multiplier is 1.0 for the first dwelling unit and 0.9 for each additional dwelling unit.
- (3) A separate multiplier shall be used for each type of use applicable to any premises served by a single tap. By way of illustration, if a premises served by a single tap has one (1) or more commercial uses and a single-family residential use, the multiplier for such premises is 2.0. If a premises served by a single tap has one (1) or more commercial uses and a multi-family use consisting of two (2) dwelling units, the multiplier for such premises is 2.9.
- (4) The terms single-family, multi-family and dwelling unit as used in this Section shall have the meanings provided for them in Chapter 21, Article II of this Code.

Section 4. Should any one or more sections or provisions of this Ordinance, or Code provisions enacted hereby, be judicially determined invalid or unenforceable, such judgment shall not affect, impair or invalidate the remaining provisions thereof, the intention being that the various sections and provisions are severable.

Section 5. Any and all Ordinances or Code provisions 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 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 February, 2026.

Charles Harmon, Mayor

ATTESTED AND CERTIFIED:

Jenni Kim, City Clerk

PASSED, ADOPTED AND APPROVED, after publication, at a Regular Meeting of the City Council of the City of Idaho Springs, Colorado, held on the 9th day of March, 2026.

Charles Harmon, Mayor

ATTESTED AND CERTIFIED:

Jenni Kim, City Clerk

CITY OF IDAHO SPRINGS
Clear Creek County, Colorado

Ordinance No. 5, Series 2026

AN ORDINANCE AMENDING SECTION 1-8 OF THE IDAHO SPRINGS MUNICIPAL CODE TO PROVIDE MAXIMUM PENALTIES FOR MUNICIPAL OFFENSES THAT PROHIBIT THE SAME CONDUCT AS STATE OFFENSES

WHEREAS, the City of Idaho Springs, Colorado (the “City”), is a Colorado statutory municipality, duly organized and existing under the laws of the state of Colorado; and

WHEREAS, pursuant to its police powers and C.R.S. § 31-15-401, the City, acting by and through its City Council (the “Council”), is authorized to adopt ordinances for the protection of the public health, safety or welfare; and

WHEREAS, in the exercise of this authority the Council has previously adopted section 1-8 of the Idaho Springs Municipal Code (the “Code”), providing for the general penalty authority of the Idaho Springs Municipal Court for violations of any provision of the Code; and

WHEREAS, the Colorado Supreme Court recently issued its decision in *In re People v. Camp*, December 22, 2025, holding that municipal penalties may not be in excess of statutory sentencing caps for municipal offenses that prohibit the same conduct as state offenses; and

WHEREAS, the Council wishes to amend the Code's general penalty section to recognize the *Camp* decision.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF IDAHO SPRINGS, COLORADO, THAT:

Section 1. Section 1-8 of the Idaho Springs Municipal Code, concerning the general penalty authority of the Idaho Springs Municipal Court, is hereby amended by the addition of a new subsection (G), to read in its entirety as follows:

(G) Notwithstanding the general maximum penalties set forth in subsection (C) of this Section, the Municipal Court is limited to the statutory maximum penalties set forth under C.R.S. §§ 18-1.3-501(a.5) and 18-1.3-503(1.5) when sentencing for violations of this Code when the offense corresponds to a state offense prohibiting identical conduct. In no event shall a sentence imposed under this subsection (G) exceed the maximum penalties authorized by subsection (C).

Section 2. 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 3. 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 February, 2026.

Chuck Harmon, Mayor

ATTESTED AND CERTIFIED:

Jennie Kim, City Clerk

PASSED, ADOPTED AND APPROVED at a Regular Meeting of the City Council of the City of Idaho Springs, Colorado, held on the 9th day of March, 2026.

Chuck Harmon, Mayor

ATTESTED AND CERTIFIED:

Jennie Kim, City Clerk

Office of the City Administrator

To: Mayor and City Council
From: Andrew Marsh
Date: March 9, 2026
Subject: City Administrator Update

Requests for Action:

- None

Updates:

- The Mayor, Guy, Dylan, and I met on February 17 with THK Associates, the selected contractor for the market study and appraisal for the affordable senior housing project.
- The Mayor, Guy and I met on February 18 with the City's consultant for the affordable senior housing project.
- The Mayor and I attended on February 19 the annual legislative workshop sponsored by the Colorado Municipal League in Denver.
- Lorraine, the Mayor, Guy, and I attended on February 23 a financial check-in meeting.
- The Mayor, Sadie, Guy, and I attended on February 23 a coordination meeting with HDR Engineering, the Federal Highway Administration, and the Colorado Department of Transportation (CDOT) regarding the Mobility Hub project.
- Guy and I attended on February 23 a kick-off meeting with HDR and CDOT regarding right of way acquisition for the Mobility Hub project.
- The Mayor, Guy and I met on February 24 with THK Associates to kick off the market study and appraisal process for the affordable senior housing project.
- Guy, Dylan, Wonder, and I met on February 24 with SAFEbuilt to review and finalize the presentation for the City Council work session regarding the update of the International Codes to the 2024 edition.
- The Mayor and I met on March 2 with the Argo team to receive an update on the Mighty Argo Cable Car project. The ribbon cutting is tentatively scheduled for April 22, 2026.
- The Mayor and staff attended on March 3 the bi-weekly progress meeting with HDR Engineering regarding the Mobility Hub project.
- Attended on March 4 the monthly board meeting of the I-70 Coalition.



City of Idaho Springs
1711 Miner Street
P.O. Box 907
Idaho Springs, CO, 80452-0907
303.567.4421 | (f) 303.567-4955
www.idahospringsco.com

Community Development Planner Communication

Meeting Date: March 9, 2026
To: Idaho Springs City Council
From: Dylan Graves, Community Development Planner
RE: Community Development Report

Here are some items of interest that I have been working on lately. There is currently a large volume of calls and emails on a given week about potential planning projects – additions to homes, potential subdivisions, new businesses, etc. – as we move towards the spring construction season.

Comprehensive Plan:

I recently brought the Parks, Recreation, Trails, and Open Space section to the CCMRD board for suggestions and comments. At that meeting, they expressed a strong interest in hosting an open house at the Rec Center to solicit some additional, targeted feedback on parks, recreation, and open space before we draft the updated section for consideration. We have planned this open house for March 18th during the day to attract walk-in traffic throughout the day. This should be a good way to improve the city's Comprehensive Plan while also helping the CCMRD board to start thinking about long-range planning of their own.

Otherwise, I have begun presenting draft updated sections to the Planning Commission for feedback and suggestions. I have now presented 6 sections to them for comments. I plan to continue this process into the spring and then will come to City Council for review and discussion. At that point, the plan will be to publish the draft for public feedback, as well. I think a mid-to-late summer completion of this project is still reasonable at this time.

Upcoming Work Session Topics:

1. Short-Term Rental Regulations, Monitoring, Management, and Enforcement

At an upcoming work session, we will discuss short-term rentals, including current regulations; how we monitor and manage existing and unpermitted short-term rental properties; what our enforcement options are; and other items. If there are any changes to regulations or staff policy, direction for staff will be solicited and is desired. I am working with Nick Klein from the attorney's office to explore the opportunities and limitations the city has for enforcement and I will present that at the work session at the first meeting in April.

2. Virginia Canyon Mountain Park (VCMP) Hiking Trail Concepts and Next Steps

COMBA has put together some conceptual plans for hiking-only trail development in VCMP that would fill a void in the park and diversify recreational offerings. These would be separated from bikes and be suitable for foot-traffic only, accessible from city neighborhoods and largely designed with locals in mind – similar to trail systems in places like Breckenridge, Crested Butte, Durango, and elsewhere. The work session item will discuss concept plans, potential funding, and possible timelines if City Council is interested in focusing on hiking-only trails. This is also anticipated for the first meeting in April.

Exterior Lighting:

At the February Planning Commission meeting, the Commission inquired about the status of exterior lighting regulations that they had worked on prior to my time with the city, so I found the most recent information from when exterior lighting was discussed at Planning Commission. It appears that it was last discussed in 2020 before the city got busy with other things. Looking at the July 1, 2020 packet, it looks like they had gotten far enough along to have a draft ordinance presented.

The ordinance requires full cut off fixtures; maximum light levels beyond property lines; lighting limits for both commercial and residential uses; and exemptions. The staff report notes that the standards were consistent with the lighting standards that were approved as part of the Argo / Virginia Canyon Mountain Park Planned Development.

The ordinance required that any projects over 500 square feet that require a building permit be required to use lighting that minimizes the impact of lighting on the night sky. So, existing homes with existing lighting would not be subject to the new requirements, nor would existing commercial buildings that are not changing their lighting plans.

We discussed this work at the March 5, 2026 meeting. I expect that we will bring this to Council for a work session item in the future to determine if this is something that we want to pursue at this time.

Clear Creek Trail Collaborative:

The Quarter 1 CCTC meeting was held in late February to discuss trail progress along the 65-mile corridor and talk about issues and items that affect all stakeholders. Jefferson County recently opened another 1.5-mile stretch of the trail in Clear Creek Canyon just west of Golden and is going to be opening a further ~1-mile stretch in the fall this year. By the end of ~2029, only about 3-4 miles of the trail in the Canyon will be missing to connect Idaho Springs to Golden via grade-separated trail. This includes the stretch from Two Bears Tavern to Tunnel 5 in Clear Creek County and an additional few miles mid-canyon in Jefferson County.

The branding package for Clear Creek Trail signage and wayfinding was recently completed and we now have access to that when we are ready to fund new trail signs. This is meant to ensure that branding and signage is consistent from Adams County to the top of Loveland Pass.

The CCTC is working on an IGA to formalize continued voluntary collaboration amongst all stakeholders. Once the IGA is ready to proceed, I will present this to City Council for review, questions, and action. I would expect this to take place in May or June.

Finally, I am going to host the Quarter 2 meeting here in Idaho Springs for anyone who is interested. It will likely be the first week of May.



Office of the Deputy City Clerk

To: Mayor and City Council

From: Wonder Martell, Deputy City Clerk

Date: March 9, 2026

Subject: Staff Report Regular Meeting

- ✓ January 2026 New Robust Sales Tax Report
- ✓ February 2026 Building Permit Report
- ✓ As of March 5th, 2026 there are 6 businesses that are still needing to renew their license. The City Code Enforcement Officer visited these 6 locations to reiterate the requirement of a valid business license and to give out the renewal paperwork to be completed.
- ✓ During the 15 Administrative working days in February 2026, City Hall processed 694 phone calls.
- ✓ Idaho Springs has licensed 171 contractors to perform work in the City.

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Mo. To Mo. Comparison	YTD Comparison	Current YTD Total	Previous YTD Total
Jan	\$139,731.94	\$200,236.03	\$194,756.37	\$222,532.49	\$235,940.98	\$266,501.90	\$265,799.93	\$344,180.43	\$365,835.89	\$357,076.65	\$329,635.39	-7.68%	-7.68%	329,635.39	357,076.65
Feb	\$187,483.54	\$177,395.43	\$190,166.90	\$207,177.31	\$232,375.01	\$243,676.11	\$272,972.03	\$361,032.17	\$349,072.52	\$363,464.19		-100.00%	-54.25%	329,635.39	720,540.84
Mar	\$182,398.01	\$206,563.51	\$223,907.92	\$232,244.57	\$186,300.12	\$291,578.68	\$310,036.11	\$402,899.93	\$402,360.50	\$400,737.88		-100.00%	-70.60%	329,635.39	1,121,278.72
April	\$134,442.24	\$159,819.04	\$175,580.94	\$178,261.23	\$188,064.67	\$248,167.82	\$256,468.48	\$317,733.49	\$310,527.71	\$341,153.02		-100.00%	-77.46%	329,635.39	1,462,431.74
May	\$181,631.58	\$177,345.32	\$184,601.78	\$213,658.13	\$176,240.37	\$275,287.42	\$280,922.87	\$339,029.09	\$346,473.76	\$356,129.94		-100.00%	-81.87%	329,635.39	1,818,561.68
June	\$233,208.76	\$248,756.18	\$274,310.00	\$285,678.54	\$289,485.68	\$364,020.44	\$364,822.74	\$445,442.74	\$471,665.00	\$492,710.42		-100.00%	-85.74%	329,635.39	2,311,272.10
July	\$261,915.78	\$295,890.20	\$351,932.41	\$393,380.68	\$301,704.63	\$411,802.03	\$422,571.90	\$562,291.21	\$549,871.19	\$562,470.38		-100.00%	-88.53%	329,635.39	2,873,742.48
August	\$247,167.24	\$266,861.70	\$261,825.68	\$308,276.28	\$302,934.73	\$346,174.64	\$396,083.62	\$479,965.55	\$477,026.41	\$472,389.49		-100.00%	-90.15%	329,635.39	3,346,131.97
Sept	\$237,656.99	\$217,782.08	\$253,207.80	\$268,690.51	\$311,044.04	\$379,340.95	\$370,507.24	\$437,935.60	\$432,939.99	\$440,768.36		-100.00%	-91.30%	329,635.39	3,786,900.33
Oct	\$178,132.16	\$176,952.97	\$186,403.26	\$228,281.95	\$252,727.92	\$294,442.00	\$297,189.14	\$376,787.75	\$386,269.67	\$418,223.69		-100.00%	-92.16%	329,635.39	4,205,124.02
Nov	\$154,218.54	\$154,968.62	\$166,830.68	\$199,661.64	\$209,633.95	\$241,059.18	\$267,471.90	\$312,734.13	\$307,835.28	\$317,611.72		-100.00%	-92.71%	329,635.39	4,522,735.74
Dec	\$194,616.57	\$201,422.32	\$246,761.66	\$258,309.27	\$266,351.19	\$300,210.35	\$326,794.82	\$368,363.25	\$408,265.72	\$395,977.36		-100.00%	-93.30%	329,635.39	4,918,713.10
Total	\$2,332,603.35	\$2,483,993.40	\$2,710,285.40	\$2,996,152.60	\$2,952,803.29	\$3,662,261.52	\$3,831,640.78	\$4,748,395.34	\$4,808,143.64	\$4,918,713.10					
Budget	1,970,000.00	2,344,592.00	2,536,932.00	2,581,078.00	3,002,445.00	3,002,445.00	3,800,000.00	5,125,000.00	5,273,750.00						
% of Bud	118.41%	105.95%	106.83%	116.08%	98.35%	121.98%	100.83%	92.65%	91.17%	#DIV/0!					

FOOD/BEVERAGE	Restaurants, liquor stores, grocery, fast food
RETAIL/SERVICE	This category includes retail shops, hardware/general stores, Art , clothing, jewelry.
GAS/CONVENIENCE	Gas stations, convenience stores
REMOTE SALES/HOME DELIVERY	Pet Supplies, Grocery delivery, personal home delivery, remote sellers
CONSTRUCTION/BUILDING	Building supplies and services. None located inside th City of Idaho Springs
UTILITIES	Cable providers, phone providers and energy providers.
LODGING	Hotel, Motel, Short Term Rental, Employee Housing
OTHER	Leasing, financial, beauty, pharmaceutical, marijuana

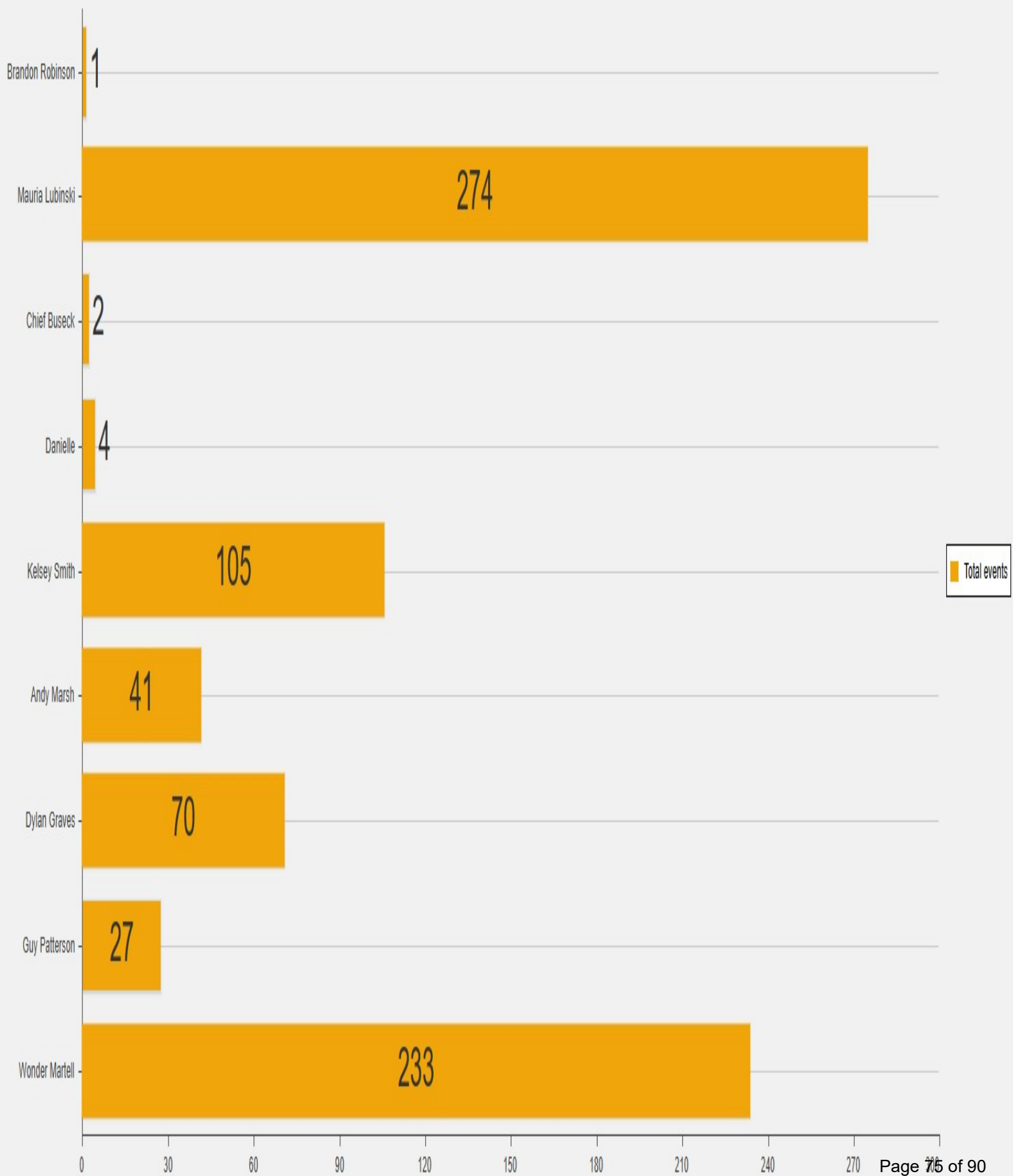
2026

Time Frame	Categories	Amount	E	W	W over E
Jan-26	Food/Beverage	\$172,660.35	\$101,223.30	\$71,437.05	
	Retail/Service	\$25,331.77	\$8,342.51	\$16,989.26	
	Gas/Convenience	\$14,663.58	\$13,060.78	\$1,602.80	
	Remote Sales/Home Delivery	\$32,627.75	N/A	N/A	
	Construction/Building	\$21,480.27	N/A	N/A	
	Utilities	\$25,102.99	N/A	N/A	
	Lodging	\$13,044.51	N/A	N/A	
	Other	\$24,724.17	N/A	N/A	East
	Total	\$329,635.39	\$122,626.59	\$90,029.11	\$32,597.48

Permits Details

Permit Acceptance Date:02-01-2026 - 02-28-2026

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	Submittal #	Days In Review	SB Review	Valuation	Fees Assessed	Fees Paid
	Permit Type Permit Status		Commercial Roof - Asphalt In Progress																		
02/09/2026	2445 Colorado Boulevard, Idaho Springs	26IDSP-00008	My Home Solution Colorado LLC	Commercial One Stop	02/09/2026					In Progress								No	\$25,676.00	\$485.14	\$485.14
Count: 1																				Total: \$25,676.00	
Count: 1																				Total: \$25,676.00	
	Permit Type Permit Status		Furnace Replacement Completed																		
02/02/2026	255 Divide View Drive, Idaho Springs	26IDSP-00004	Lalonde Heating and Cooling	One Stop	02/02/2026	02/10/2026				Completed								No	\$20,500.00	\$407.50	\$407.50
Count: 1																				Total: \$20,500.00	
	Permit Status		In Progress																		
02/09/2026	644 Virginia Street, Idaho Springs	26IDSP-00011	Lalonde Heating and Cooling	One Stop	02/09/2026					In Progress								No	\$9,400.00	\$316.00	\$316.00
02/24/2026	190 Gilson Street, Idaho Springs	26IDSP-00015	Lalonde Heating and Cooling	One Stop	02/24/2026					In Progress								No	\$11,000.00	\$265.00	\$265.00
Count: 2																				Total: \$20,400.00	
Count: 3																				Total: \$40,900.00	
	Permit Type Permit Status		Life Safety Inspection Completed																		
02/04/2026	2631 Colorado Boulevard, Idaho Springs	26IDSP-00007		One Stop	02/04/2026	02/05/2026				Completed								No	\$75.00	\$75.00	\$75.00
02/09/2026	2712 Colorado Boulevard, Idaho Springs	26IDSP-00010		One Stop	02/09/2026	02/26/2026				Completed								No	\$75.00	\$75.00	\$75.00
Count: 2																				Total: \$150.00	
	Permit Status		In Progress																		
02/09/2026	2056 East Idaho Springs Road, Idaho Springs	26IDSP-00012		One Stop	02/11/2026					In Progress								No	\$75.00	\$75.00	\$75.00
Count: 1																				Total: \$75.00	
Count: 3																				Total: \$225.00	
	Permit Type Permit Status		Replacement Windows In Progress																		
02/02/2026	1129 Colorado Boulevard, Idaho Springs	26IDSP-00005	Renewal by Andersen	One Stop	02/09/2026					In Progress								No	\$21,664.00	\$424.96	\$424.96
Count: 1																				Total: \$21,664.00	
Count: 1																				Total: \$21,664.00	
	Permit Type Permit Status		Residential Roof - Asphalt Completed																		
02/04/2026	104 Twenty-Seventh Place, Idaho Springs	26IDSP-00006	Sundog Roofing & Exteriors	Residential One Stop	02/04/2026	02/23/2026				Completed								No	\$9,000.00	\$235.00	\$235.00
Count: 1																				Total: \$9,000.00	
	Permit Status		In Progress																		
02/17/2026	1856 Miner Street, Idaho Springs	26IDSP-00013	Gates Enterprises LLC	Residential One Stop	02/18/2026					In Progress								No	\$8,400.00	\$226.00	\$226.00
Count: 1																				Total: \$8,400.00	
Count: 2																				Total: \$17,400.00	
	Permit Type Permit Status		Siding In Progress																		
02/19/2026	3111 Riverside Drive, Idaho Springs	26IDSP-00014		One Stop	02/19/2026					In Progress								No	\$1,200.00	\$118.00	\$118.00
02/09/2026	2040 Miner Street, Idaho Springs	26IDSP-00009	Roof Tech Restoration	One Stop	02/11/2026					In Progress								No	\$3,450.00	\$151.75	\$151.75
Count: 2																				Total: \$4,650.00	
Count: 2																				Total: \$4,650.00	
	Total Permits: 12																			Valuation Total: \$110,515.00	





Idaho Springs Police Department

3000 Colorado Blvd. ★ Post Office Box 907

Idaho Springs, CO 80452

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

<https://www.idahospringsco.com/police-department>

To: Chuck Harmon, Mayor
City Council
From: Nate Buseck, Chief of Police
Date: March 04, 2026
Subject: Staff Report for March 09, 2026

Request for Action: N/A

Chief Buseck Attended:

02/23/26

AI Impacting Law Enforcement Class

02/24/26

Department Heads' Meeting

Police Station – FFE

Police Station – OAC

Police Station – Box Walk

Police Station – Parking Initiative

02/25/26

Police Station – Parking Initiative

Clear Creek Advocates Meeting

02/26/26

Clear Creek Quarterly MAC

Police Station – Parking Initiative

02/27/26

Police Station – Parking Initiative

Police Station – FFE

03/02/26

Mount Blue Sky Race Event Meeting

Police Station – Parking Initiative

03/03/26

Police Station – OAC

Police Station – Parking Initiative

Meeting with Andy

03/04/26

Clear Creek OPS

ARGO Gondola

Police Station – Technology

Code Enforcement:

- Addressing abandoned vehicles and parking complaints
- Follow-up on **186** (YTD) tows for owner retrieval
- Reg Tagged **38** Abandoned Vehicles/Towed **12** Abandoned Vehicles in 2025

Staffing:

- ISPD has temporarily frozen one patrol position until 2027. Otherwise, fully staffed with 8 sworn officers.

Training:

02/17/26-02/19/26: One officer attended Advance Search and Seizure, Response to Resistance, Real World De-Escalation, and Duty to Intervene – (Buena Vista, CO)

02/23/26: ISPD Staff attended AI and Chat GPT and impacts on LE - (Online)

02/25/26: One Sgt. attended Legal Cases that Matter on the Street - (Online)

02/26/26: Sworn Officers attended Deadly Force: The Constitution vs. State Law (Online)

Upcoming Training:

03/16/26-03/20/26: Two Officers will attend Drone Flight School (Ft. Collins, CO)

Significant Incidents:

On February 27, 2026, an ISPD officer on patrol observed a vehicle traveling at a high rate of speed through an active construction zone and weaving in and out of traffic near mile marker 241 on eastbound I-70. The officer initiated a traffic stop on the vehicle. During the contact, the officer observed indicators that the male driver was under the influence of alcohol. After conducting a series of roadside maneuvers and field sobriety tests, the officer determined that the driver was impaired. The driver was cited for Driving Under the Influence (DUI), Reckless Driving, Speeding, and Displaying Expired Registration Tags. The driver was released to a sober party.

On February 27, 2026, an ISPD officer parked westbound in the 2800 block of Colorado Boulevard when he observed a vehicle approaching at a high rate of speed. The officer estimated the vehicle's speed to be more than double the posted speed limit on Colorado Boulevard. The officer activated his emergency lights, and the vehicle abruptly crossed into two eastbound parking spaces before coming to a stop slightly ahead of the patrol vehicle. The male driver exited the vehicle and began walking toward the officer while shouting obscenities. Due to the driver's agitated and uncooperative behavior, the officer placed him in handcuffs while assessing the situation and determining the circumstances of the incident. Once the situation was de-escalated, it was determined that the family was experiencing personal difficulties and was already late dropping their child off at school. The male driver was found to be driving without a valid driver's license, though his wife, a passenger in the vehicle, did have a valid license. The driver was cited for speeding and driving without a valid license. After being advised, he was not permitted to drive. The driver and his wife switched positions, and the vehicle left the scene with the wife driving.

On March 1, 2026, an ISPD officer was dispatched to a motor vehicle crash near mile marker 242 on eastbound I-70. Dispatch advised responding units that the vehicle involved had previously been reported as a REDDI (Report Every Drunk Driver Immediately) out of Georgetown. ISPD and Colorado State Patrol (CSP) units were informed by the victim that the driver who caused the crash appeared panicked and attempted to leave the scene before responders arrived. While speaking with the driver, he admitted to officers that he had been drinking. After conducting a series of roadside maneuvers and a preliminary breath test, officers determined that the driver was under the influence of alcohol. The Colorado State Patrol arrested the driver for DUI, while the Idaho Springs Police Department handled the crash investigation.



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: 3/9/2026

Re. STAFF REPORT PUBLIC WORKS / WATER FACILITIES DEPARTMENTS

- Move to approve proposal from ORC Water Professionals for a full-time Operator responsible in charge for the Water and Wastewater plants in the amount of \$14,845.00 month. Split between line items 51-00-5000 and 52-00-5000.

WASTEWATER

	BOD	TSS	NH4	PO4	TIN
Goal	10	10	3	1	10
Current	5	7	6.58	12	2.64

- Reactor #1 air header repair- Tank is pumped down to assess damage to header.



It appears that at 2 of these have come apart and others may be leaking.

Plan to order parts to do multiple connections as well as strap them on.

- Reactor #2 repair – postponed due to complete failure of Reactor #1 air header.
- Monthly sampling and reporting complete.
- Discharge permit renewal preparation and review.

WATER

Disinfectant Byproducts	TOC	COAGULANT dose	TOC removal	CL2 dose Actual	HAA5 Annual average	TTHM Annual average
Goal	<2		25%	system residual (1.02)	<60	<80
Current	<1			Demand 0.98	33.1	32.6

- Montane Tank Construction – Concrete cracking – Additional sealing required –. Project delayed due to Additional sealing needing warm weather to install – New completion estimate July 2026
- Air compressor failure – BOV waiting on parts – repair completed 3/2/2026

Distribution/ Collection

- Meter/ Antenna replacements
- Valve box cleanouts
- Old shop cleaning move to new

Streets

- Clear trash and tree limbs from roadways
- Potholes
- Repair to driveway at Carlson Elem (due to water leak)
- City Hall parking block repair
- Riverside Dr/ Virginia Canyon cleanup

Parks

- Waterwheel lights removal
- Citizens park bathroom door repair

Building Maintenance

PROPOSAL FOR SERVICES
FOR

City of Idaho Springs Water and Wastewater Treatment Systems



OPERATION, MAINTANACE AND MANAGMENT City of Idaho Springs Water and Wastewater Treatment Systems

Submitted by:

ORC Water Professionals Inc
11919 W I – 70 Frontage Road Ste. 116A
Wheat Ridge, Colorado 80033
720-287-0605



Table of Contents

1. History of ORC Water Professionals
2. Company General Information
3. Distinctions
4. Legal and Violations
5. Depth of Resources/Staffing
6. Safety Record
7. References
8. Scope of Services
9. Contracted Amount and Monthly Fee Information
10. Contact Information

Attachments:

- 2026 Rate Sheet

ORC Water Professionals
Water and Wastewater Operations Service Proposal

1. History of ORC Water Professionals

ORC is comprised of an entrepreneurial group of professional people who are highly skilled and certified by the State in water, wastewater and industrial water treatment operations. We have been providing an extensive and established client-based quality service and compliance reassurance in Colorado since 1991. Many of our clients have been with us for more than a decade and, although they have had a chance to change service providers, they have instead chosen to renew their contract with us and build them for the future. Whether in a growth environment or a mature community, ORC Water Professionals are dedicated to providing quality service and building long-term trust in relationships and partnerships. This accomplishment stems from our firm belief in accountability and dependability.

2. Company General Information

ORC Water Professionals Inc. is a Company not affiliated with, or a subsidiary of, any other Company or accommodate any subsidiaries of the Company. ORC is insured by the Capital Insurance Company with the policy expiration date of 7/2027 for the following coverages and limits:

Commercial General Liability	\$4,000,000.00
Contractors Pollution Liability Occurrence	\$4,000,000.00
Professional Liability	\$4,000,000.00
State Automotive	\$1,000,000.00
Pinnacol	\$1,000,000.00

3. Distinctions

Other Contract operations companies have at least one, or maybe a few highly certified operators on which the whole company may use that one, or the same few certifications to fulfill the Operator in Responsible Charge (ORC) requirements for a majority, or for all their clients' facilities. We have an entirely different philosophy of cultivating as many highly certified operators in house and utilizing the certification of the actual facility operator and/or ORC. By utilizing the certification of the actual facility operator, we instill a sense of responsibility, accountability, dependability and self-pride which benefits our clients, the company and ultimately the operator. We also implement self-checks and balances and in-house QA/QC programs through our various staffing resources to ensure that all process sampling, laboratory analysis and associated reporting requirements are fulfilled accurately and accordingly.

4. Legal and Violations

To date, and in the firm's previous history, there are no legal matters and/or claims, nor fines or actions taken against the firm due to compliance issues or other violations.

5. Depth of Resources/Staffing Plan

Depending on the requirements, ORC will provide the City of Idaho Springs with the appropriate State Certified Operator in Responsible Charge (ORC) certified in Water, Wastewater and/or Industrial Water Treatment, Collection and Distribution Systems. To ensure the success of the operations and maintenance of this project, the "Operator in Responsible Charge" (ORC) and the City of Idaho Springs may utilize the vast years of collective knowledge and experience ORC has accumulated as a service provider in the Water Treatment fields. This Operator will have the laboratory expertise, process control knowledge and experience needed to make corrective process control adjustments if necessary to keep the plant running optimally. ORC Water Professionals plan on integrating into the current City of Idaho Spring's staff which will provide continuity in operating the treatment facility.

Unfortunately, emergency situations can arise from a variety of unanticipated events and sources, including power outages, high levels, loss of pressure, chemical spills, etc. To combat this, we require our lead operators to be able to react to emergencies within a one (1) hour response time. Fortunately, ORC currently operates facilities near the City of Idaho Springs therefore, besides the Operator(s) dedicated to the City of Idaho Springs; we will also have other individuals trained as back-up in order to respond to emergencies or to fill in for vacations, sick time, etc. In the unlikely event the operator cannot be immediately contacted during an emergency, ORC has trained individuals to handle emergencies on a 24/7 basis. These individuals can be reached via our 24-hour emergency response numbers 720-287-0605 and 303-912-2087.

6. Safety Record

ORC has a strong commitment to the safety of its employees and is its top priority. ORC is proud of its safety record and its workers' compensation experience rating. We believe that our exemplary safety record is no accident. We would not enjoy the success of reporting "zero" lost time accidents and maintain our current lost time incident rating which is below the industry average if it wasn't for the ongoing training programs, our in-house safety audits, the employee's safety mindset and site-specific safety programs.

7. References

We encourage you to contact any or all of these agencies or businesses for references regarding the quality of our work. Additional references are available on request.

Aspen Park Management Company	Lisa Johnson	(303) 439-6029
Blackhawk-Central City W & S District	Lynn Hillary	(303) 582-3422
Blue Mtn. Water District	Bill Rech	(303) 642-1224
Forest View Acres Water District	Joel Meggers	(303) 204-0803
Hi Land Acres Water and Sanitation District	Jim Roos	(303) 619-7903

8. Scope of Services

The Operator in Responsible Charge (ORC) will assist in and determine proper process control associated with the water treatment facility. The ORC will work with the City of Idaho Springs current personnel to ensure the facility is operated to the best of its ability. ORC Water Professionals will work to maintain the water treatment facilities at peak operational efficiency and will provide the listed scopes of services to include, if applicable, but not limited to, the following:

Operator in Responsible Charge – Water Treatment Facility:

ORC Water Professionals will provide Client with the appropriate Operator in Responsible Charge (ORC) as determined and mandated by the Colorado Department of Public Health and Environment (CDPHE) under Regulation No. 100, 5 CCR 1003-2.

This operator will provide the listed scope of services to include but not limited to the following:

- The operator in responsible charge shall protect the public health and the environment in the conduct of his or her duties. These duties shall include the following:
 - Management or administration of the operation of the water facility.
 - Control of, supervision over, or active participation in the daily planning, operation or maintenance of a water facility.
 - Authority to make day-to-day process control and system integrity decisions on the operation and maintenance of the water facility.
 - Availability to make decisions and initiate actions regarding the operation of the water facility in a timely manner.
- Maintain accurate and complete records on the operation and laboratory data as required by CDPHE and submit and fulfill all operating reporting requirements.
- Provide checks on all pertinent equipment and document the operational status or maintenance requirements thereof in a logbook that will be kept on site.
- Conduct all compliance sampling as required and present those samples to the certified laboratory for analysis. Laboratory costs are specified in the 2026 Rate Sheet.

- Actively pursue improvements in effectiveness and efficiency regarding the operation and maintenance of the facility. Suggested improvements will be presented to the Client for pre-approval.
- Maintain adequate chemical levels. Order and fill in chemical reserves as needed.
- Coordinate with clients to ensure a safe, efficient operation and conduct inspections to detect malfunctions. If malfunctions are detected, Consultant will notify Client of necessary repairs or replacements and if authorized by the Client, Consultant will initiate corrective actions.
- Develop, institute and document (as needed) water quality programs such as hydrant flushing, cross connection control and valve exercising. Additional labor charges may apply. (If Applicable)

Operator in Responsible Charge – Wastewater Treatment Facility:

ORC Water Professionals will provide Client with the appropriate Operator in Responsible Charge (ORC) as determined and mandated by the Colorado Department of Public Health and Environment (CDPHE). This operator will provide the listed scope of services to include but not limited to, the following:

- The operator in responsible charge of the wastewater facility will hold a valid certificate equal to or greater than the classification of the wastewater facility he or she operates.
- The operator in responsible charge shall protect the public health and the environment in the conduct of his or her duties. These duties shall include the following:
 - Management or administration of the operation of the wastewater facility.
 - Accountability for the proper operation and maintenance of the wastewater facility for compliance with applicable regulations and/or permit requirements, including monitoring and reporting requirements.
 - Control of supervision over, or active participation in the daily planning, operation or maintenance of the wastewater facility.
 - Availability to make decisions and initiate actions regarding the operation of the wastewater facility in a timely manner.
- Process control and/or facility integrity decisions with respect to effluent quality or quantity that may affect the public health or the environment are reserved to the Consultant.
- Maintain accurate and complete records on the operation and laboratory data as required by CDPHE and submit and fulfill all operating reporting requirements.
- Provide checks on all pertinent equipment and document the operational status or maintenance requirements thereof in a logbook that will be kept on site.
- Conduct all compliance sampling as required and present those samples to the certified laboratory for analysis. Laboratory costs are specified on the 2026 Rate Sheet.
- Actively pursue improvements in effectiveness and efficiency regarding the operation and maintenance of the facility. Suggested improvements will be presented to the Client for pre-approval.

- Maintain adequate chemical levels. Order and fill in chemical reserves as needed.
- Coordinate with the client to ensure safe, efficient operation and conduct inspections to detect malfunctions. If malfunctions are detected, Consultant will notify Client of necessary repairs or replacements and if authorized by the Client, Consultant will initiate corrective actions.
- Certified operators shall protect the public health and the environment by properly performing and/or supervising the activities pertinent to controlling the operation of a wastewater facility, including but not limited to the following:
 - controlling the selection of flow from a source to a wastewater facility and controlling the selection of or flow from a wastewater facility to a receiving body or system.
 - controlling the processing of raw and/or treated wastewater.
 - preparing and/or controlling chemical addition for wastewater treatment.
 - observing and taking necessary actions in response to variations in operating conditions.
 - interpreting meter and/or gauge readings and adjusting facility processes based on such interpretations.
 - operating valves and/or gates either manually or by remote control.
 - starting and/or stopping pumps.
 - maintaining logs and/or records.
 - collecting and/or analyzing process control samples.
 - ensuring proper inspection and testing of new, modified, or repaired facilities prior to placing or returning such facilities into service.
 - developing and implementing preventative maintenance programs and performing routine maintenance functions for facilities.
 - overseeing compliance with laws and regulations and reporting as appropriate to facility owners and the CDPHE.
- Develop collections system maintenance schedules, review conditions, suggest implementation schedule for repair of collection system components. (If applicable)
- ORC Water Professionals will provide 24-hour emergency responses for all wastewater related issues.
- ORC will work with the Clients management company and/or Engineering consultants to review and consult on any capital or operational improvements.
- ORC Water Professionals will always present a professional image to the public as a representative of the Client.

9. Contracted Amount and Monthly Fee Information:

The base Monthly Operations and Maintenance (O&M) fees include mileage, travel times, fuel surcharges, as well as normal routine operations and maintenance as defined in the Scope of Services.

Operator in Responsible Charge:

- ORC Water Professionals will provide the City of Idaho Springs with the appropriate Operator in Responsible Charge (ORC) for the Water and Wastewater Treatment Facilities as determined and mandated by the Colorado Department of Public Health and Environment (CDPHE) under Regulation No. 100, 5 CCR 1003-2. This Operator in Responsible Charge (ORC) will be on-site no less than 40 (forty) hours per week.

Monthly Operations Staff and Maintenance Base Fee:

\$14,845.00

Monthly Regulatory Compliance:

- The ORC Water Professional's Regulatory Compliance Officer will monitor the facilities permitted regulatory requirements and maintain accurate and complete records for all laboratory analysis data. Complete and submit the monthly reporting requirements mandated by the Colorado Department of Public Health and Environment (CDPHE).
- Base Monthly Regulatory Compliance Fee: **Included in Base Fee.**

Additional Services:

- Monthly compliance analysis is based on the CDPHE issued facility permit and/or monitoring schedule. These required regulatory samples and all other sample analysis costs are reflected on the attached 2026 Rate Sheet.
- **Additional Services and Rates if Applicable:** **2026 Rate Sheet.**

10. Contact Information

Proposer:

ORC Water Professionals
11919 W. I-70 Frontage Road.
Suite 116A
Wheat Ridge, CO 80033
Office: (720) 287-0605
Fax: (720) 287-0874
Web: www.ORCwater.com
Email: info@orcwater.com

Primary Contact:

Tom Schubert
ORC Water Professionals
Office: (720) 287-0605
Cell: (303) 912-2087
Fax: (720) 287-0874
tschubert@orcwater.com

Secondary Contact:

Gabby Begeman
ORC Water Professionals
Office: 720 287-0605
Fax: 720 287-0874
Cell: 303 912-3769
gbegeman@orcwater.com





2026 Rate Sheet

<u>Labor Services</u>	<u>Hourly Rate</u>	<u>*Overtime</u>
Facility Operator	\$90.00	\$125.00
Regulatory Specialist	\$110.00	

Laboratory Analysis

Aluminum	\$23.00	Iron	\$36.00	DW SOC/VOC	\$1,551.00
Ammonia	\$27.00	Influent Screen	\$1,575.0	Sulfate	\$36.00
Arsenic	\$23.00	Langlier Index	\$130.00	TDS	\$34.00
BOD	\$57.00	Lead	\$27.00	TIN	\$75.00
Cadmium	\$23.00	Manganese	\$40.00	TKN	\$56.00
Chloride	\$39.00	MPA (excluding labor)	\$924.00	TOC and Alkalinity	\$75.00
Chromium III	\$66.00	Nickel	\$23.00	Total Coliform	\$44.00
Chromium VI	\$45.00	Nitrate	\$41.00	TSS	\$34.00
Copper	\$27.00	Nitrite	\$41.00	TTHM	\$65.00
Cyanide	\$93.00	PFAs	\$485.75	TTHM and Haa5	\$380.00
Dioxin	\$791.50	Phosphorus	\$39.00	Uranium	\$37.00
E. Coli	\$44.00	Radium 226	\$155.00	GW VOC	\$227.00
Fecal Coliform	\$44.00	Radium 228	\$215.00	WET (acute/chronic)	Cost Plus 25%
Fluoride	\$33.00	Selenium	\$23.00	Zinc	\$19.00
Gross Alpha	\$203.00	Silver	\$23.00	Shipping	\$37.50
Inorganics	\$361.00	GW SOC	\$303.00	Other Laboratory Tests	Cost Plus 25%

Chemicals

All Chemicals & Delivery	Cost Plus 20%
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General Equipment, Materials and Subcontractors

Trash Pump	\$65/Day	Well Depth Indicator	\$40 day
Monitoring Well Pump	\$48/Day	Materials & Subcontractors	Cost Plus 20%
Maintenance Truck/Crane & Labor	\$160/hr.		

Residential Meter Reading

\$5.75 Each

Consumer Confidence Reports**

Completed and sent to Consumers by the Client	\$99.00
Completed and sent to Consumers by ORC (up to 300 residents)	\$549.00

**Unless specified in the contract, billed on a port-to-port basis, labor overtime rates will be charged for work performed on non-regularly scheduled weekends, emergency call, repairs and all federally recognized holidays.*

*** Rate increase are subject to change without notice.*