



City Council Regular Meeting Agenda

Monday, March 23, 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. Mobility Hub Plan Update
 - b. Wayfinding Update
 - c. Downtown Activation Update
 - d. Police Station Parking Plan
Station Update, Change Orders 1-10, and Parking Initiative
2. **Call to Order Regular Meeting (7:00 PM)**
3. **Roll Call**
4. **Pledge of Allegiance**
5. **Agenda Approval**
 - a. Motion to approve the Agenda of March 23rd, 2026
6. **Conflict of Interest**
7. **Approval of Minutes**
 - a. Motion to approve the minutes from March 9th, 2026
8. **Approval of Bills**
 - a. Motion to approve bills through March 23rd, 2026.
9. **Public Comment**
 - a. Heather Campbell - Commercial Parking Lot located at 1503-1505 Colorado Blvd, Idaho Springs
10. **Unscheduled Public Comment**
11. **Liquor Licensing Authority**
12. **Finance Officer**

- a. February Financial Statements

13. Resolutions

14. Ordinance First Reading

- a. Move to approve Ordinance #6, Series 2006 An Ordinance Adopting by reference the 2024 editions of the following codes: International Building Code, International Residential Code for One and Two-Family dwellings, International Mechanical Code, International Fuel Gas Code, International Plumbing Code, International Energy Conservation Code, International Swimming Pool and Spa Code, International Property Maintenance Code, and the 2023 editions of the Colorado Model Electrical Ready and Solar Ready Code and National Electrical Code; Adopting amendments thereto; repealing all ordinances in conflict therewith; stating the penalties for violating the same; and making conforming amendments to Chapters 18 and 19 of the Idaho Springs Municipal Code.

15. Ordinance Second Reading

16. City Attorney

17. City Administrator

- a. Staff report submitted with no requests for action.

18. Administration Department

- a. Assistant City Administrator – Staff report submitted with three requests for action.

- A motion to approve the City of Idaho Springs Parking Rate Structure
- A motion to adopt the City of Idaho Springs Wayfinding Strategy
- A motion to approve the Miner Street Activation Plan for 2026

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

- c. Deputy City Clerk – No Staff Report Submitted

19. Police Department

- a. Staff Report submitted with one request for action. Motion to Approve W.E. O'Neil change orders #1 - #10 for the new police station in the amount of \$187,936.00 from line item 21-00-7045.

20. Public Works Department

- a. Staff report submitted with three (3) requests for action.

Move to approve proposal from CMH Concrete for curb and gutter repairs throughout town in the amount of \$86,534.00 from line item 23-00-6016 and #20-00-6016.

Move to approve proposal for CRC park maintenance from Granite Property Services in the amount of \$24,054.49 from line item #10-60-5207.

Move to approve proposal for repair and maintenance parts for Reactor #1 from Aqua aerobic systems in the amount of \$14,306.06 from line item #52-00-5204.

21. Committee Reports

22. City Clerk/Treasurer

23. Mayor/Council

24. Executive Session

- a. Motion to go into Executive session under C.R.S. 24-6-402(4)(a),(b) and (e) to receive legal advice and information from the City Attorney concerning the City's taxing authority and personnel oversight; and to discuss the potential acquisition of real property and potentially instruct negotiators concerning the same.

25. 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@idahospingsco.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.



Idaho Springs Mobility Hub Program

City Council Update

March 23, 2026

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Agenda

- Program Elements Overview
- Program Status and Update
- Phase I Mobility Hub Project
- Funding and Operations
- Next Steps

Program Elements Overview



1 ROUNDABOUT

A roundabout will create a “gateway” into downtown, similar to Exit 241, and improve circulation to the bus station and parking options.

2 MOBILITY HUB

The mobility hub will function like a true transit station with amenities for bus riders and improvements to speed up bus operations.

3 PARKING STRUCTURE

A new parking structure will provide additional parking spaces for businesses downtown and decrease the amount of time people spend looking for a parking spot.

4 PARKING LOT

The existing parking lot will be reconfigured to provide more parking spaces and better circulation for when Miner Street is functioning as the Marketplace and shut down to cars.

5 IDAHOE MALL

Idaho Mall will be redesigned to be a welcoming “back door” to downtown and accommodate adjacent businesses while also functioning as a welcoming public space for downtown.

6 MINER STREET

Permanent improvements to are planned to convert Miner Street from 14th to 17th Avenues into a “flexible” street - where it will function as a pedestrian-only space part of the year and allow vehicles at other times.

Program Status and Update

RAISE Planning Grant

- 15% design complete for all program elements
- Performed 15% design reviews with City Staff, FHWA, and CDOT
- Program will complete 30% & 60% Design and NEPA on entire program through 2026 with RAISE Federal Planning Grant
- Total Project Estimated at ~ 40 Million including Parking Structure
- Continued pursuit of additional funding and grant opportunities for future phases

Phase I Mobility Hub

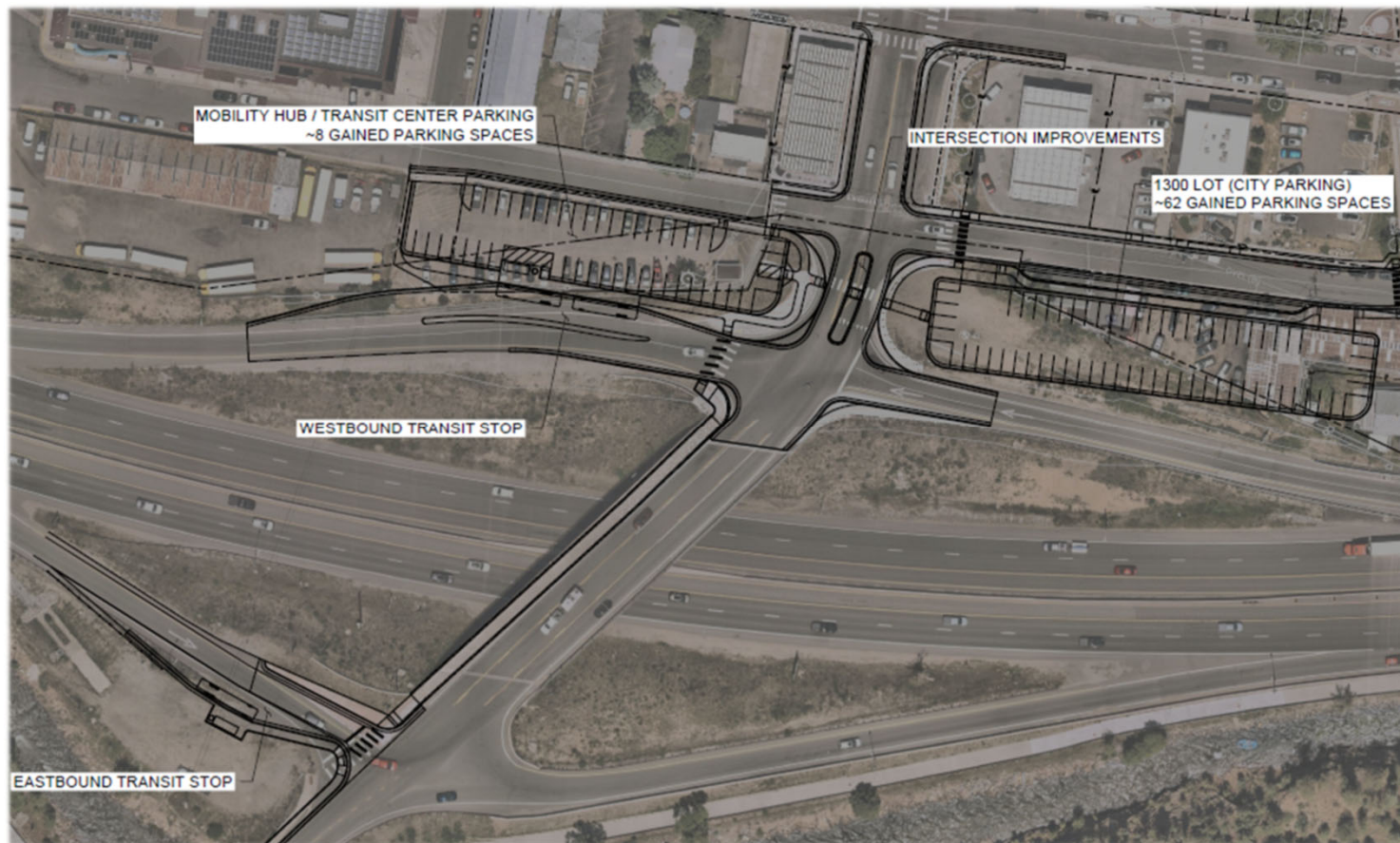
- Phased construction implementation confirmed using \$6.3M State SB 267 Funds
- **CDOT and City of Idaho Springs working toward Grant Agreement to commit CDOT SB 267 Funds for Project**



Phase I Mobility Hub Project: Proposed Design Variation

Design Details

- Mobily Hub shifted to northwest quadrant.
- I-70 ramp transit stops
- Surface lot improvements with additional parking
- Does not preclude future RAISE funded planning grant elements (Parking Structure & Roundabout)
- Right of Way (ROW) Impacts and Process



Funding and Operational Details

- Intermediate Design and NEPA currently funded through FHWA RAISE Grant
- CDOT Senate Bill 267 Funds proposed for final design and construction of Phase I Project
- Achieved scope consensus with CDOT February 2026
- Funding Intergovernmental Grant Agreement in development between CDOT and City of Idaho Springs
- City proposing operations and maintenance of parking lots with CDOT financial assistance
- Portion of spaces in northwest lot dedicated to transit users with others for City use



Next Steps

- Continue to advance entire program to 30% (Spring 2026)
- Complete NEPA clearance
- Final Design of Mobility Hub Project
- Community Engagement
 - Business and Community Promotions Board Update (April)
 - Stakeholder Meetings (April)
- Construction commencement target 2027



23 MARCH 2026

IDAHO SPRINGS®

18 COLORADO 59

COMPREHENSIVE WAYFINDING PLAN

CONCEPT AND SCHEMATIC DESIGN

TRYBA ARCHITECTS

INVITING PEOPLE INTO A STORY



WHERE STORIES LIVE

A BLEND OF **HERITAGE** AND **ADVENTURE** THAT
FOSTERS A STRONG SENSE OF COMMUNITY
AND A LASTING CONNECTION TO NATURE

**IDAHO
SPRINGS**[®]
18 COLORADO 59

IDAHO SPRINGS

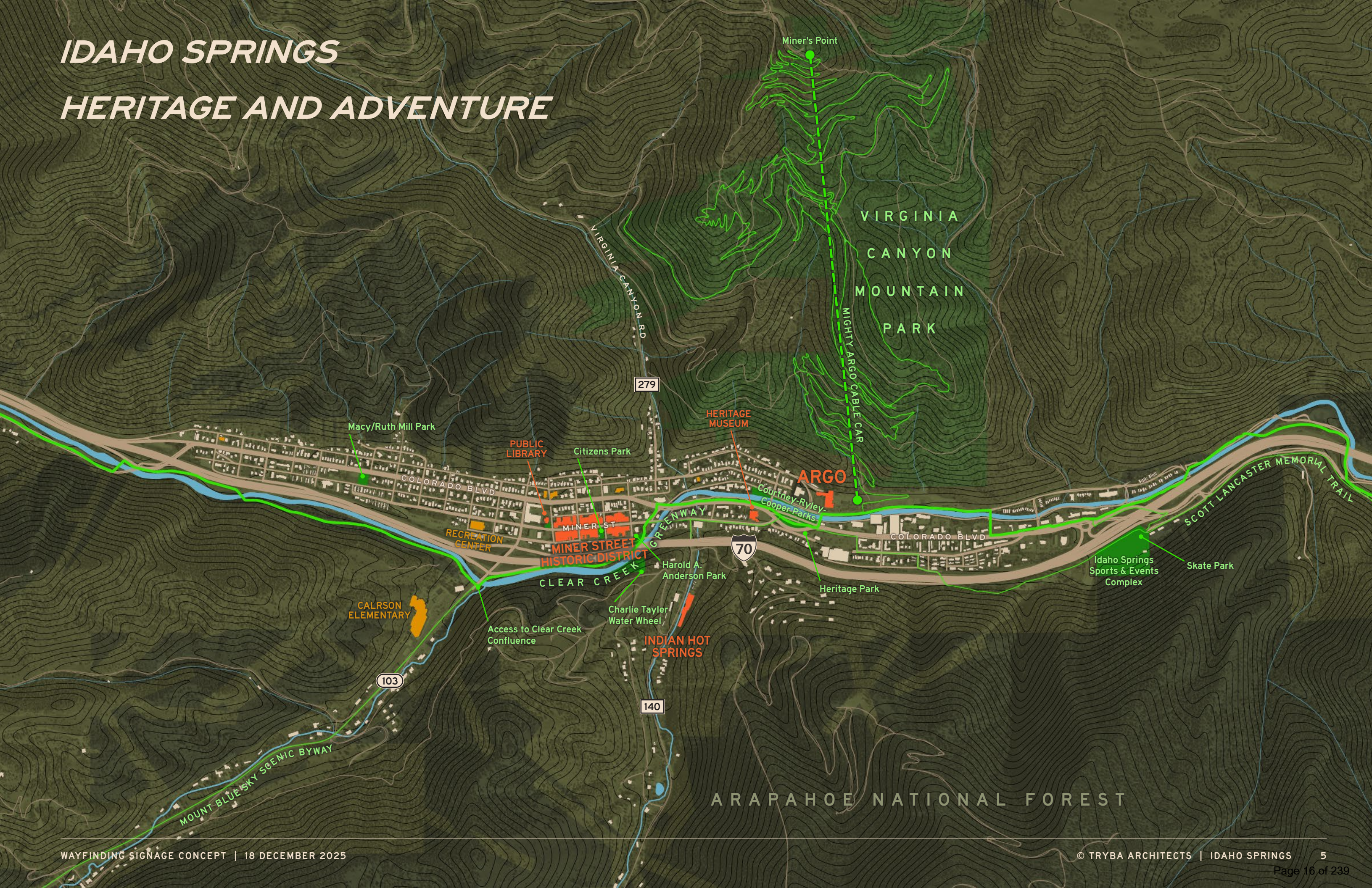


HERITAGE

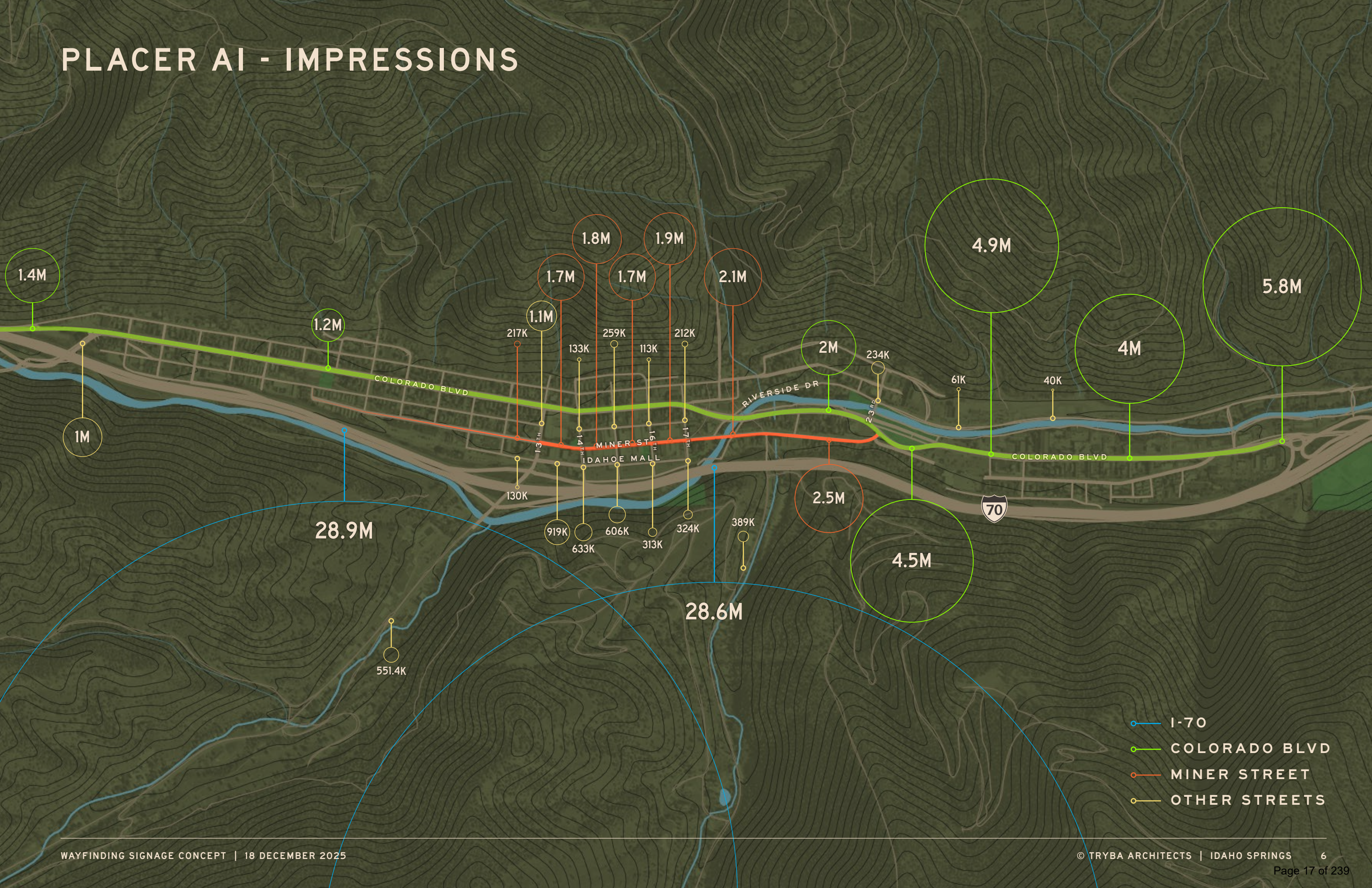


ADVENTURE

IDAHO SPRINGS HERITAGE AND ADVENTURE



PLACER AI - IMPRESSIONS



HISTORIC, HIGH-CONTRAST TYPOGRAPHY



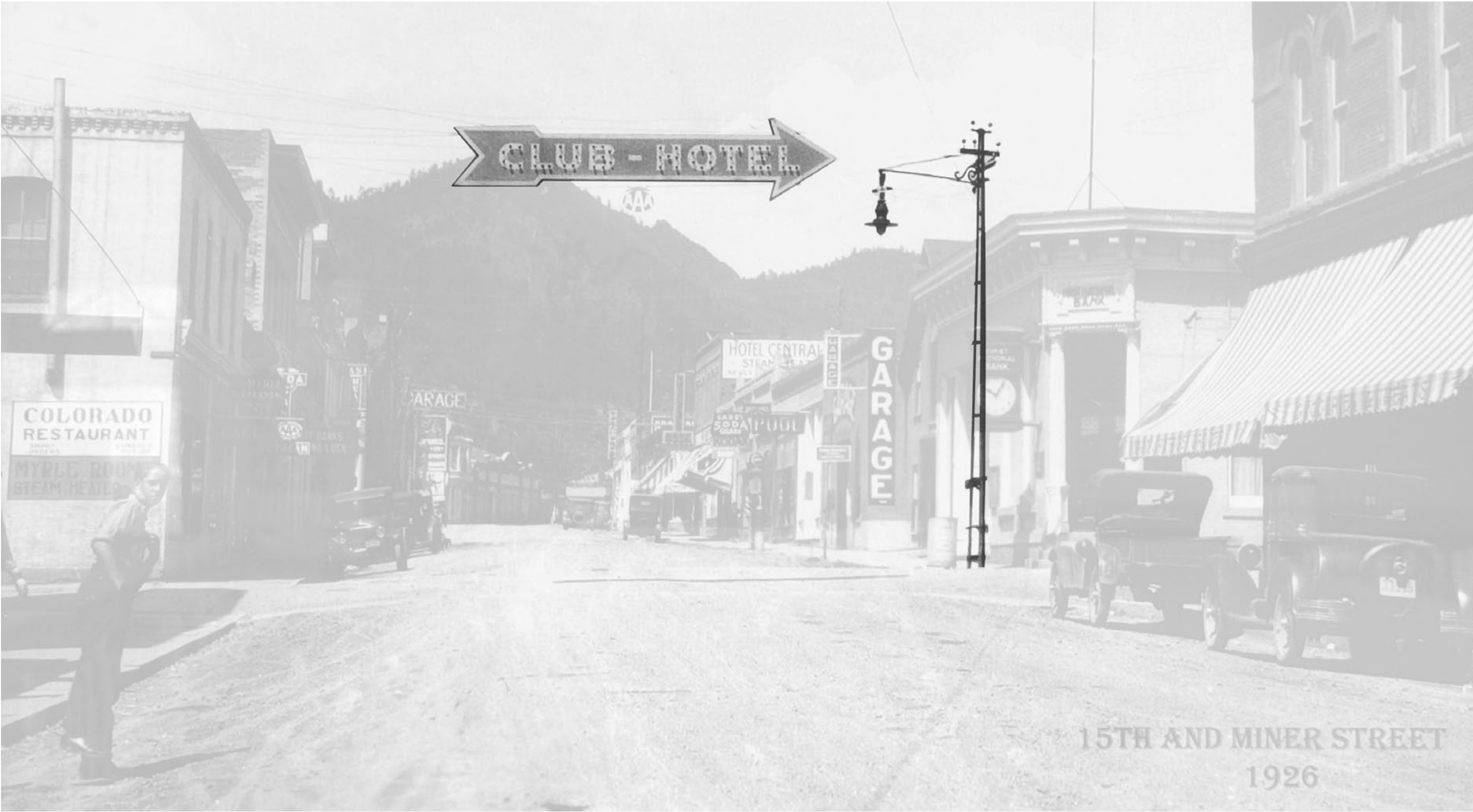
HAND CRAFTED METAL-WORK



MINER STREET 1926



MINER STREET 1926



S04-01 OVERHEAD DIRECTIONAL ARROW

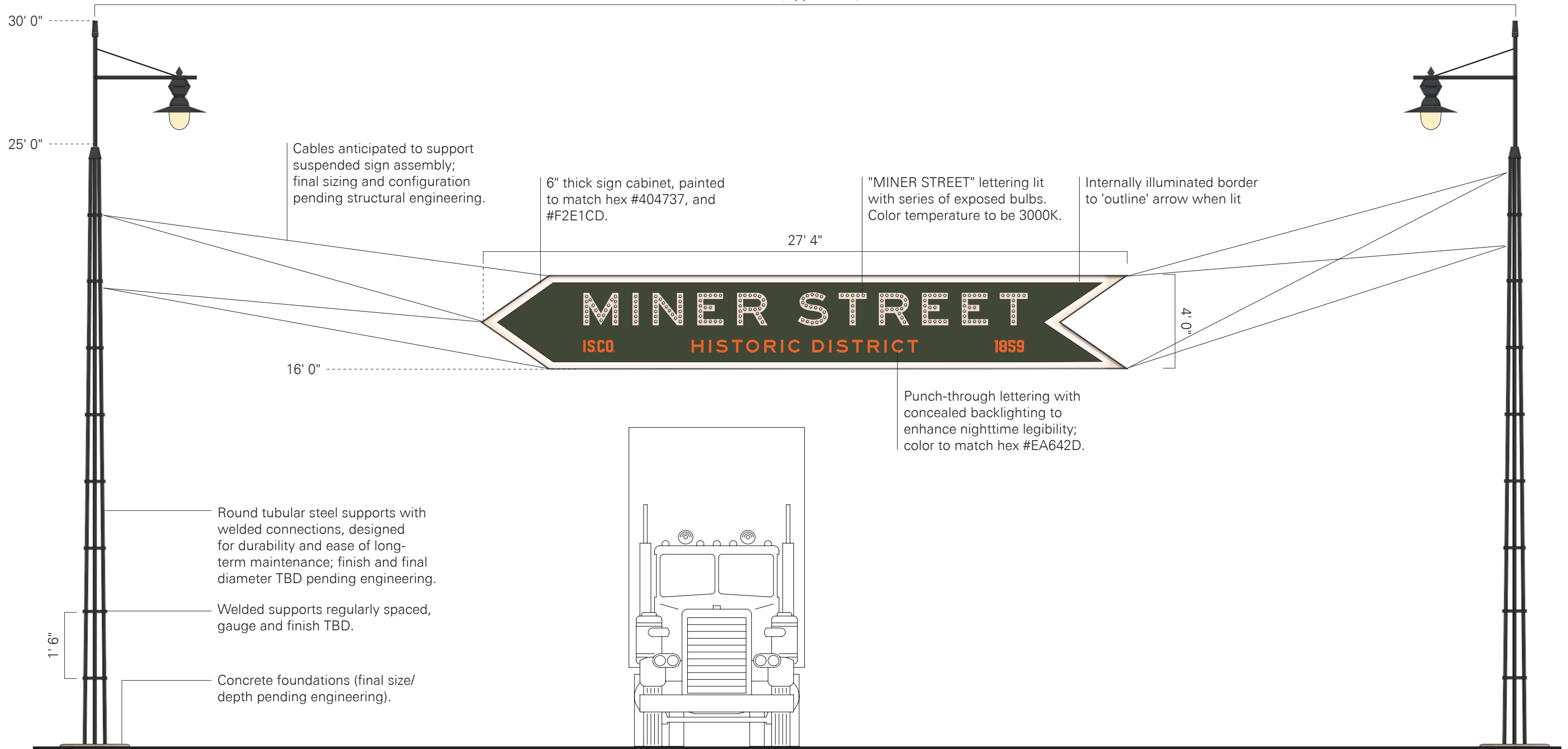


Conceptual view shown to convey overall design intent and character; subject to further design development and coordination.

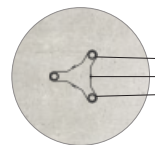
S04-01

OVERHEAD DIRECTIONAL ARROW

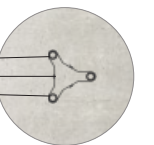
TBD (Approx. 55')



Front Elevation Scale: 2% Actual Size



Plan View



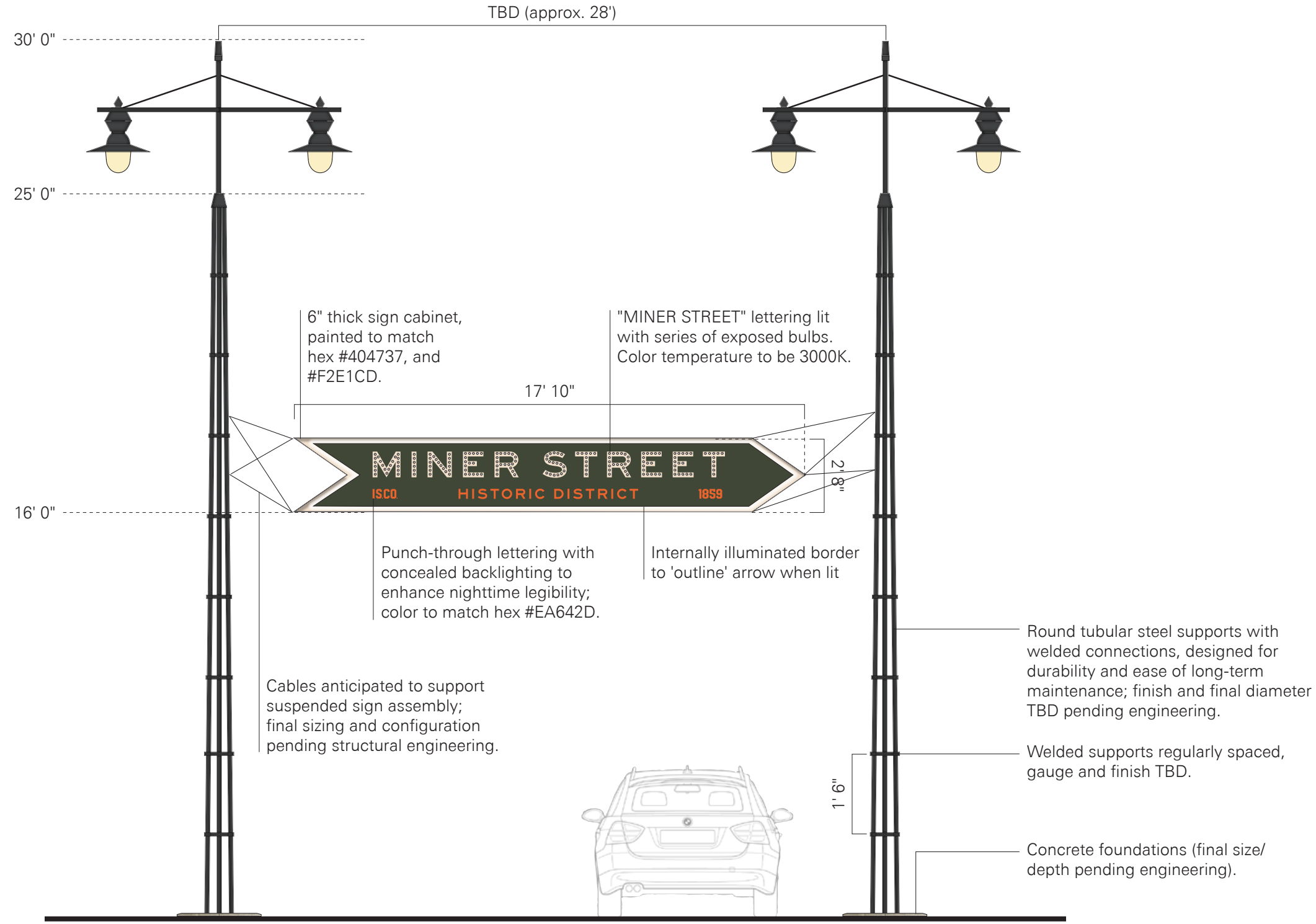
S04-02 OVERHEAD DIRECTIONAL ARROW



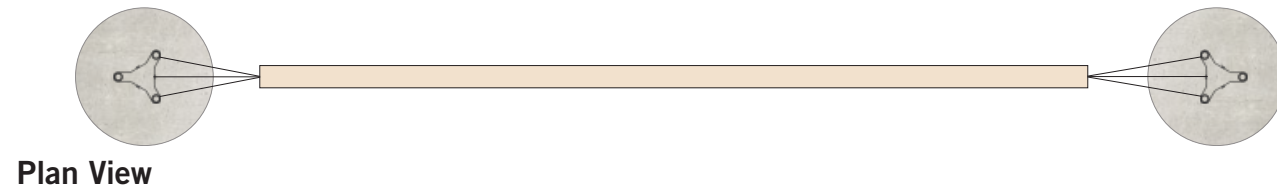
Conceptual view shown to convey overall design intent and character; subject to further design development and coordination.

S04-02

OVERHEAD DIRECTIONAL ARROW



Front Elevation Scale: 2% Actual Size



S03 IDAHO SPRINGS EAST END ID (RETROFIT V)



Front Elevation

Scale: 6% Actual Size



Side Elevation

Logo applied to existing wood tower using natural clear-finished letters against dark-stained surrounding wood for contrast; final finishes TBD coordination.

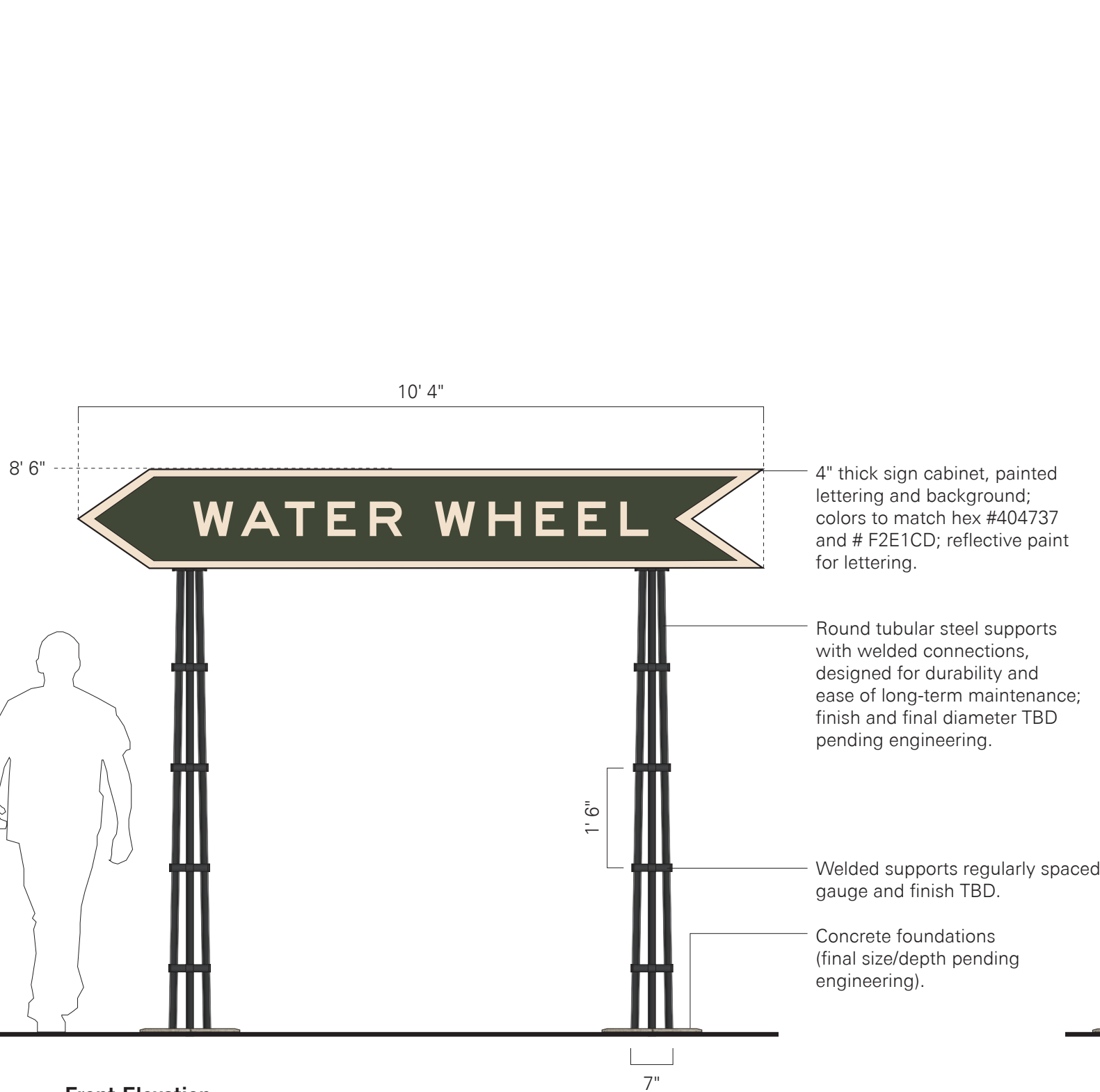


Existing condition

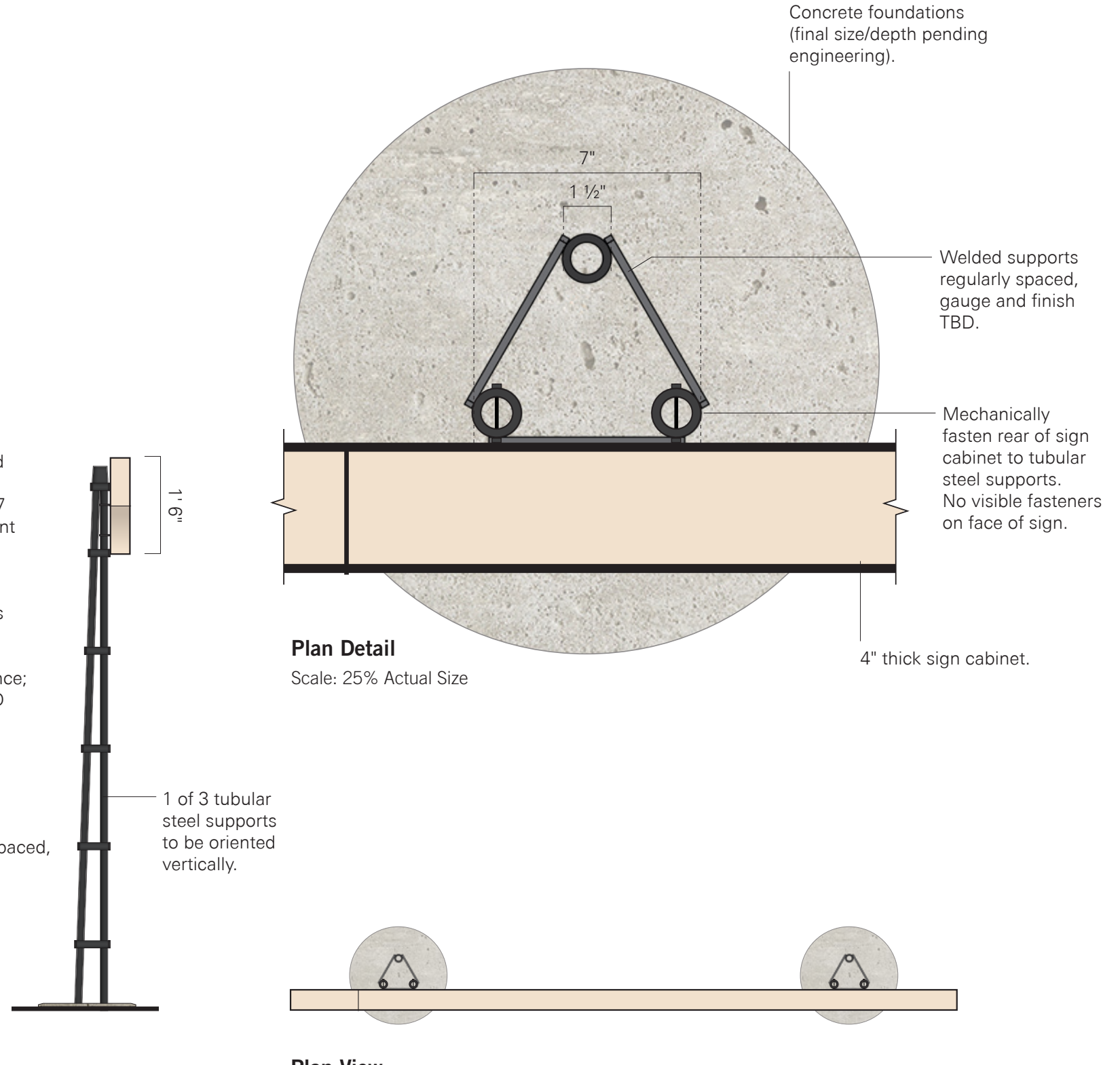


Proposed retrofit with infill panels on three sides

S05 FREESTANDING DIRECTIONAL ARROW



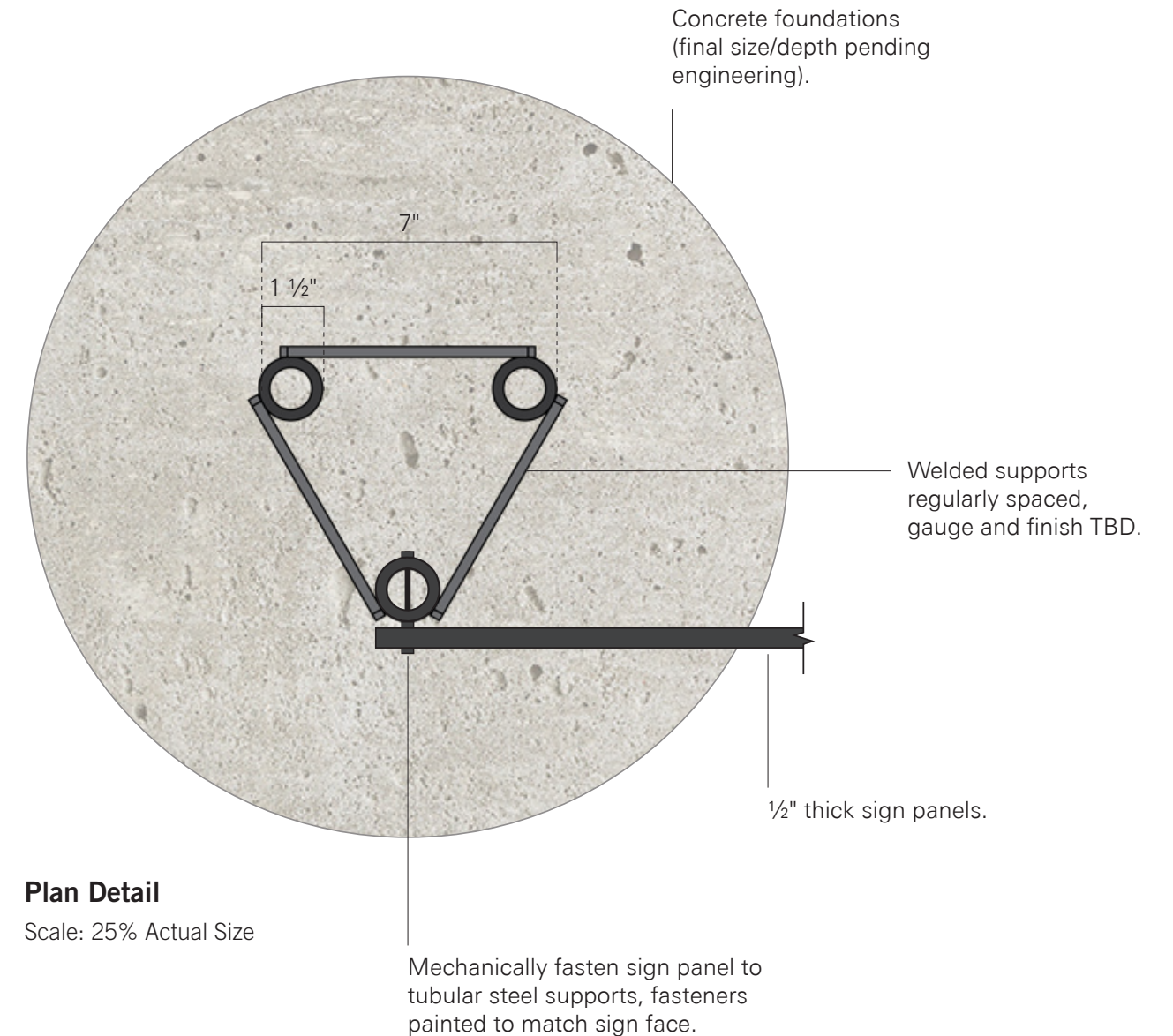
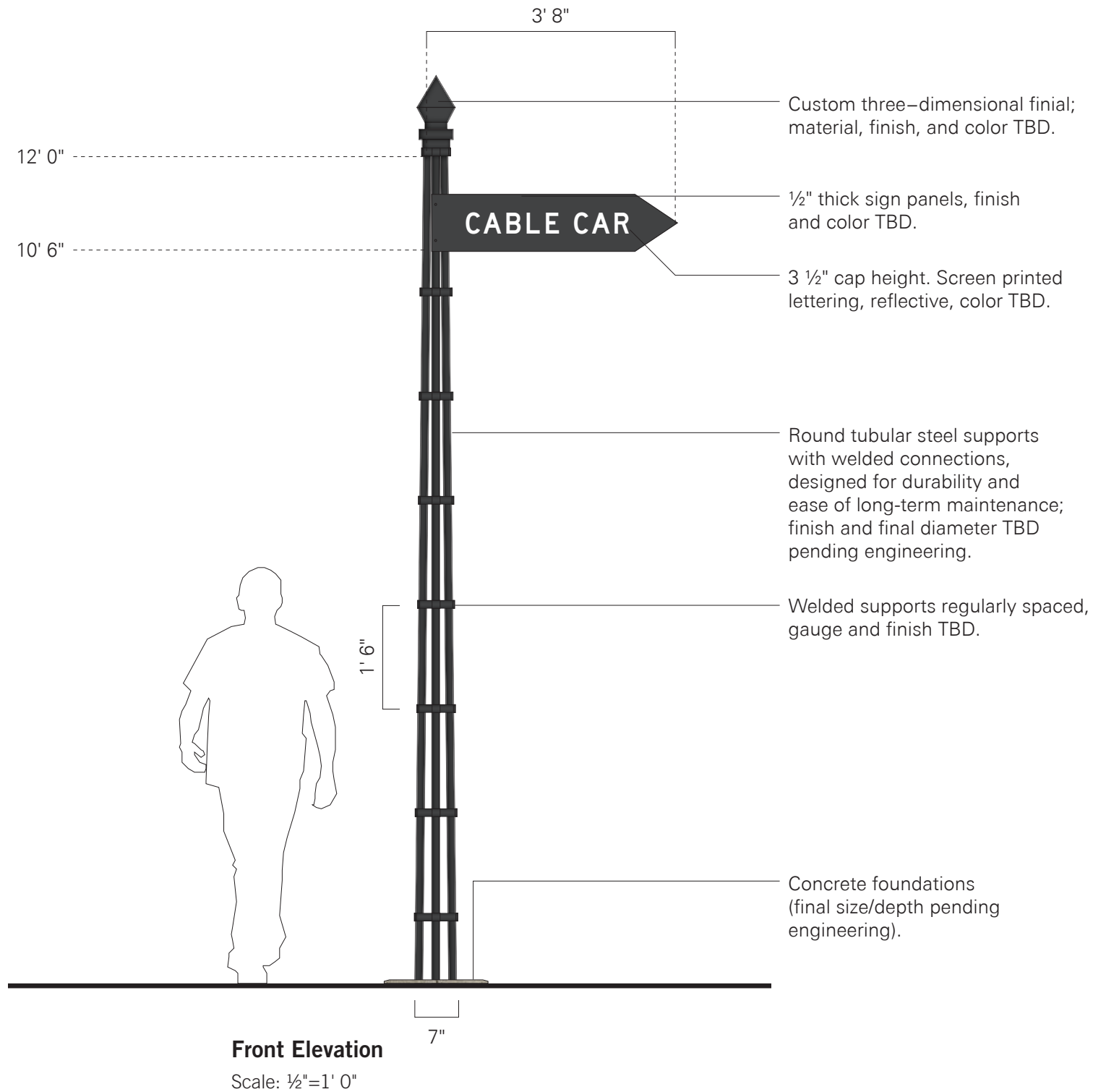
Front Elevation
Scale: 1/2"=1' 0"



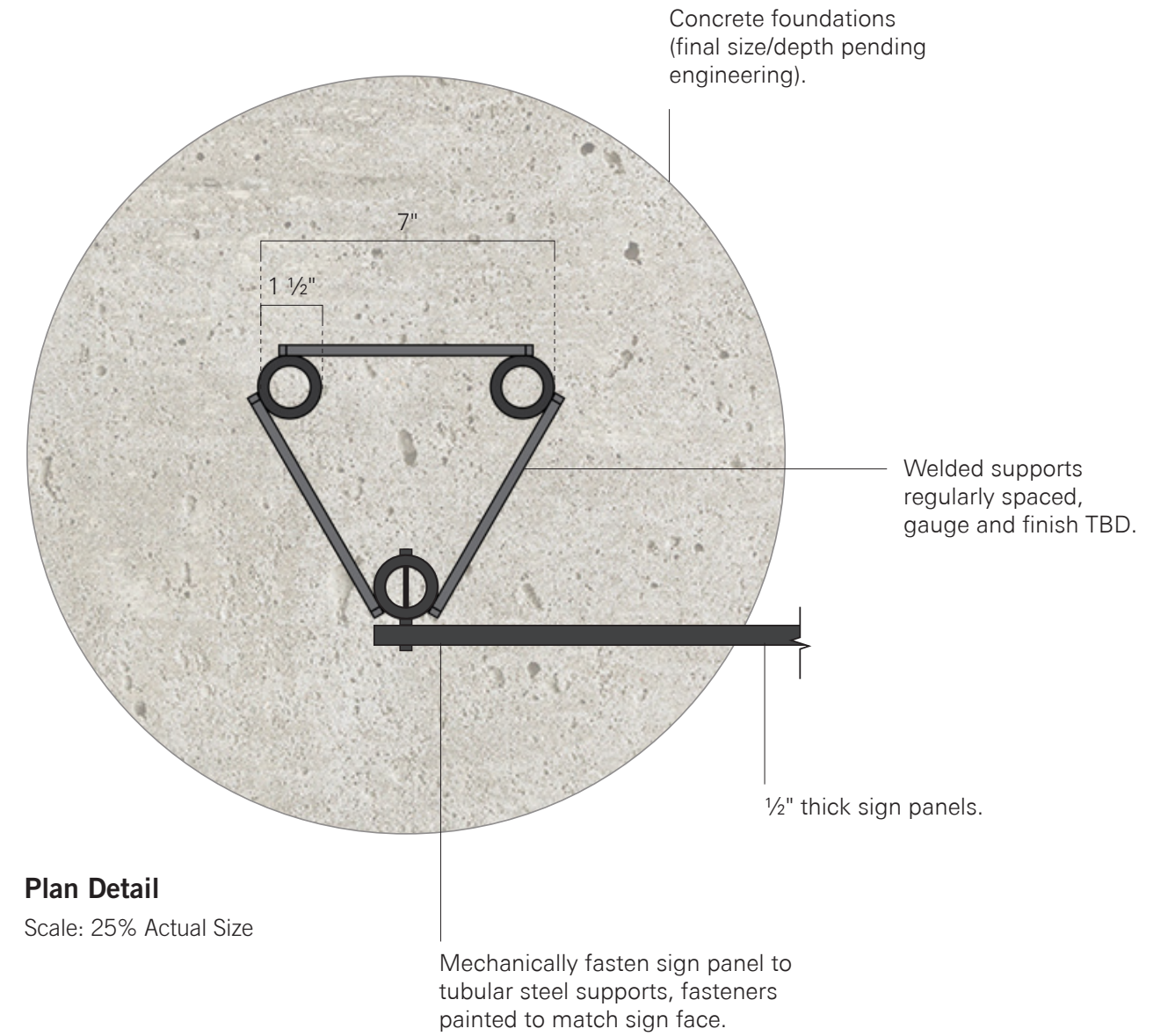
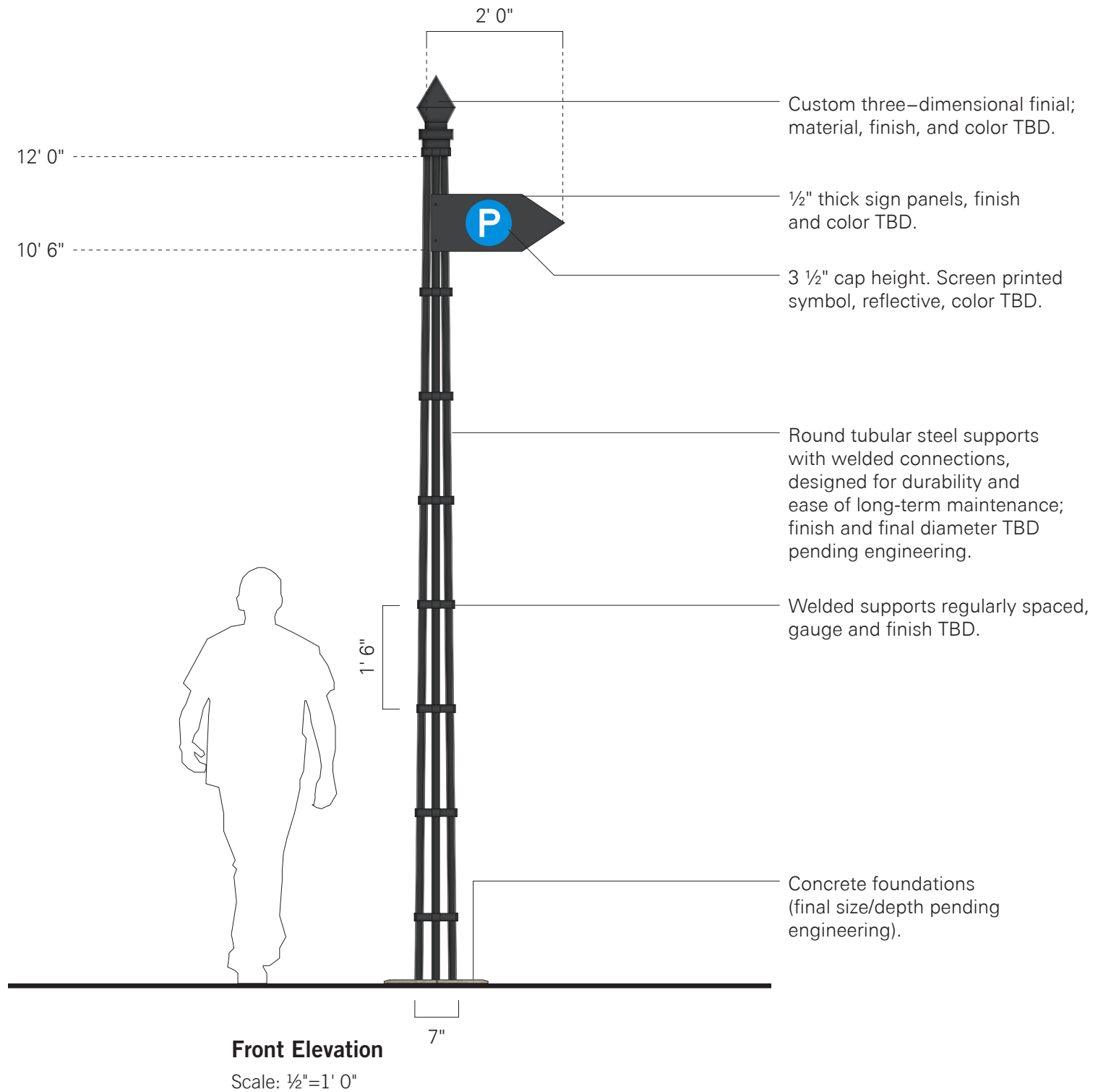
VEHICULAR WAYFIDING INITIAL STUDY



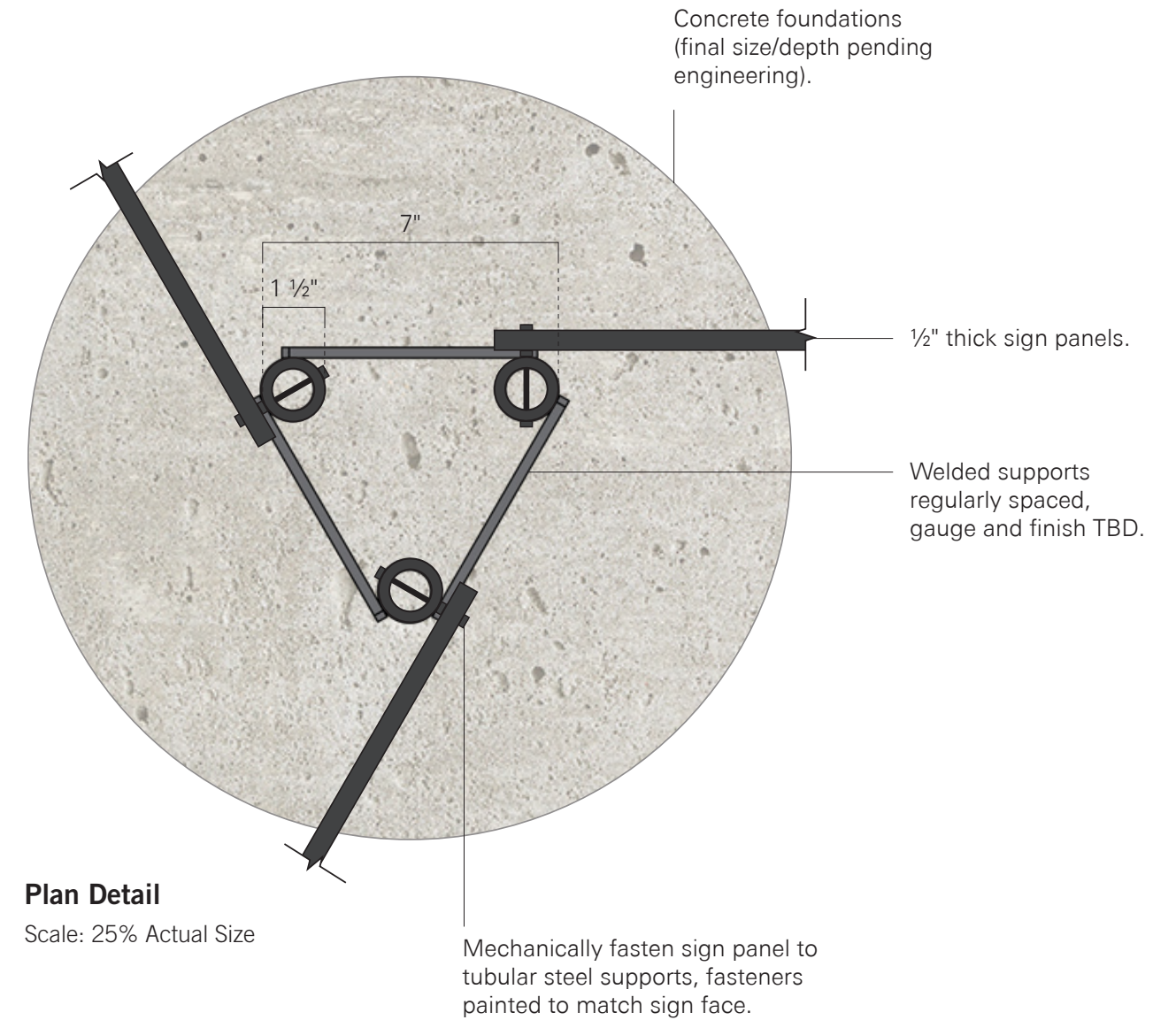
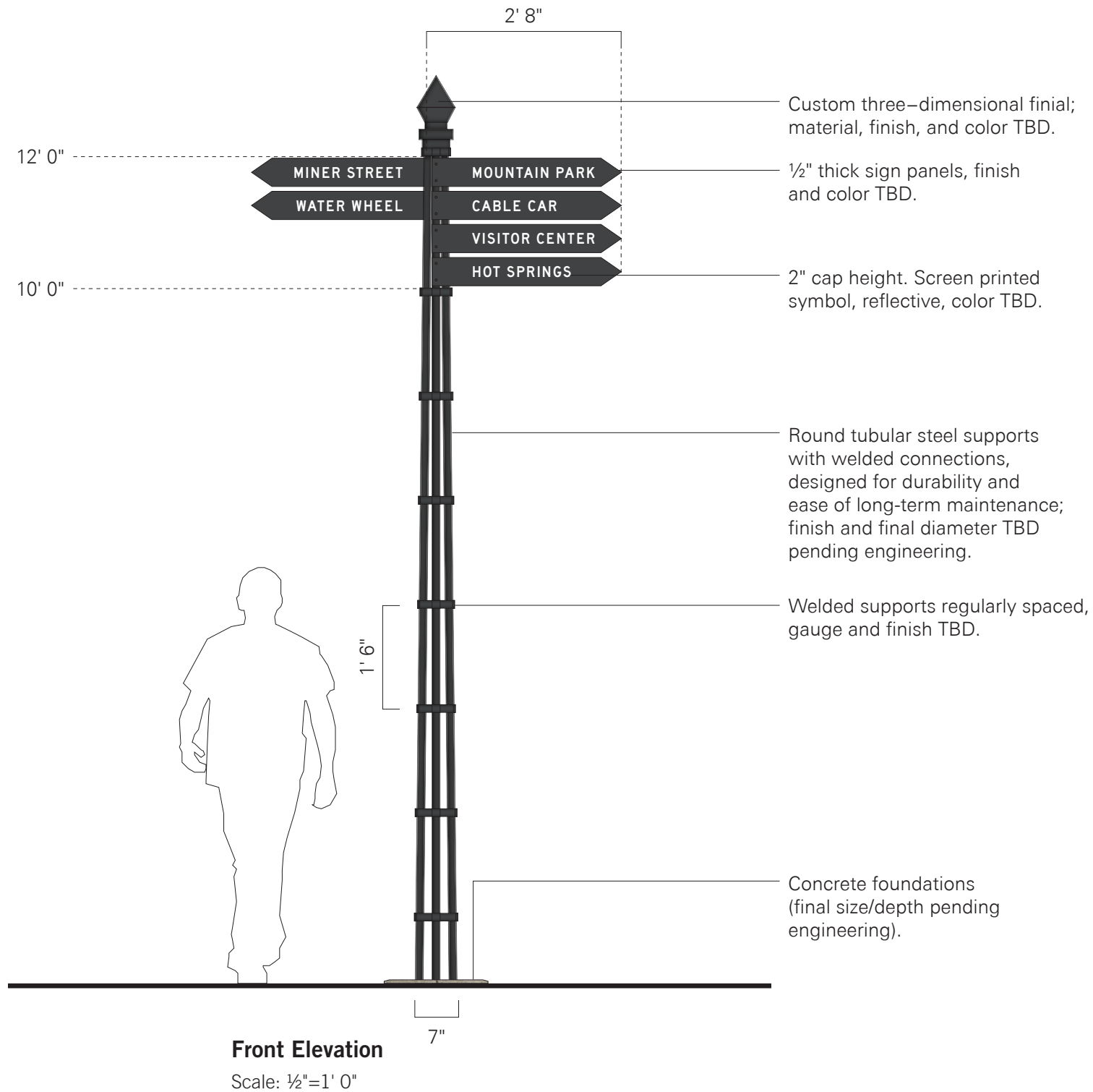
S06 VEHICULAR DIRECTIONAL POST



S07 PARKING DIRECTIONAL POST

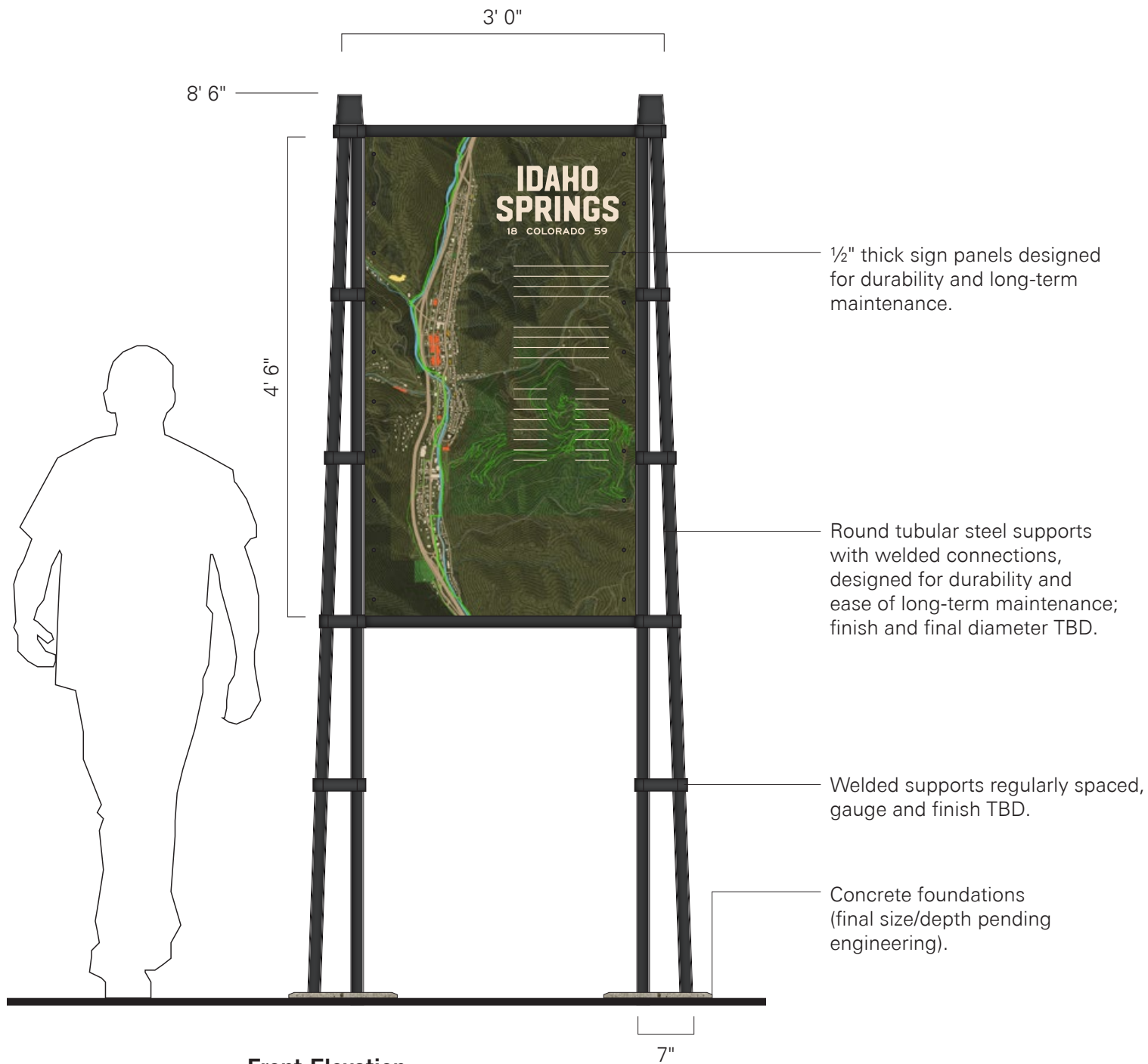


S08 PEDESTRIAN DIRECTIONAL POST



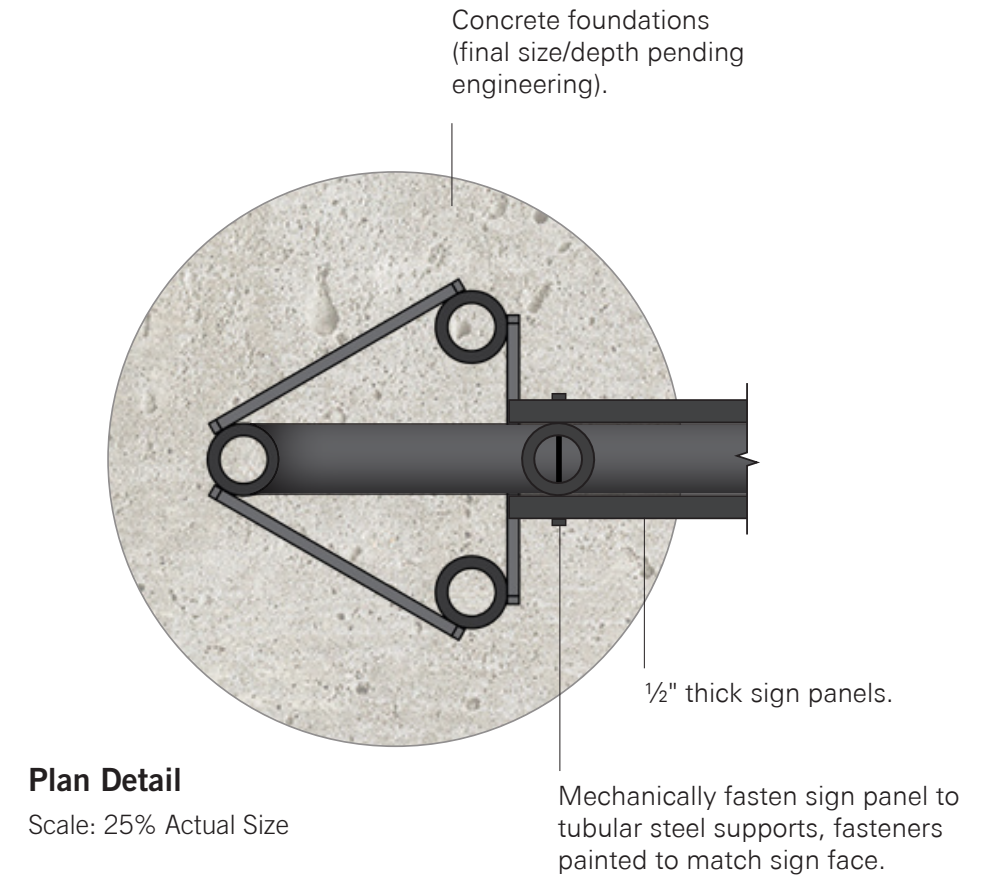
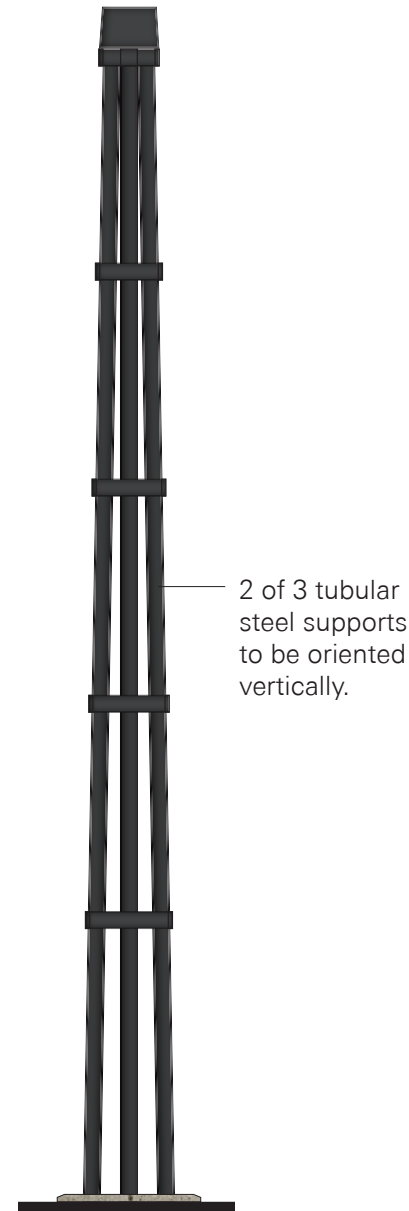
VEHICULAR WAYFIDING INITIAL STUDY





Front Elevation

Scale: 3/4"=1' 0"



Plan Detail

Scale: 25% Actual Size



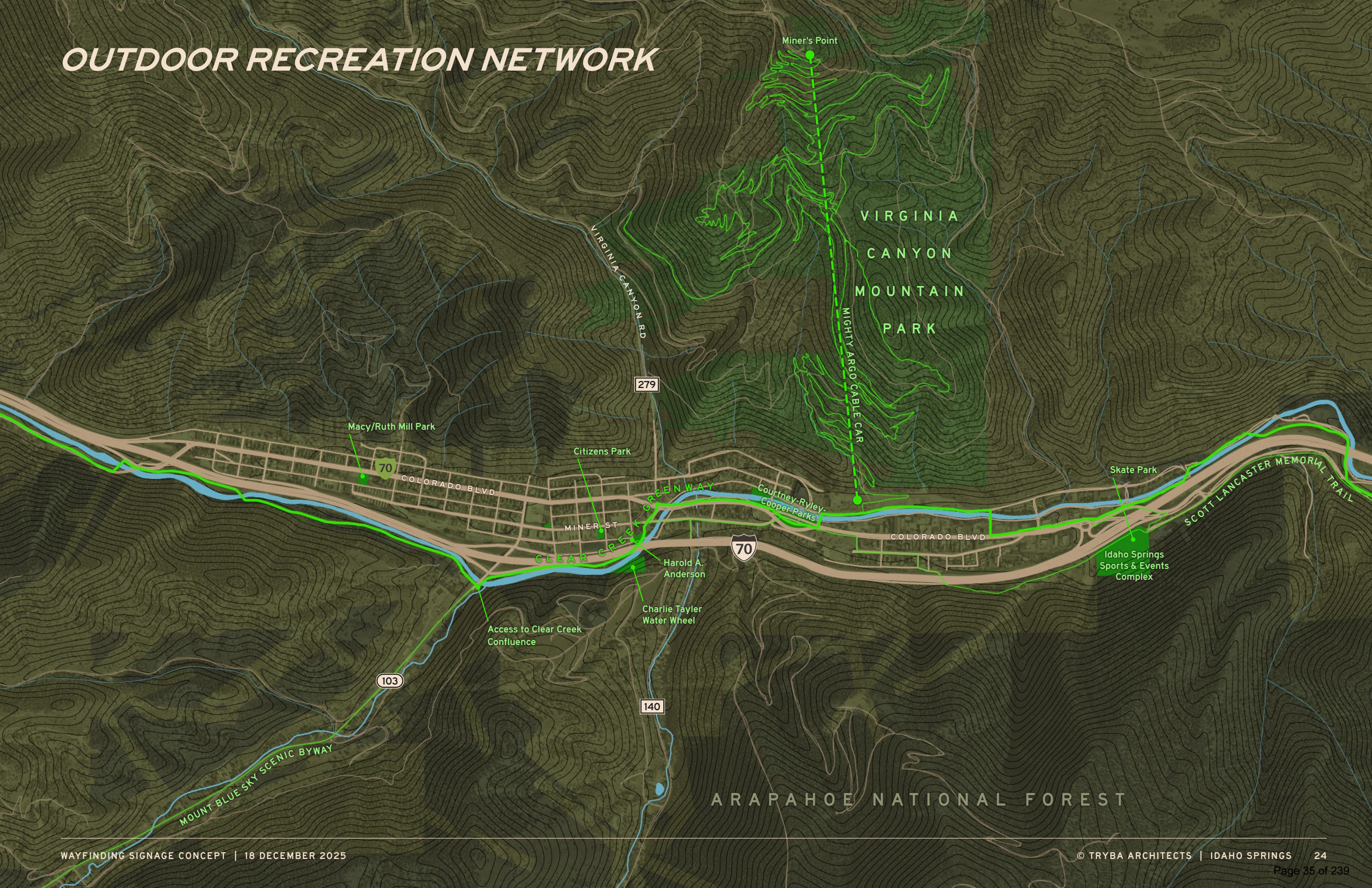
Plan View

IDENTITY SIGNAGE

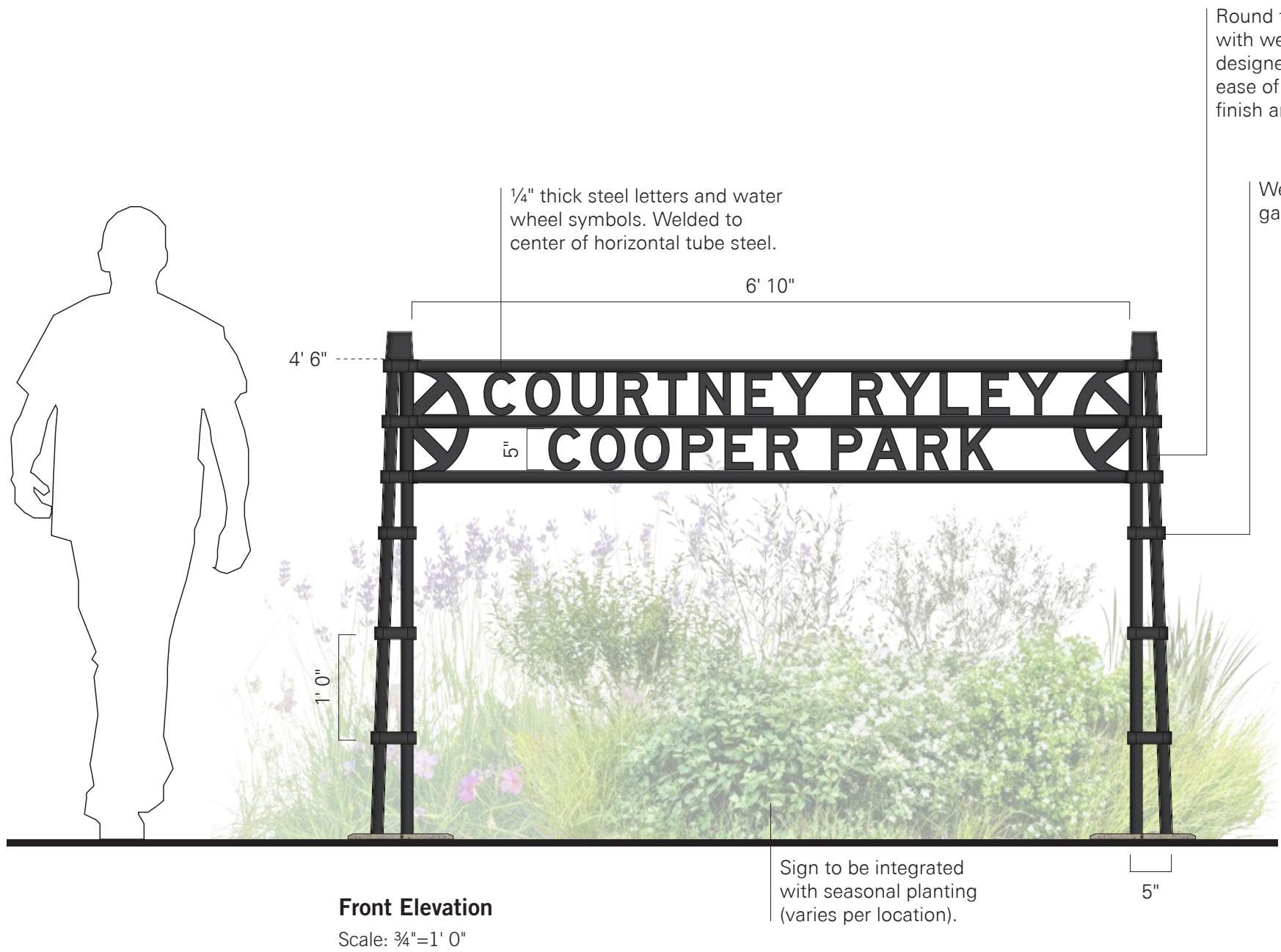
IDAHO SPRINGS PARKS

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OUTDOOR RECREATION NETWORK

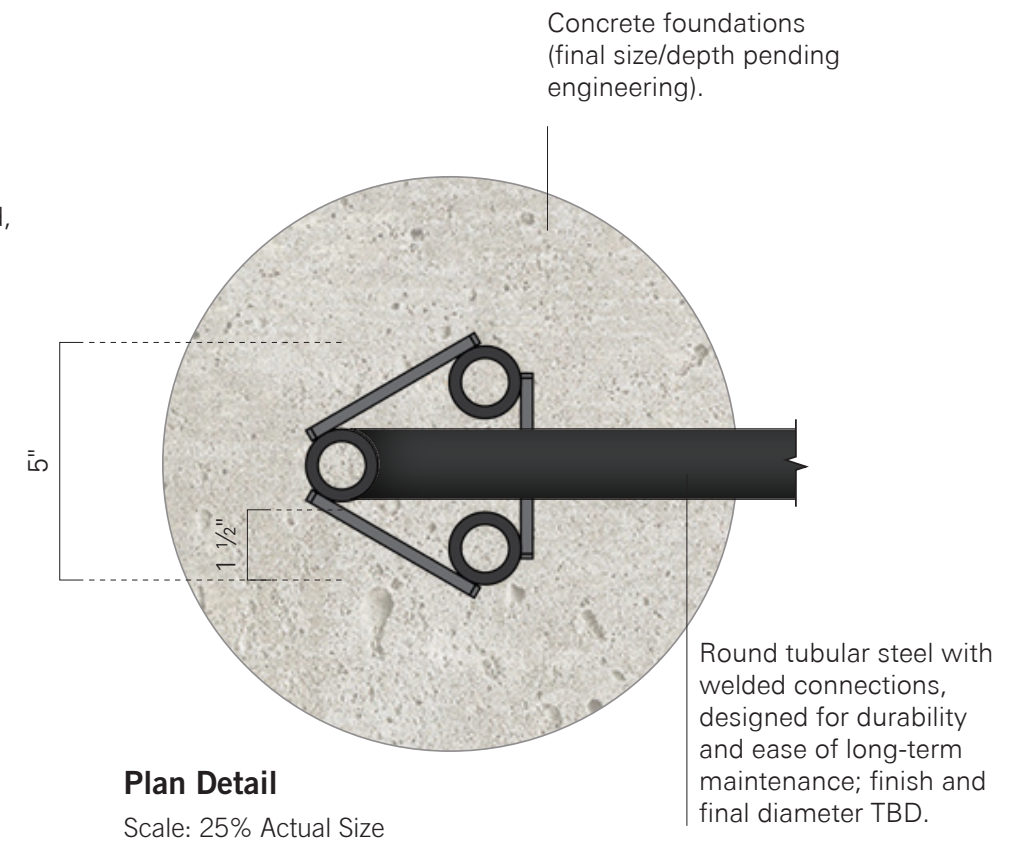
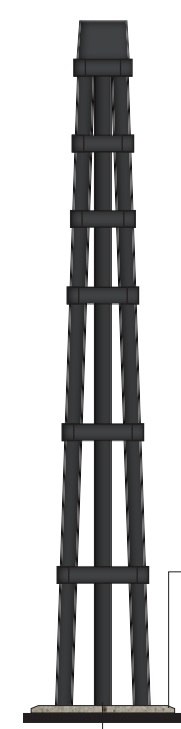


S10 PARK IDENTITY SIGN



Round tubular steel supports with welded connections, designed for durability and ease of long-term maintenance; finish and final diameter TBD

Welded supports regularly spaced, gauge and finish TBD.



S10 PARK IDENTITY SIGN



S10-01



S10-02



S10-03



S10-04

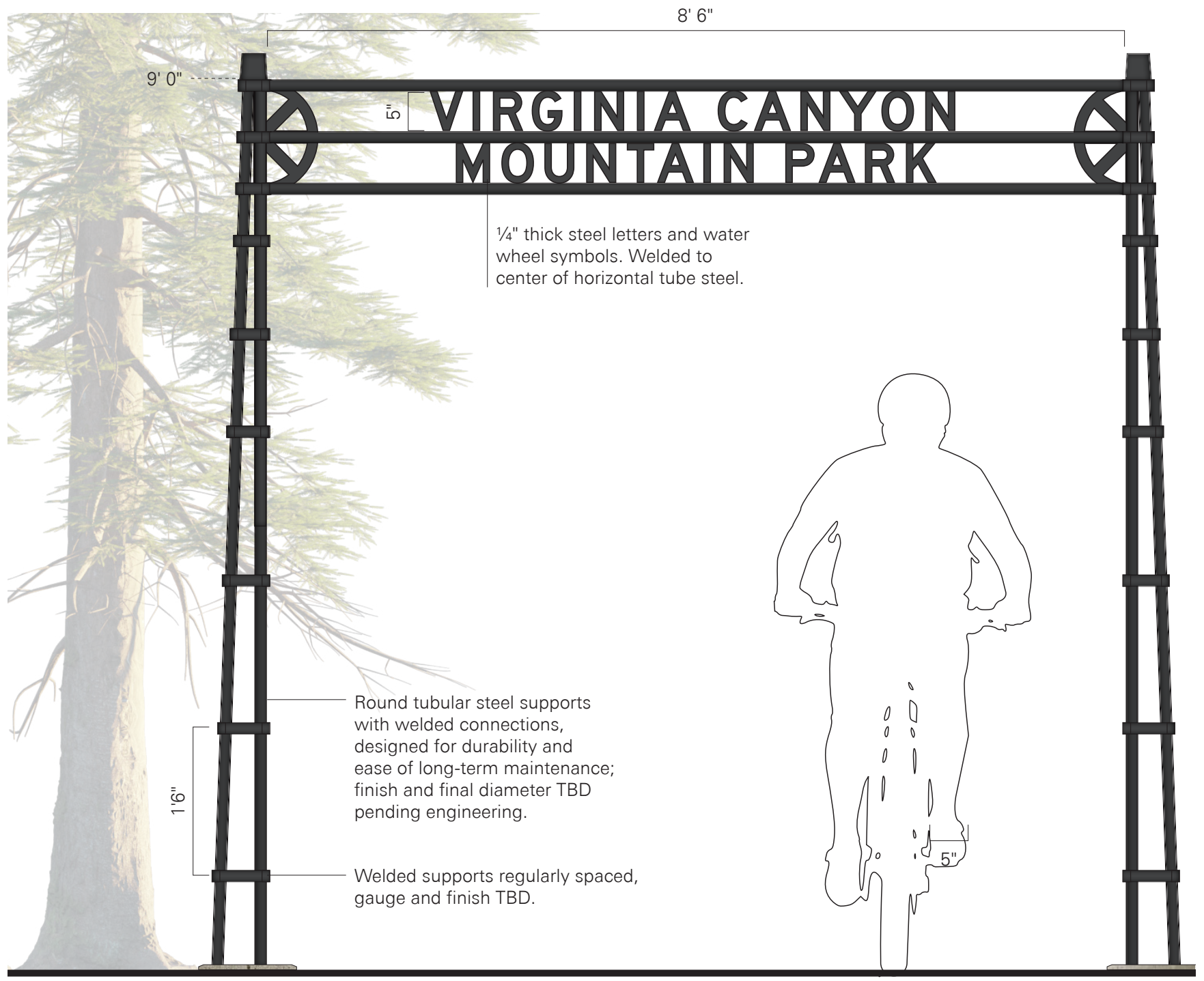


S10-05



S10-06

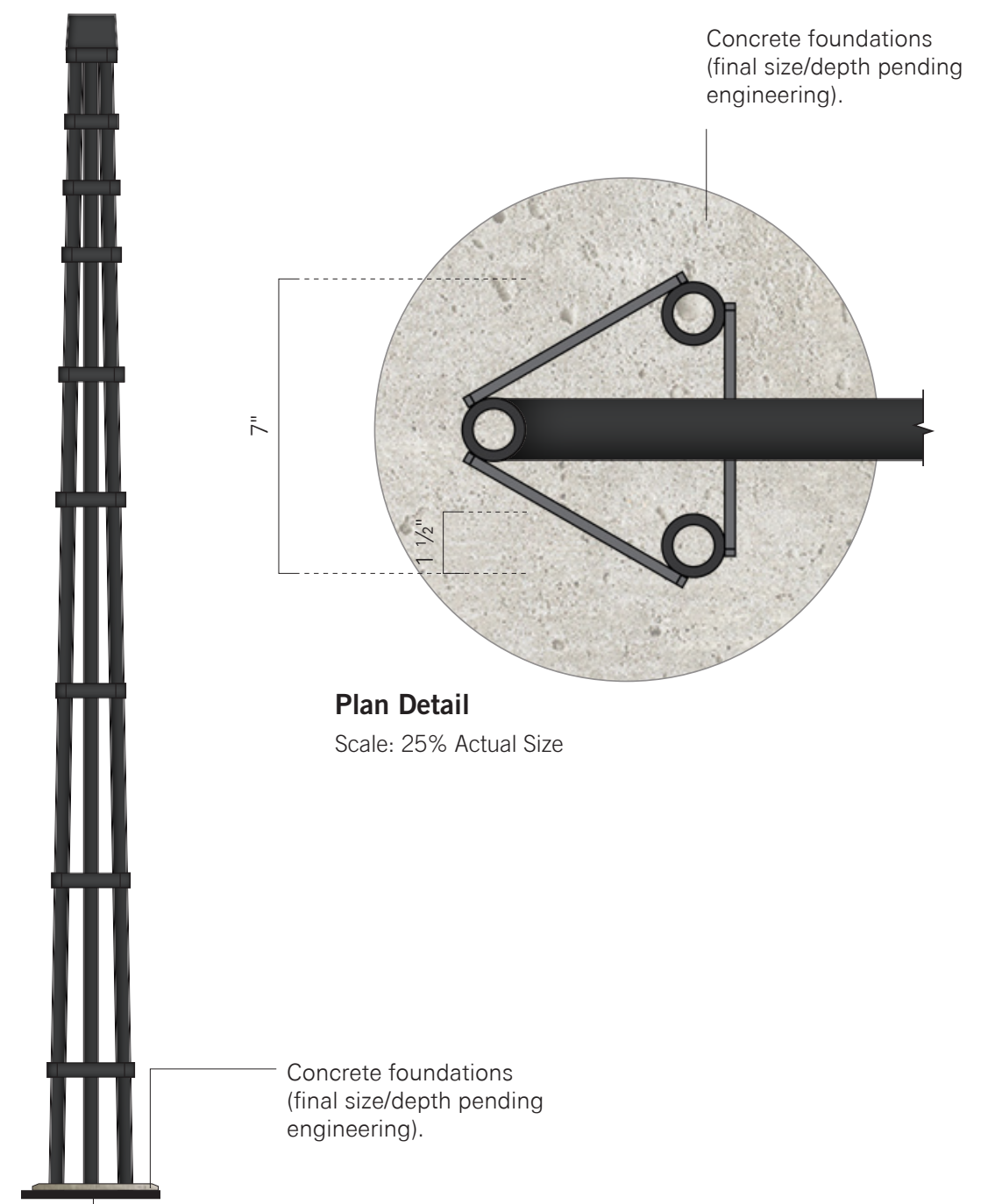
S10 MOUNTAIN PARK IDENTITY SIGN



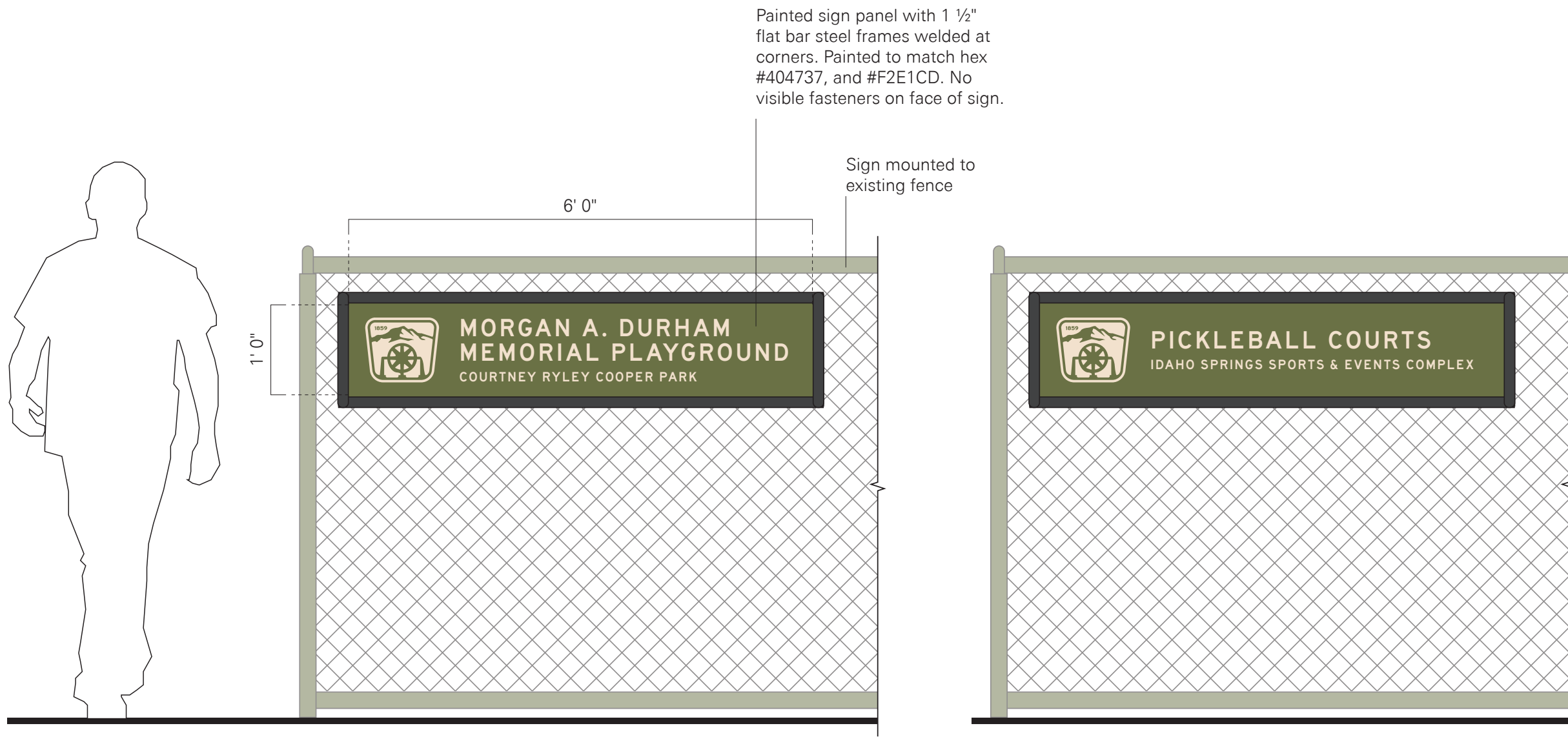
Front Elevation Scale: 3/4"=1' 0"



Plan View



S11 PARK SUB-IDENTITY SIGN



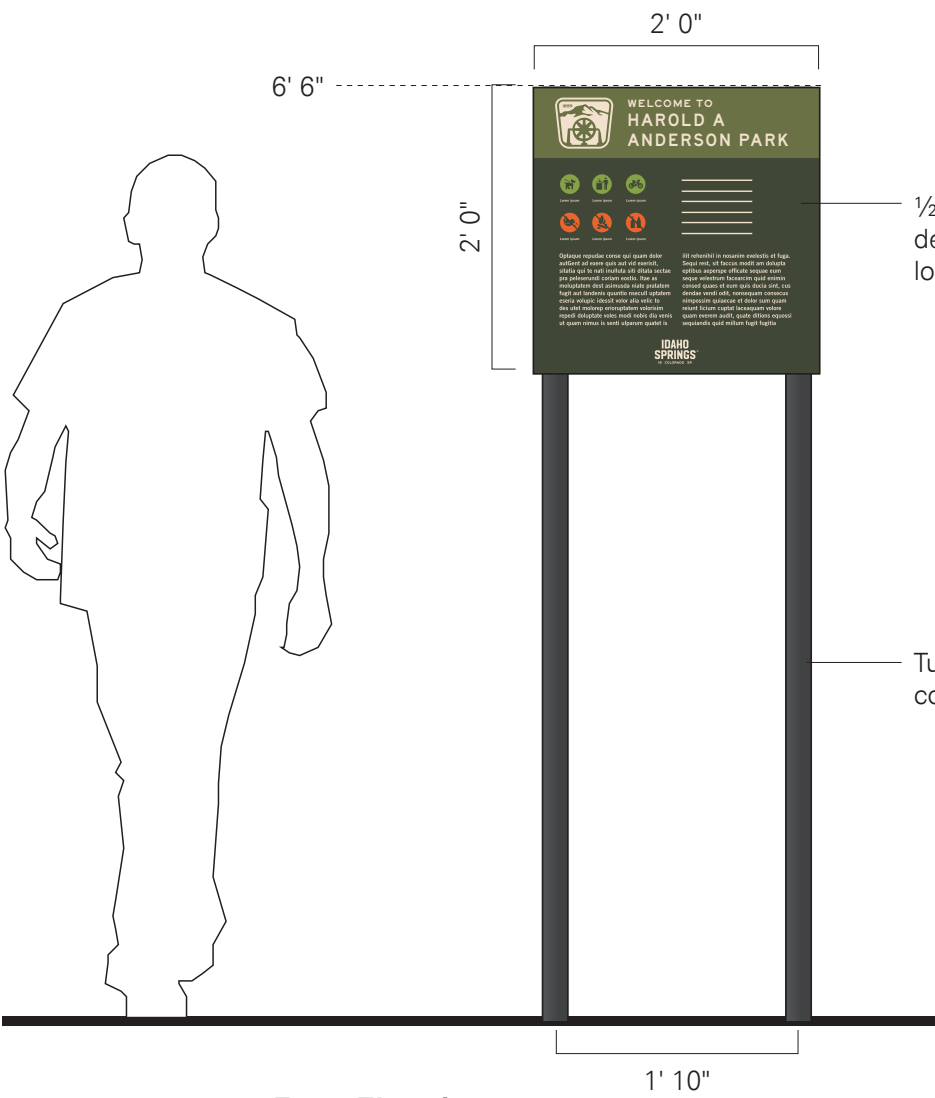
Front Elevation

Scale: 3/4"=1' 0"

S13 PARK RULES REGULATORY SIGN



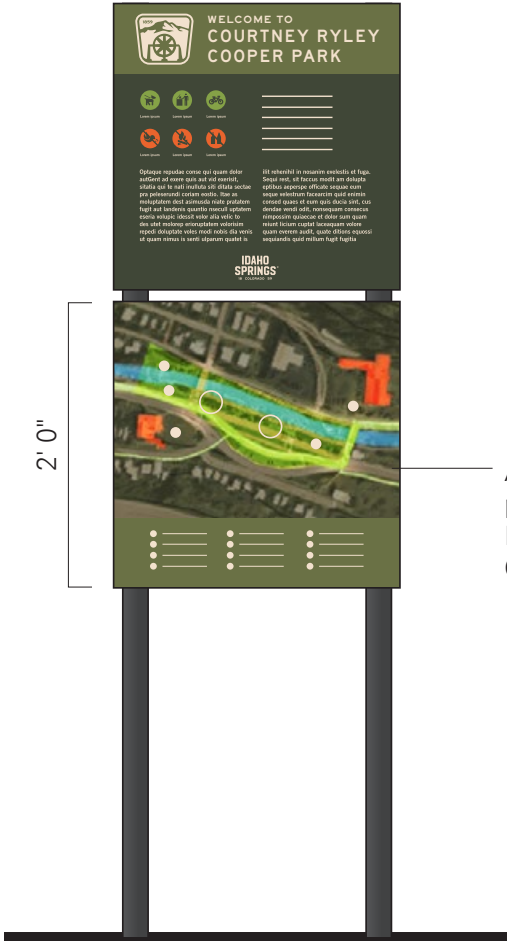
Orientation Map Precedent



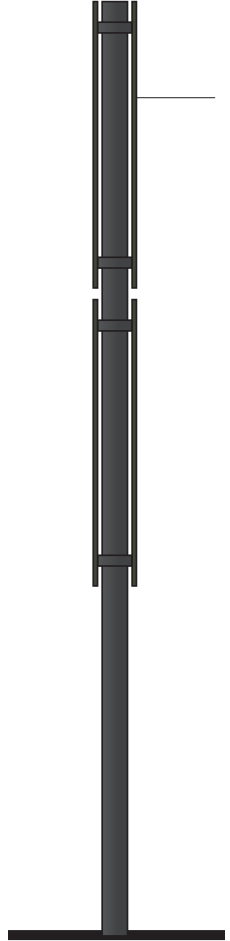
Front Elevation
Scale: 3/4"=1' 0"

1/2" thick sign panels designed for durability and long-term maintenance.

Tubular steel post, color TBD.



Additional orientation map panel added for Courtney Ryley Cooper and Sports Complex.



Double-sided sign. Back panel may be used for interpretive or historical information.

S14 PARKING ZONE ENTRY SIGN



Front Elevation

Scale: 3/4"=1' 0"

IDAHO SPRINGS

SIGN FAMILIES AND
LOCATIONS PLANS

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IDAHO SPRINGS WAYFINDING

SUMMARY OF SIGN TYPES



S04 OVERHEAD DIRECTIONAL ARROW

IDENTITY SIGNAGE



S01 IDAHO SPRINGS WELCOME ID (RETROFIT)

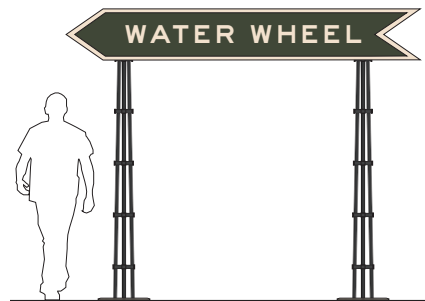


S02 IDAHO SPRINGS WALL MURAL

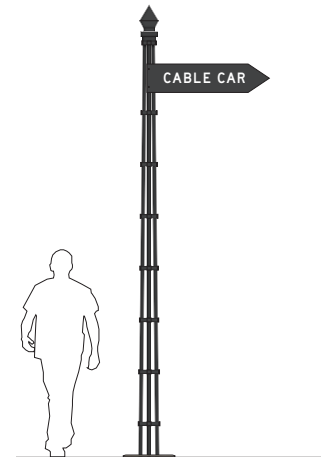


S03 IDAHO SPRINGS EAST END ID (RETROFIT)

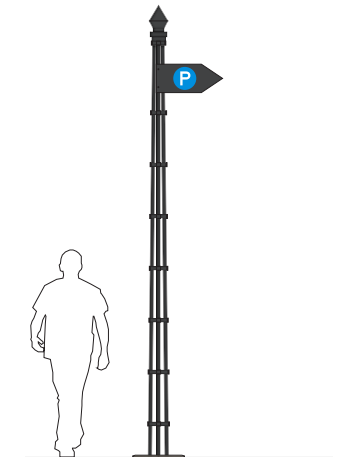
WAYFINDING



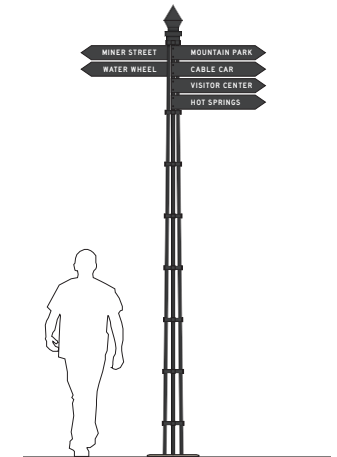
S05 FREESTANDING DIRECTIONAL ARROW



S06 VEHICULAR DIRECTIONAL POST



S07 PARKING DIRECTIONAL POST



S08 PEDESTRIAN DIRECTIONAL POST

ORIENTATION



S09 ORIENTATION MAP

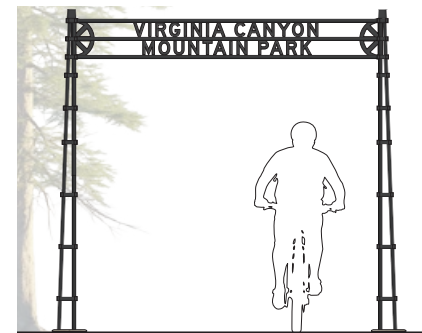
IDAHO SPRINGS PARKS



S10 PARK IDENTITY SIGN



S11 PARK SUB-IDENTITY SIGN

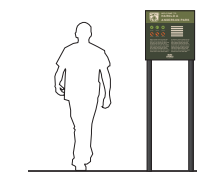


S12 MOUNTAIN PARK IDENTITY SIGN

REGULATORY



S13 PARKING ZONE ENTRY SIGN



S14 PARK RULES REGULATORY SIGN

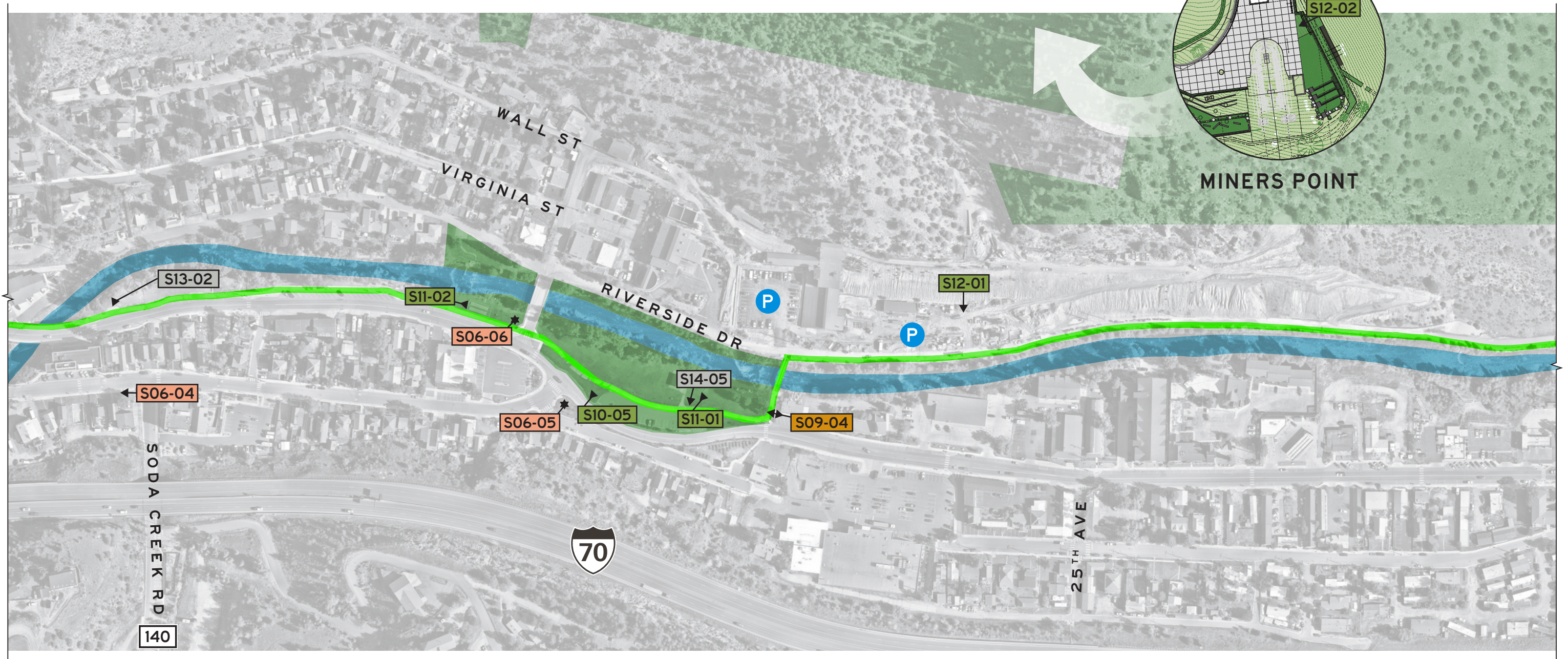
SIGNAGE LOCATIONS 6TH AVE TO CANYON RD



TYPE	LOC	DESCRIPTION	MESSAGE
S01	01	IDAHO SPRINGS WELCOME ID (EXIT 240)	WELCOME TO IDAHO SPRINGS
S02	01	IDAHO SPRINGS WALL MURAL	IDAHO SPRINGS / COLORADO / 1859
S04	01	OVERHEAD DIRECTIONAL ARROW	MINER STREET HISTORIC DISTRICT
S04	02	OVERHEAD DIRECTIONAL ARROW	MINER STREET HISTORIC DISTRICT
S05	01	FREESTANDING DIRECTIONAL ARROW	WATER WHEEL
S06	01	VEHICULAR DIRECTIONAL POST	CABLE CAR, MINER STREET (2 PANELS)
S06	02	VEHICULAR DIRECTIONAL POST	CABLE CAR, MINER STREET (2 PANELS)
S06	03	VEHICULAR DIRECTIONAL POST	MINER STREET, WATER WHEEL, HOT SPRINGS (3 PANELS)
S07	01	PARKING DIRECTIONAL POST	(PARKING SYMBOL)
S07	02	PARKING DIRECTIONAL POST	(PARKING SYMBOL)
S08	01	PEDESTRIAN DIRECTIONAL POST	HOT SPRINGS, VISITOR CENTER, CABLE CAR, WATER WHEEL, MOUNTAIN PARK (5 PANELS)
S08	02	PEDESTRIAN DIRECTIONAL POST	MINER STREET, HOT SPRINGS, WATER WHEEL, VISITOR CENTER, CABLE CAR, MOUNTAIN PARK (6)

S09	01	ORIENTATION MAP	WELCOME TO IDAHO SPRINGS, ETC.
S09	02	ORIENTATION MAP	WELCOME TO IDAHO SPRINGS, ETC.
S09	03	ORIENTATION MAP	WELCOME TO IDAHO SPRINGS, ETC.
S10	01	PARK IDENTITY SIGN	MACY/RUTH MILL PARK
S10	02	PARK IDENTITY SIGN	CITIZENS PARK
S10	03	PARK IDENTITY SIGN	HAROLD A ANDERSON PARK
S10	04	PARK IDENTITY SIGN	CHARLIE TAYLOR WATER WHEEL
S13	01	PARKING ZONE ENTRY SIGN	YOU ARE ENTERING A PUBLIC PAID PARKING ZONE
S14	01	PARK REGULATORY SIGN	WELCOME TO MACY/RUTH MILL PARK, ETC.
S14	02	PARK REGULATORY SIGN	WELCOME TO CITIZENS PARK, ETC.
S14	03	PARK REGULATORY SIGN	WELCOME TO HAROLD A ANDERSON PARK, ETC.
S14	04	PARK REGULATORY SIGN	WELCOME TO CHARLIE TAYLOR WATER WHEEL, ETC.

SIGNAGE LOCATIONS SODA CREEK ROAD TO 25TH AVE



TYPE	LOC.	DESCRIPTION	MESSAGE
S06	04	VEHICULAR DIRECTIONAL POST	HOT SPRINGS, MINER STREET, VISITOR CENTER, CABLE CAR, MOUNTAIN PARK (5 PANELS)
S06	05	VEHICULAR DIRECTIONAL POST	HOT SPRINGS, MINER STREET, CABLE CAR, MOUNTAIN PARK (4 PANELS)
S06	06	VEHICULAR DIRECTIONAL POST	CABLE CAR, MOUNTAIN PARK, HOT SPRINGS, MINER STREET (4 PANELS)
S09	04	ORIENTATION MAP	WELCOME TO IDAHO SPRINGS, ETC.
S10	05	PARK IDENTITY SIGN	COURTNEY RYLEY COOPER PARK
S11	01	PARK SUB-IDENTITY SIGN	PLAYGROUND

S11	02	PARK SUB-IDENTITY SIGN	HORSESHOES
S12	01	MOUNTAIN PARK IDENTITY SIGN	VIRGINIA CANYON MOUNTAIN PARK
S12	02	MOUNTAIN PARK IDENTITY SIGN	VIRGINIA CANYON MOUNTAIN PARK
S13	02	PARKING ZONE ENTRY SIGN	YOU ARE ENTERING A PUBLIC PAID PARKING ZONE
S14	05	PARK REGULATORY SIGN	WELCOME TO COURTNEY RYLEY COOPER PARK, ETC.

SIGNAGE LOCATIONS EAST END



TYPE	LOC.	DESCRIPTION	MESSAGE
S03	01	IDAHO SPRINGS EAST END ID (EXIT 241)	WELCOME TO EAST END, IDAHO SPRINGS
S05	02	FREESTANDING DIRECTIONAL ARROW	SPORTS COMPLEX
S05	03	FREESTANDING DIRECTIONAL ARROW	SPORTS COMPLEX
S06	07	VEHICULAR DIRECTIONAL POST	MINER STREET, MOUNTAIN PARK, CABLE CAR, VISITOR CENTER, HOT SPRINGS (5 PANELS)
S09	05	ORIENTATION MAP	WELCOME TO IDAHO SPRINGS, ETC.
S09	06	ORIENTATION MAP	WELCOME TO IDAHO SPRINGS, ETC.

S09	07	ORIENTATION MAP	WELCOME TO IDAHO SPRINGS, ETC.
S10	06	PARK IDENTITY SIGN	IDAHO SPRINGS SPORTS & EVENTS COMPLEX
S11	03	PARK SUB-IDENTITY SIGN	SKATE PARK
S11	04	PARK SUB-IDENTITY SIGN	BALL FIELD
S11	05	PARK SUB-IDENTITY SIGN	STAGE
S14	06	PARK REGULATORY SIGN	WELCOME TO THE IDAHO SPRINGS SPORTS AND EVENTS COMPLEX, ETC.
S14	07	PARK REGULATORY SIGN	WELCOME TO THE IDAHO SPRINGS SPORTS AND EVENTS COMPLEX, ETC.

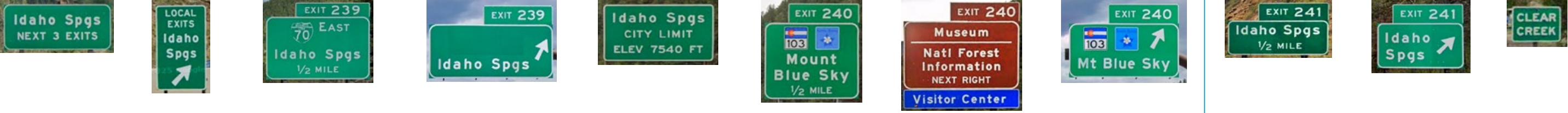
I-70 CORRIDOR

CDOT SIGNAGE UPDATES

**IDAHO
SPRINGS[®]**
18 COLORADO 59

IDAHO SPRINGS CDOT SIGNAGE TODAY

WESTBOUND

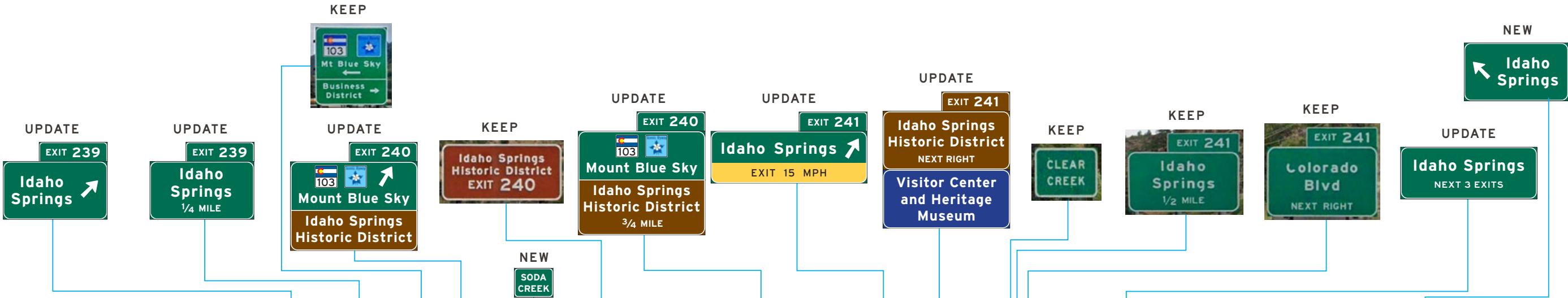


EASTBOUND

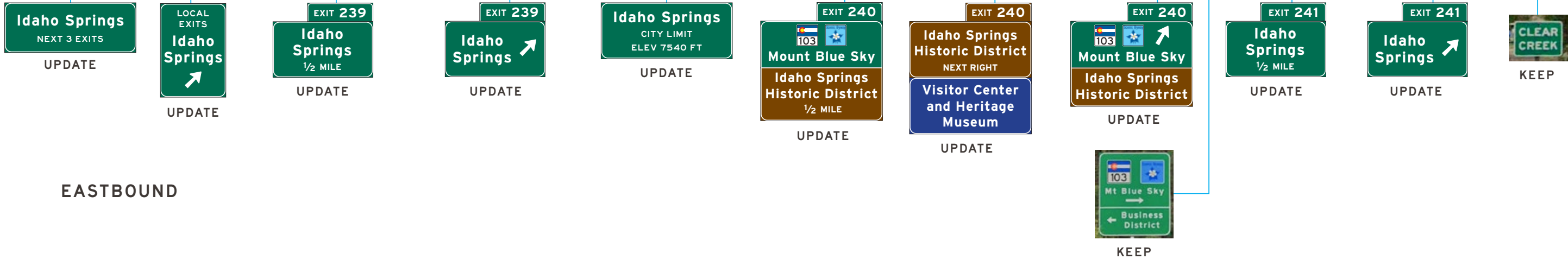


IDAHO SPRINGS CDOT SIGNAGE PROPOSED UPDATES

WESTBOUND



EASTBOUND



Miner Street Market Activation Plan 2026

Overview

The Business and Community Promotions Board (BCPB) is preparing for the 2026 Miner Street Market season with a continued focus on creating a vibrant, walkable downtown experience that supports local businesses, community connection, and visitor engagement.

Miner Street Market has become one of the most recognizable seasonal activations in Idaho Springs, transforming the historic downtown corridor into a pedestrian-friendly environment where businesses can expand into the street, host outdoor dining and retail displays, and collaborate on programming that brings energy and activity to downtown throughout the summer and fall seasons.

The 2026 season builds on the momentum of previous years while aligning with the broader Visit Idaho Springs strategy to strengthen downtown vibrancy, support small businesses, and encourage longer visitor stays.

Key priorities for the 2026 season include:

- Supporting business-led outdoor activations and creative use of public space
- Coordinating events and programming encourage visitation
- Continuing to position Miner Street as a community gathering space during peak visitor months
- Strengthening partnerships with local organizations, event producers, and recreation partners

Activation Standards for 2026

Businesses wishing to activate outdoor space on Miner Street are encouraged to design welcoming patio, retail, or programming areas that contribute to the overall pedestrian environment.

- All businesses activating outdoor spaces must submit a design plan to City staff for approval.
- Activation paperwork and permits must be submitted prior to opening weekend of the market season.
- The BCPB continues to recommend that the City waive the encroachment fee for businesses activating outdoor space while downtown construction impacts continue.

Event / Milestone	Date
Street Closure for Setup	April 20, 2026
First Full Weekend of Miner Street Market	April 24, 2026
S'mores Sundays Begin	April 26, 2026
Idaho Springs City Clean-Up	May 16, 2026

Event / Milestone	Date
River Clean-Up & Raft Kickoff Party	May 18, 2026
Burro Races Family Fun Zone (CODA)	May 24, 2026
Graduation Parade	May 21, 2026
Fur-ling Fest (CODA)	June 6, 2026
Thursday Market & Music on Miner Begins	June 11, 2026
4th of July Celebration (CODA)	July 4, 2026
Blue Sky Hill Climb (CODA)	July 25, 2026
GTIS Marathon (CODA)	August 8, 2026
Fall Harvest Festival / Rapidgrass (CODA – TBD)	October 2–3, 2026
Halloween Parade & Trunk or Treat	October 29, 2026
Halloween Party on Miner	October 31, 2026
End of Season Breakdown	End of December (weather dependent)

Street Closure & Timeline

- Street closure for setup: April 20, 2026
- Street cleaning and preparation: Week of April 20th (weather dependent)
- Outdoor patio and activation setup: Starting April 22nd
- First full weekend of Miner Street Market: April 24, 2026
- End-of-season breakdown: End of November, Monday after Thanksgiving (weather dependent)

Major Events & Activations on Miner Street – 2026

Throughout the season, the BCPB coordinates and supports several large community events that activate the full Miner Street corridor, while also supporting smaller block-level activations and business-led programming. (CODA events are called out)

Burro Races Family Fun Zone-CODA Event-May 24th

- Closure of 16th Street

In collaboration with the organizers of the annual Burro Races and Clear Creek Recreation, Miner Street will host a Family Fun Zone during race weekend. This activation will provide additional family-friendly programming and extend activity throughout downtown while the race takes place.

The Family Fun Zone includes:

- Kids activities and recreation programming
- Interactive games and family entertainment
- Vendor booths and local business participation

Fur-ling Fest-CODA Event-June 6, 2026

A dog-centered community festival supporting local shelters and animal organizations. The event includes adoption opportunities, vendors, dog-friendly activities, and fundraising efforts for animal welfare partners.

4th of July Celebration-CODA Event-July 4, 2026

- 16th Street Closed

The community's largest annual event featuring live music, family programming, downtown activations, and evening fireworks. Miner Street serves as a central gathering area for visitors and residents throughout the day.

Blue Sky Hill Climb-CODA Event-July 25th

- 16th Street Closed

In collaboration with the organizers Shift events plans on having the return of this event into the downtown district. The BCPB will be working with the race organizers to plan and execute this event.

GTIS Marathon-CODA Event-August 8th

- 16th Street Closed

In collaboration with the organizers, Clear Creek Booster Club we will be continue this event we tested in 2025. The BCPB will be working with the race organizers to plan and execute this event.

Fall Harvest Festival -Featuring Rapidgrass-CODA Event (Concept Under Evaluation) (target dates October 2–3, TBD).

The Fall Harvest Festival is envisioned as a seasonal celebration of local food, drink, music, and fall in Idaho Springs, with restaurants, breweries, and vendors participating in a downtown tasting-style experience.

The BCPB is currently evaluating the future structure of Rapidgrass as part of this event. One concept under consideration is shifting the festival to the first weekend in October and evolving it into a multi-venue format. This could include ticketed experiences coordinated with CCMRD—such as a concert at the top of the ARGO property or a main stage at the ballfields—paired with free daytime activations on Miner Street and throughout downtown. The event model, dates, and locations are still being developed and will be refined with organizers and the BCPB, including potential consideration of October 2–3.

Block-Level Activations

Throughout the summer, individual blocks and business clusters are encouraged to host smaller activations that bring energy and programming to different sections of Miner Street. They just need to contact the Director to organize.

These activations may include:

- Live music performances
- Small block parties

- Interactive games and family activities
- Special restaurant and retail promotions

The goal is to distribute activity across the entire Miner Street corridor and encourage visitors to explore the full downtown district.

Weekly Programming

Thursday Market & Music on Miner-CODA Event: Beginning June 11, Miner Street will host a weekly Thursday evening activation designed to bring consistent midweek activity to downtown Idaho Springs while supporting local businesses, artists, and makers. The program combines live music with a small curated vendor market, creating a relaxed and walkable downtown experience that encourages visitors and residents to shop, dine, and linger along Miner Street.

- Live music will rotate weekly between blocks, beginning on the 1400 block on June 11 and alternating each week with performances on the 1600 block.
- The vendor market will be located consistently on the 1500 block, creating a central gathering area for local makers, artists, and small businesses.

S'mores Sundays: Starting April 26th Twice each month during the summer season, Idaho Springs will host S'mores Sundays as a relaxed, family-friendly evening activation in Citizens Park and along the 1600 block of Miner Street.

Additional Seasonal Activations-Non CODA Events

Idaho Springs City Clean up- May 16th

Held at the Creekside lot along Colorado Blvd

River Clean-up and Raft Kick off Party-May 18th

Hosted on the 1400 Block on Miner in collaboration with TommyKnockers

Graduation Parade-May 21st

A community celebration honoring local graduating students.

Flower Program Installation

Late May/Early June date TBD: Seasonal flower installations and business flower sale

Halloween Parade & Trunk or Treat-October 29th

A Carlson Elementary parade and community trick-or-treat activities.

Halloween party on Miner-October 31st

Event in collaboration with CCMRD to have the fun run end on Miner and have a family fun celebration on Miner for Halloween, discounts at business and a costume contest as well as the winners of the decorations contest!

End of Season

Miner Street Market concludes after the Holiday Ramble on November 29th as the downtown corridor transitions back to winter operations.

- Street breakdown and patio removal: Late November TBD on board and City Council guidance
- Miner Street reopens to traffic shortly thereafter

Next Steps & Coordination

As planning moves forward for the 2026 season, the BCPB will continue working closely with City staff, local businesses, and community partners to refine operations and improve the overall experience.

Key coordination areas include:

- Sending permit and activation guidelines to businesses and work with city staff on approvals
- Supporting business design plans for outdoor spaces



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: Mayor Chuck Harmon
Idaho Springs City Council
From: Nate Buseck, Chief
Date: 03/23/26
Subject: Police station change order approvals, police station parking initiative/design

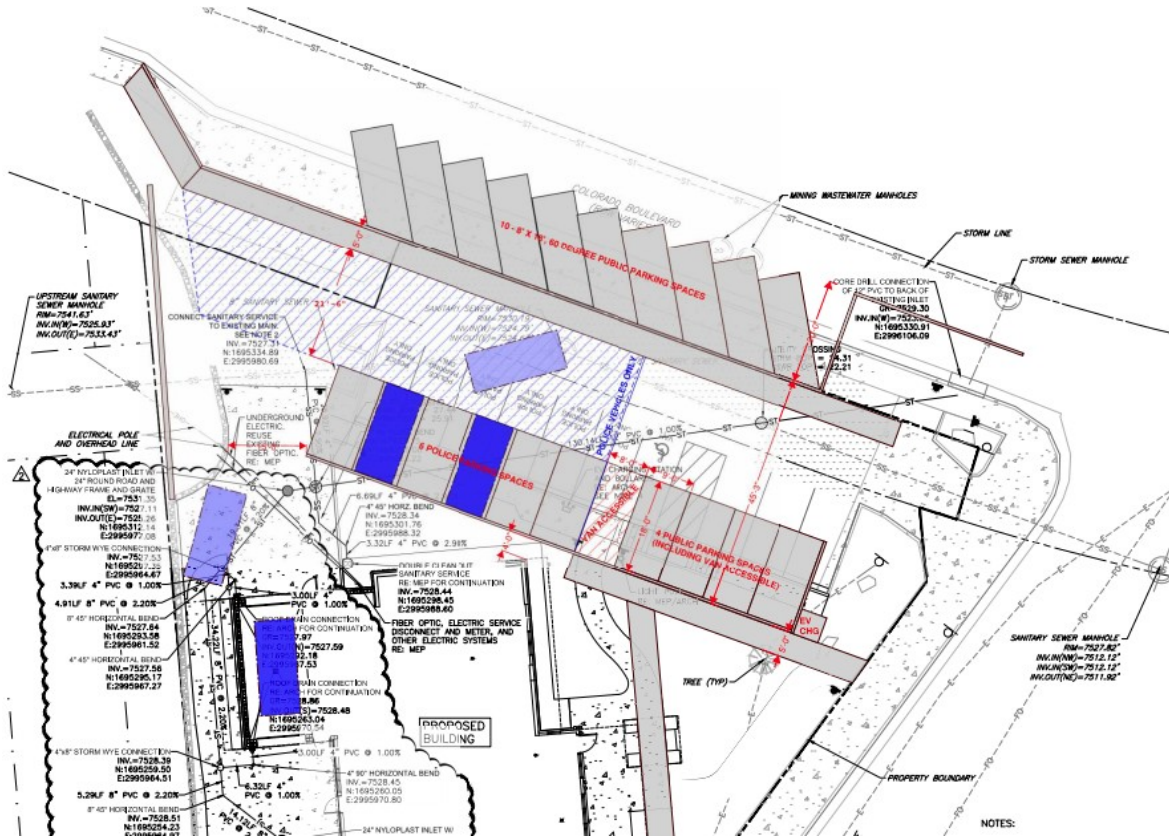
Significant construction activities commenced in August 2025 for the new Idaho Springs Police station. As stated during the work session on February 9th, 2026, the project encountered numerous unforeseen issues, as described in the prior staff report (change orders 1 - 4). The total budgetary impact at that time (expending the 4.6% contingency) was \$110,771.00 for change orders 1 – 4.

Further conditions arose, including the entire east wall shoring/structure being replaced, exterior electrical lighting changes, carpentry scope, invoice for soil replacement due to the prior underground fuel tank issue, a necessary low-voltage wiring upgrade, and drywall patch across the entire existing roof to create a sealed plenum space (the space between the drop-down ceiling and the existing roof). This resulted in change orders 5 - 9. Change order 10 is a credit for solar energy implementation, as the City signed a separate agreement for that scope of work. The most recent change orders, 5-9, along with the credit allotted for 10, total \$77,165.00.

Staff recommend approval of change orders 1 - 10, with a total budgetary impact of \$187,936.00. Formal approval by Council is required per the contract, and this is listed as an action item for the regular meeting. The project team continues to seek additional cost savings as construction progresses through value engineering and other potential exclusions. As a reminder, the City did receive a \$1 million DOLA grant for this project, which offsets about 1/3 of the overall cost. The City's approved 2026 budget accounted for potential cost escalations; therefore, we do not currently anticipate needing to seek additional funds at this time.

Staff analyzed and uncovered opportunities to create more public parking while this project was ongoing. The proposed parking enhancement will provide a total of ten parking spaces along the south curblin of Colorado Blvd., directly to the north of the new police station. The plan indicates ten parking spaces for paid public parking, while the design is meant to encourage public parking to remain along Colorado Blvd. The design team examined over a dozen design options for parking in this area, and this plan appeared to likely be the most cost-effective and practical. Traffic impacts are being evaluated for safety, and various traffic calming measures along Colorado Blvd. may be implemented in the future. The costs associated with this parking initiative would be financed through the parking enterprise fund and would not impact/increase the police station project's costs. After exploring numerous design options, staff recommends moving forward with the parking initiative as shown on the next page.

Proposed parking initiative:



This plan creates a total of 10 diagonal parking spaces along eastbound Colorado Blvd. on the south curbside. There are currently four parallel parking spaces in this area. This would move the police station parking about 3-4 feet southward, closer to the police station, to accommodate this additional parking. The project team is awaiting more detailed survey results and engineering analyses to fully understand the impacts on Colorado Blvd., but this design is the current recommendation. The estimated costs for this parking initiative are not currently known. Once a proposal indicating costs is received, this item will be brought back to Council for review, discussion, and potential approval. The goal is to include this parking enhancement project as part of the current police station project, given that resources and equipment are already on site (potential cost savings).

The overall project is estimated to be completed in mid-July to early-August of 2026.

**IDAHO SPRINGS CITY COUNCIL
REGULAR MEETING
March 09, 2026**

The City Council of the City of Idaho Springs held a work session and a regular meeting on March 9th, 2026, in the city council chambers. Mayor Chuck Harmon called the regular meeting to order at 7:07 p.m.

Answering the roll were: Mayor Chuck Harmon, Councilmember Lisa Manifold, Councilmember Sharon Bassist and Councilmember Janine Mariani. Mayor Pro Tem Jeremy Jones and Councilmember's Jim Clark and Kate Collier were 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

Councilmember Manifold moved to approve the agenda of March 9th, 2026. Councilmember Bassist 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 23rd, 2026, Councilmember Manifold seconded. Second followed an all in favor voice vote.

APPROVAL OF BILLS

Councilmember Manifold moved to approve the bills to March 9th, 2026. Councilmember Mariani seconded. Second followed by discussion. Councilmember Bassist asked what the bill on page 39 paid to Brittany Victoria Agency for the Club Hotel was for. Mayor Harmon reminded council that they had agreed to get a marketing influencer to work with the BCPB. Councilmember Manifold advised that this was pre approved per the budget and that there should be some kind of measurement to ensure this marketing approach is successful. Councilmember Bassist advised council that she went on Instagram and searched for this entity and she could not find her specifically and could find nothing about Idaho Springs. Discussion followed by an all in favor roll call vote.

**PUBLIC COMMENT – SCHEDULED
UNSCHEDULED PUBLIC COMMENT**

RESOLUTIONS (THE AUDIO WENT OUT AT 07:14 PM AND CAME BACK AT 7:15 PM)

PH: Resolution 8, Series 2026 A Resolution Approving the Columbus Placer Minor Subdivision Plat. Mayor Harmon opened the Public Hearing at 7:16 PM.

STAFF: Community Development Planner Dylan Graves advised council that this location is about 4 miles up Highway 103. Mr. Graves stated that he sent out this referral to all referral agencies and received no negative comments. This was a request to split this into 5 lots, there are no proposed use changes at this time, and this property was annexed into Idaho Springs back in 2007 and is zoned C-3. Mr. Graves advised council that the existing uses on-site include the Blackstone Rivers Ranch event venue, owned and operated by the applicants, Rachel and Zuri Betz. 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). 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.

APPLICANT: Rachel Betz 3669 Chicago Creek Road, Idaho Springs CO 80452

Ms. Betz advised council that they are early in the process and working on feasibility and want to take Blackstone Rivers Ranch to the next level. Ms. Betz mentioned that her clients have expressed desire for more lodging. Lot 4 on the presented plot map has already had a building envelope approved to build an 18 room Hotel, and they are also exploring maybe a second event site at this location. Granting this subdivision will help them find a partner for more lodging. Ms. Betz stated that they love the wedding business but don't love the lodging and that they have no current construction or use changes currently.

COUNCIL COMENTS – Councilmember Manifold brought up the need for parking but then stated that they have plenty of parking on site.

MOTION: Councilmember Manifold moved to approve Resolution #8 Series 2026 A Resolution Approving the Columbus Placer Minor Subdivision Plat. Councilmember Mariani seconded, second followed by an all in favor roll call vote.

ORDINANCE FIRST READING

ORDINANCNE SECOND READING

1. PH: Ordinance #3, Series 2026 An Ordinance amending Section 21-131 of the Idaho Springs Municipal Code Concerning parking space dimensions.

Mayor Harmon opened the Public Hearing at 7:26 PM.

STAFF- Community Development Planner Dylan Graves reminded council that they had discussed this at a work session about a month ago and this will reduce the width of parking spaces from 9' to 8.5'.

Many other municipalities have made this change. Mr. Graves also advised council that the Idaho Springs Planning Commission reviewed this draft ordinance at the February 5, 2026, regular meeting and unanimously recommended approval.

PUBLIC COMMENT – There was no public comment for this hearing.

DISCUSSION- Mayor Harmon mentioned that Denver has made this reduction to parking spaces.

Mayor Harmon closed the public hearing at 7:29 pm

MOTION – Councilmember Bassist moved to approve Ordinance #3, Series 2026 An Ordinance amending Section 21-131 of the Idaho Springs Municipal Code Concerning parking space dimensions. Councilmember Manifold seconded, second followed by an all in favor roll call vote.

2. Councilmember Mariani moved 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. Councilmember Bassist Seconded. Second followed by discussion. Councilmember Marani asked staff if this was changing anything else, Deputy City Clerk advised council that it does not. Discussion followed by an all in favor roll call vote.

3. Councilmember Manifold moved 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. Councilmember Bassist seconded, second followed by an all in favor roll call vote.

CITY ATTORNEY

CITY ADMINISTRATOR

Staff report submitted with no requests for action.

ADMINISTRATIVE DEPARTMENT

Assistant City Administrator – No Staff report submitted.

Community Development Planner- Staff report submitted with no requests for action. Councilmember Manifold advised MR. Graves that she was happy to see that COMBA was building some hiking only trails, she was very happy to hear that they have heard councils' recommendations. City Administrator Andrew Marsh advised council that the trails will be an upcoming April topic.

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

POLICE DEPARTMENT

Staff report submitted with no requests for action. Chief Busek suggested that City Council go look at the video that Idaho Springs Police Department just put out on social media. The video shows how the real time translation works and advised that when council renewed the contract this is what it paid for, and this real time translation allows for much better communication between law enforcement and the public.

PUBLIC WORKS DEPARTMENT

Staff report submitted with one request for action. Councilmember Mariani moved to approve the proposal from ORC Water Professionals to provide 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). Councilmember Manifold seconded. Second followed by discussion. Councilmember Bassist mentioned that the math of this equates to about \$178,000.00 annually at this amount and is that yearly amount what a full-time Operator would usually be paid? Public Works Director Edward Sigward advised council that it is not, as this is a contractor that has many levels of back up. Mr. Sigward stated that he has been ORC for about 5 years, and this doesn't seem like a terrible idea and that he would not have to train this contractor. Councilmember Mariani asked if this was a temporary solution, and Mr. Sigward stated that it could be, and that the city will be using our own sampling plan so the extra costs for the sampling will not be incurred.

Mayor Harmon advised Mr. Sigward that the city looked really good even after getting a significant amount of snow and gave the public works crew kudos for handling the snow so well.

COMMITTEE REPORTS

CITY CLERK/TREASURER

MAYOR/COUNCIL

Councilmember Mariania advised council that she will not be in attendance for the March 23rd city council meeting.

EXECUTIVE SESSION

ADJOURN

Mayor Harmon adjourned the regular meeting at 7:42 pm.

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Alsco - Denver Linen (13)								
3255683								
3255683	Invoice	Carpets	03/10/2026	03/20/2026	105.27	Open	03/26	10-30-5108
Total 3255683:					105.27			
Total Alsco - Denver Linen (13):					105.27			
AmeriGas (1478)								
3187513751								
3187513751	Invoice	Propane	03/05/2026	04/04/2026	1,879.60	Open	03/26	51-00-6001
Total 3187513751:					1,879.60			
Total AmeriGas (1478):					1,879.60			
Axon Enterprise (1731)								
346338								
346338	Invoice	mount	05/14/2025	03/31/2026	136.00	Open	03/26	10-30-5108
Total 346338:					136.00			
419464								
419464	Invoice	Taser 7 Certification Bundle	02/01/2026	03/31/2026	6,357.98	Open	02/26	10-30-5108
Total 419464:					6,357.98			
Total Axon Enterprise (1731):					6,493.98			
Blackwell Oil (284)								
2282026								
2282026	Invoice	Streets - Red	02/28/2026	03/28/2026	193.63	Open	02/26	10-10-6012
2282026	Invoice	Water - Fuel	02/28/2026	03/28/2026	99.24	Open	02/26	51-00-6191
2282026	Invoice	WW - Fuel	02/28/2026	03/28/2026	72.37	Open	02/26	52-00-6012
2282026	Invoice	WW - Fuel	02/28/2026	03/28/2026	99.24	Open	02/26	52-00-6191
Total 2282026:					464.48			
Total Blackwell Oil (284):					464.48			
Browns Hill Engineering & Cont (1416)								
32075								
32075	Invoice	Starlink Service	03/03/2026	04/03/2026	340.00	Open	03/26	51-00-5335
Total 32075:					340.00			
32093								
32093	Invoice	Service Work WTP	03/05/2026	04/04/2026	220.00	Open	02/26	51-72-7320
Total 32093:					220.00			
Total Browns Hill Engineering & Cont (1416):					560.00			
Chicago Creek Sanitation (434)								
2026-03								
2026-03	Invoice	Maintenance Fee	03/01/2026	04/01/2026	206.00	Open	03/26	51-00-5206
Total 2026-03:					206.00			
Total Chicago Creek Sanitation (434):					206.00			
Chuck Harmon (1876)								

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
2026								
2026	Invoice	Annual Rent Payment - Interest	03/01/2026	04/01/2026	488.00	Open	03/26	59-79-8146
2026	Invoice	Annual Rent Payment - Principal	03/01/2026	04/01/2026	9,750.00	Open	03/26	59-79-8145
Total 2026:					10,238.00			
Total Chuck Harmon (1876):					10,238.00			
CIRSA (1511)								
1003878								
1003878	Invoice	Addition of 4 Police Vehicles	03/06/2026	04/20/2026	10,312.24	Open	03/26	10-30-5301
Total 1003878:					10,312.24			
Total CIRSA (1511):					10,312.24			
Clear Creek County Tourism Bureau (2272)								
424								
424	Invoice	Trails to Town Grant Match	03/15/2026	04/15/2026	10,000.00	Open	03/26	10-21-5055
Total 424:					10,000.00			
Total Clear Creek County Tourism Bureau (2272):					10,000.00			
Clear Creek Supply (291)								
19187								
19187	Invoice	wipers	03/06/2026	04/05/2026	42.98	Open	03/26	10-10-6150
Total 19187:					42.98			
19277								
19277	Invoice	brasso fender washers for plexigla	03/10/2026	04/10/2026	4.99	Open	03/26	10-60-5208
Total 19277:					4.99			
6738								
6738	Invoice	washers for playground plastic	03/10/2026	04/10/2026	4.60	Open	03/26	10-60-5208
Total 6738:					4.60			
19350								
19350	Invoice	chain, quik like and turn buckle	03/13/2026	04/13/2026	16.34	Open	03/26	52-00-5204
Total 19350:					16.34			
Total Clear Creek Supply (291):					68.91			
Colorado Analytical Lab (945)								
260303076								
260303076	Invoice	total coliform P/A compl	03/04/2026	04/04/2026	103.50	Open	03/26	51-00-5201
Total 260303076:					103.50			
260303082								
260303082	Invoice	TSS/testing	03/05/2026	04/05/2026	14.40	Open	03/26	51-00-5201
Total 260303082:					14.40			
260304001								
260304001	Invoice	E-coli Testing	03/05/2026	04/05/2026	24.30	Open	03/26	51-00-5201
Total 260304001:					24.30			

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
260303081								
260303081	Invoice	bod-5	03/10/2026	04/10/2026	66.60	Open	03/26	52-00-5201
Total 260303081:					66.60			
260303093								
260303093	Invoice	Water Testing	03/12/2026	04/12/2026	217.80	Open	03/26	52-00-5201
Total 260303093:					217.80			
260304008								
260304008	Invoice	Water Testing	03/12/2026	04/12/2026	154.80	Open	03/26	52-00-5201
Total 260304008:					154.80			
Total Colorado Analytical Lab (945):					581.40			
Common Knowledge Technology, Inc (1549)								
69590								
69590	Invoice	Monitor	02/19/2026	03/21/2026	180.00	Open	03/26	51-00-7010
Total 69590:					180.00			
69715								
69715	Invoice	IT Services - Admin	03/03/2026	04/02/2026	1,403.24	Open	03/26	10-20-5106
69715	Invoice	IT Services - PD	03/03/2026	04/02/2026	1,403.25	Open	03/26	10-30-5108
69715	Invoice	IT Services - Streets	03/03/2026	04/02/2026	1,403.25	Open	03/26	10-10-5108
69715	Invoice	IT Services - Water	03/03/2026	04/02/2026	701.63	Open	03/26	51-00-5106
69715	Invoice	IT Services - WW	03/03/2026	04/02/2026	701.63	Open	03/26	52-00-5106
Total 69715:					5,613.00			
69809								
69809	Invoice	Annual firewall support - Admin	03/09/2026	04/08/2026	456.00	Open	03/26	10-20-7011
69809	Invoice	Annual firewall support - Streets	03/09/2026	04/08/2026	456.00	Open	03/26	10-10-7011
Total 69809:					912.00			
69811								
69811	Invoice	Annual Firewall Support	03/09/2026	04/08/2026	365.00	Open	03/26	10-30-7011
Total 69811:					365.00			
69905								
69905	Invoice	Microsoft 365 - Admin	03/13/2026	04/12/2026	1,026.00	Open	03/26	10-20-7011
69905	Invoice	Microsoft 365 - PD	03/13/2026	04/12/2026	1,332.00	Open	03/26	10-30-7011
69905	Invoice	Microsoft 365 - Streets	03/13/2026	04/12/2026	222.00	Open	03/26	10-10-7011
69905	Invoice	Microsoft 365 - Water	03/13/2026	04/12/2026	147.00	Open	03/26	51-00-7011
69905	Invoice	Microsoft 365- Wastewater	03/13/2026	04/12/2026	147.00	Open	03/26	52-00-7011
Total 69905:					2,874.00			
Total Common Knowledge Technology, Inc (1549):					9,944.00			
Compression Leasing Svcs Inc. (1211)								
265440								
265440	Invoice	labor	03/05/2026	04/05/2026	455.00	Open	03/26	51-00-5108
265440	Invoice	shipping, tariff and mileage	03/05/2026	04/05/2026	217.22	Open	03/26	51-00-5108
265440	Invoice	Solenoid valve	03/05/2026	04/05/2026	908.00	Open	03/26	51-00-5108
265440	Invoice	Travel time	03/05/2026	04/05/2026	350.00	Open	03/26	51-00-5108
Total 265440:					1,930.22			

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total Compression Leasing Svcs Inc. (1211):					1,930.22			
Core & Main LP (959)								
Y639899								
Y639899	Invoice	Repair clamp	03/12/2026	04/12/2026	1,843.50	Open	02/26	51-15-6005
Total Y639899:					1,843.50			
Total Core & Main LP (959):					1,843.50			
Core Planning Group LLC (2234)								
006								
006	Invoice	Affordable Senior Housing Develo	03/01/2026	04/01/2026	3,531.00	Open	02/26	10-20-5108
Total 006:					3,531.00			
Total Core Planning Group LLC (2234):					3,531.00			
Dietzler Construction Corp. (2154)								
2025.070.8								
2025.070.8	Invoice	Montane Park Water Tank Replac	03/16/2026	04/16/2026	60,825.15	Open	02/26	51-72-7320
Total 2025.070.8:					60,825.15			
Total Dietzler Construction Corp. (2154):					60,825.15			
Employee (2093)								
3.5.26								
3.5.26	Invoice	Work Boots	03/05/2026	03/31/2026	134.99	Open	03/26	10-60-6022
Total 3.5.26:					134.99			
3.17.26								
3.17.26	Invoice	Break room supplies	03/17/2026	04/16/2026	65.47	Open	03/26	10-30-6010
Total 3.17.26:					65.47			
Total Employee (2093):					200.46			
Galls (527)								
034171643								
034171643	Invoice	shirt - romo	02/23/2026	03/25/2026	153.97	Open	02/26	10-30-6030
034171643	Invoice	tactical fleece - romo	02/23/2026	03/25/2026	125.00	Open	02/26	10-30-6030
Total 034171643:					278.97			
Total Galls (527):					278.97			
Goodyear Auto Service Center (131)								
0000047862								
0000047862	Invoice	oil change - 2023 ford truck	03/13/2026	04/13/2026	118.27	Open	03/26	10-30-6100
Total 0000047862:					118.27			
Total Goodyear Auto Service Center (131):					118.27			
Grainger Inc. (134)								
9829078824								
9829078824	Invoice	connector	03/04/2026	04/03/2026	92.76	Open	03/26	51-15-7006
Total 9829078824:					92.76			

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total Grainger Inc. (134):					92.76			
Hach Company (138)								
14896746								
14896746	Invoice	Service Contract	03/03/2026	04/03/2026	11,730.00	Open	03/26	51-00-5209
Total 14896746:					11,730.00			
14905205								
14905205	Invoice	reagent and solutions	03/06/2026	07/06/2026	1,679.21	Open	03/26	52-00-5208
Total 14905205:					1,679.21			
14908656								
14908656	Invoice	ammonia	03/10/2026	04/10/2026	90.62	Open	03/26	52-00-6207
Total 14908656:					90.62			
Total Hach Company (138):					13,499.83			
HDR Engineering, Inc (1605)								
1200806498								
1200806498	Invoice	Mobility Hub	03/04/2026	04/04/2026	48,325.38	Open	02/26	59-70-5108
Total 1200806498:					48,325.38			
Total HDR Engineering, Inc (1605):					48,325.38			
Historical Society of I S (149)								
Q1 2026								
Q1 2026	Invoice	Operating Expenses	03/01/2026	04/01/2026	15,000.00	Open	03/26	10-21-5030
Total Q1 2026:					15,000.00			
Total Historical Society of I S (149):					15,000.00			
Home Depot Credit Services (578)								
3020529								
3020529	Invoice	shop vac	02/12/2026	03/31/2026	109.00	Open	03/26	52-00-6025
3020529	Invoice	trash bags and wrenches	02/12/2026	03/31/2026	44.91	Open	03/26	52-00-6025
Total 3020529:					153.91			
Total Home Depot Credit Services (578):					153.91			
HRS Water Consultants (851)								
31392								
31392	Invoice	Idaho Springs Reservoir	03/12/2026	04/12/2026	840.00	Open	02/26	52-00-5104
Total 31392:					840.00			
Total HRS Water Consultants (851):					840.00			
Intermountain Medical Group Denver (2233)								
600025550								
600025550	Invoice	New Hire Medical Exam	03/03/2026	04/03/2026	328.50	Open	03/26	10-10-5213
Total 600025550:					328.50			
Total Intermountain Medical Group Denver (2233):					328.50			
JVA Incorporated (1110)								

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
28741								
28741	Invoice	Highway 103 Waterline	02/28/2026	03/31/2026	1,248.00	Open	02/26	51-72-7320
Total 28741:					1,248.00			
28791								
28791	Invoice	montane park water storage repla	02/28/2026	03/31/2026	7,358.00	Open	02/26	51-72-7320
Total 28791:					7,358.00			
28828								
28828	Invoice	On Call Services Environmental	02/28/2026	03/28/2026	748.00	Open	02/26	51-00-5103
Total 28828:					748.00			
29015								
29015	Invoice	Development Reviews Check in	02/28/2026	03/31/2026	84.60	Open	02/26	10-20-5103
Total 29015:					84.60			
Total JVA Incorporated (1110):					9,438.60			
Kumar & Associates Inc. (1852)								
240839								
240839	Invoice	Construction Observation	03/16/2026	04/16/2026	2,841.75	Open	03/26	21-00-7045
Total 240839:					2,841.75			
Total Kumar & Associates Inc. (1852):					2,841.75			
Language Line Services (2102)								
11866044								
11866044	Invoice	Interpreter Services	02/28/2026	03/31/2026	13.12	Open	02/26	10-40-5320
Total 11866044:					13.12			
Total Language Line Services (2102):					13.12			
McDonald Farms (1588)								
0179764								
0179764	Invoice	WasteWater Hauled to Landfill	02/24/2026	03/11/2026	934.00	Open	03/26	52-00-5250
Total 0179764:					934.00			
0180671								
0180671	Invoice	WasteWater Hauled to Landfill	02/28/2026	03/15/2026	1,314.00	Open	02/26	52-00-5250
Total 0180671:					1,314.00			
0180919								
0180919	Invoice	WasteWater Hauled to Landfill	03/09/2026	03/24/2026	1,314.00	Open	03/26	52-00-5250
Total 0180919:					1,314.00			
Total McDonald Farms (1588):					3,562.00			
Milo's Speed Shop (2157)								
1234								
1234	Invoice	Driveshaft and cv axles - 2016 for	03/11/2026	04/10/2026	1,230.66	Open	03/26	10-30-6100
Total 1234:					1,230.66			

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total Milo's Speed Shop (2157):					1,230.66			
Murray Dahl Beery & Renaud (806)								
MAR 04, 2026								
MAR 04, 2026	Invoice	Developer Account Legals	03/04/2026	04/03/2026	1,586.33	Open	02/26	10-00-2401
MAR 04, 2026	Invoice	legal services	03/04/2026	04/03/2026	13,854.77	Open	02/26	10-20-5101
Total MAR 04, 2026:					15,441.10			
Total Murray Dahl Beery & Renaud (806):					15,441.10			
Peak Digital Office Solutions (409)								
74008								
74008	Invoice	Meter Bill	03/02/2026	03/17/2026	264.94	Open	02/26	10-20-5309
Total 74008:					264.94			
74051								
74051	Invoice	Meter Rental	03/04/2026	03/19/2026	136.50	Open	02/26	10-20-5309
Total 74051:					136.50			
Total Peak Digital Office Solutions (409):					401.44			
Pitney Bowes (1758)								
09861563-392026								
09861563-392026	Invoice	Postage	03/09/2026	04/05/2026	64.99	Open	02/26	10-20-5310
09861563-392026	Invoice	Postage - W	03/09/2026	04/05/2026	50.00	Open	02/26	51-00-5310
09861563-392026	Invoice	Postage - WW	03/09/2026	04/05/2026	50.00	Open	02/26	52-00-5310
09861563-392026	Invoice	Postage -Streets	03/09/2026	04/05/2026	50.00	Open	02/26	10-10-5310
Total 09861563-392026:					214.99			
Total Pitney Bowes (1758):					214.99			
Quill Corporation (230)								
48026023/48033753								
48026023/48033753	Invoice	break room supplies	03/03/2026	04/02/2026	156.84	Open	03/26	10-20-6010
48026023/48033753	Invoice	coffee, cups, lids	03/03/2026	04/02/2026	218.26	Open	03/26	10-10-6010
48026023/48033753	Invoice	paper and post its	03/03/2026	04/02/2026	76.28	Open	03/26	10-20-6010
Total 48026023/48033753:					451.38			
Total Quill Corporation (230):					451.38			
Ramey Environmental Compliance, INC (898)								
30943								
30943	Invoice	Grease trap inspections	02/28/2026	03/30/2026	1,296.00	Open	02/26	52-00-5000
30943	Invoice	Grease Trap Inspections/McDonal	02/28/2026	03/30/2026	81.00	Open	02/26	52-00-5000
Total 30943:					1,377.00			
Total Ramey Environmental Compliance, INC (898):					1,377.00			
State of Colorado (1161)								
FEG2600210								
FEG2600210	Invoice	Online Payment Fee	03/09/2026	04/08/2026	1.00	Open	03/26	51-00-5302
FEG2600210	Invoice	TENORM Registration Fees	03/09/2026	04/08/2026	200.00	Open	03/26	51-00-5302
Total FEG2600210:					201.00			
Total State of Colorado (1161):					201.00			

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Stop Stick (353)								
0041859								
0041859	Invoice	cord reel and sleeve	03/04/2026	04/03/2026	396.00	Open	03/26	10-30-5108
Total 0041859:					396.00			
Total Stop Stick (353):					396.00			
The Key People (2202)								
35563								
35563	Invoice	City Hall Janitorial	03/01/2026	03/31/2026	225.00	Open	03/26	10-20-5108
Total 35563:					225.00			
35564								
35564	Invoice	PW Janitorial	03/01/2026	03/31/2026	145.00	Open	03/26	10-10-5108
Total 35564:					145.00			
35565								
35565	Invoice	PD Janitorial	03/01/2026	03/31/2026	125.00	Open	03/26	10-30-5108
Total 35565:					125.00			
Total The Key People (2202):					495.00			
THK Associates (1669)								
6306737								
6306737	Invoice	Affordable Residential	03/01/2026	03/31/2026	3,085.04	Open	02/26	10-20-5108
Total 6306737:					3,085.04			
6306738								
6306738	Invoice	Affordable Residential	03/01/2026	03/31/2026	875.35	Open	02/26	10-20-5108
Total 6306738:					875.35			
Total THK Associates (1669):					3,960.39			
Thrive 4 Corp. (2173)								
8041								
8041	Invoice	Commission	03/01/2026	03/31/2026	1,000.00	Open	02/26	10-21-5109
Total 8041:					1,000.00			
Total Thrive 4 Corp. (2173):					1,000.00			
Tommyknocker Brewery (1988)								
000023								
000023	Invoice	Open Banquet	03/13/2026	03/31/2026	540.00	Open	03/26	10-21-5032
Total 000023:					540.00			
Total Tommyknocker Brewery (1988):					540.00			
USA Blue Book (376)								
00982633								
00982633	Invoice	Mill Discharge Hose	03/05/2026	04/04/2026	449.65	Open	03/26	52-00-6025
Total 00982633:					449.65			
Total USA Blue Book (376):					449.65			

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Utility Notification Center of Colorado (1984)								
226020904								
226020904	Invoice	Locates - Water	02/28/2026	03/28/2026	40.94	Open	03/26	51-00-5108
226020904	Invoice	Locates - WW	02/28/2026	03/28/2026	40.95	Open	03/26	52-00-5108
Total 226020904:					81.89			
Total Utility Notification Center of Colorado (1984):					81.89			
VeloDyne (2273)								
28975								
28975	Invoice	PLC Unitronics I/O Module	01/14/2026	03/31/2026	1,278.75	Open	03/26	52-00-5108
28975	Invoice	PLC Unitronics V570	01/14/2026	03/31/2026	3,017.03	Open	03/26	52-00-5108
Total 28975:					4,295.78			
Total VeloDyne (2273):					4,295.78			
VISA (1827)								
ADMIN-332026								
ADMIN-332026	Invoice	USPS Certified Letters	03/03/2026	03/30/2026	22.62	Open	02/26	10-20-5310
ADMIN-332026	Invoice	wix - email marketing	03/03/2026	03/30/2026	29.00	Open	02/26	10-21-5109
ADMIN-332026	Invoice	wix - premium plan	03/03/2026	03/30/2026	36.00	Open	02/26	10-21-5109
Total ADMIN-332026:					87.62			
MARSH - 332026								
MARSH - 332026	Invoice	Background Checks - New Hires	03/03/2026	03/30/2026	399.92	Open	02/26	10-10-5108
MARSH - 332026	Invoice	Background Checks - New Hires	03/03/2026	03/30/2026	8.00	Open	02/26	10-10-5108
MARSH - 332026	Invoice	Background Checks - New Hires	03/03/2026	03/30/2026	100.71	Open	02/26	10-10-5108
MARSH - 332026	Invoice	Background Checks - New Hires	03/03/2026	03/30/2026	3.00	Open	02/26	10-10-5108
MARSH - 332026	Invoice	Background Checks - New Hires	03/03/2026	03/30/2026	3.00	Open	02/26	10-10-5108
MARSH - 332026	Invoice	Background Checks - New Hires	03/03/2026	03/30/2026	8.00	Open	02/26	10-10-5108
MARSH - 332026	Invoice	Background Checks - New Hires	03/03/2026	03/30/2026	100.71	Open	02/26	10-10-5108
MARSH - 332026	Invoice	Background Checks - New Hires	03/03/2026	03/30/2026	8.00	Open	02/26	10-10-5108
MARSH - 332026	Invoice	Background Checks - New Hires	03/03/2026	03/30/2026	100.71	Open	02/26	10-10-5108
MARSH - 332026	Invoice	Background Checks - New Hires	03/03/2026	03/30/2026	6.00	Open	02/26	10-10-5108
MARSH - 332026	Invoice	Background Checks - New Hires	03/03/2026	03/30/2026	8.00	Open	02/26	10-10-5108
MARSH - 332026	Invoice	Background Checks - New Hires	03/03/2026	03/30/2026	3.00	Open	02/26	10-10-5108
MARSH - 332026	Invoice	Double Tree Hilton Lunch - Marsh	03/03/2026	03/30/2026	49.04	Open	02/26	10-20-5305
MARSH - 332026	Invoice	Double Tree Hilton Lunch for HPR	03/03/2026	03/30/2026	125.73	Open	02/26	10-20-5225
MARSH - 332026	Invoice	Job Posting Lead Operator	03/03/2026	03/30/2026	199.50	Open	02/26	51-00-5313
MARSH - 332026	Invoice	Job Posting Lead Operator	03/03/2026	03/30/2026	199.50	Open	02/26	52-00-5313
MARSH - 332026	Invoice	Saving Places - Harmon	03/03/2026	03/30/2026	255.00	Open	02/26	10-20-5212
Total MARSH - 332026:					1,577.82			
PATTERSON-332026								
PATTERSON-332026	Invoice	Downtown Colorado Membership	03/03/2026	03/30/2026	1,420.00	Open	02/26	10-20-5305
PATTERSON-332026	Invoice	The Broadmoor - Sadie	03/03/2026	03/30/2026	918.18	Open	02/26	10-21-5038
PATTERSON-332026	Invoice	The Broadmoor - Sadie Refund of	03/03/2026	03/30/2026	178.59	Open	02/26	10-21-5038
PATTERSON-332026	Invoice	The Broadmoor - Sadie Refund of	03/03/2026	03/30/2026	192.80	Open	02/26	10-21-5038
PATTERSON-332026	Invoice	The Broadmoor - Sadie Refund Ta	03/03/2026	03/30/2026	54.64	Open	02/26	10-21-5038
PATTERSON-332026	Invoice	The Broadmoor - Sadie Room Ser	03/03/2026	03/30/2026	178.59	Open	02/26	10-21-5038
Total PATTERSON-332026:					2,090.74			
PD-332026								
PD-332026	Invoice	expedia - fort collins marriott	03/03/2026	03/30/2026	682.58	Open	02/26	10-30-5212
PD-332026	Invoice	istock photography	03/03/2026	03/30/2026	89.52	Open	02/26	10-30-5108
PD-332026	Invoice	King Soopers fuel	03/03/2026	03/30/2026	45.00	Open	02/26	10-30-6191
PD-332026	Invoice	PSI Exams	03/03/2026	03/30/2026	175.00	Open	02/26	10-30-5212
PD-332026	Invoice	USPS	03/03/2026	03/30/2026	13.53	Open	02/26	10-30-5310

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
PD-332026	Invoice	USPS	03/03/2026	03/30/2026	7.45	Open	02/26	10-30-5310
PD-332026	Invoice	USPS	03/03/2026	03/30/2026	7.45	Open	02/26	10-30-5310
PD-332026	Invoice	USPS Certified Letters	03/03/2026	03/30/2026	7.45	Open	02/26	10-20-5310
Total PD-332026:					1,027.98			
PW-332026								
PW-332026	Invoice	Ace - Street light fuses	03/03/2026	03/30/2026	47.98	Open	02/26	10-10-6085
PW-332026	Invoice	Pulsar - Starlink Service	03/03/2026	03/30/2026	210.00	Open	02/26	10-10-5335
Total PW-332026:					257.98			
WATER-332026								
WATER-332026	Invoice	Amazon - Carhart Jacket	03/03/2026	03/30/2026	83.49	Open	02/26	51-00-6022
WATER-332026	Invoice	Amazon - Carhart Jacket	03/03/2026	03/30/2026	83.49	Open	02/26	52-00-6022
WATER-332026	Invoice	Amazon - LED Work Light	03/03/2026	03/30/2026	43.98	Open	02/26	52-00-6025
Total WATER-332026:					210.96			
Total VISA (1827):					5,253.10			
Western Skies DE, LLC (2124) 2026								
2026	Invoice	Annual Rental Payment	03/17/2026	04/09/2026	218,750.00	Open	03/26	59-79-8140
2026	Invoice	Annual Rental Payment - Interest	03/17/2026	04/09/2026	21,875.00	Open	03/26	59-79-8141
Total 2026:					240,625.00			
Total Western Skies DE, LLC (2124):					240,625.00			
What A Pane Glass Company inc (2264) 1568								
1568	Invoice	Playground Plexiglass	03/09/2026	04/08/2026	300.00	Open	03/26	10-60-5208
Total 1568:					300.00			
Total What A Pane Glass Company inc (2264):					300.00			
Yiftee (2251) 53707								
53707	Invoice	Argo Activation Giveaway	03/17/2026	04/16/2026	500.00	Open	03/26	10-21-5109
Total 53707:					500.00			
Total Yiftee (2251):					500.00			
Grand Totals:					490,891.68			

Report GL Period Summary

GL Period	Amount
03/26	329,791.48
02/26	161,100.20
Grand Totals:	490,891.68

Vendor number hash: 0
Vendor number hash - split: 0

Total number of invoices: 0
Total number of transactions: 0



City of Idaho Springs City Council

Meeting Date: March 23, 2026

City Hall
1711 Miner Street
Idaho Springs, CO 80452

MEETING STARTS AT 7:00 PM SHARP!

Agenda Request No. _____

Is this a request for Council action? Yes No

Return to Wonder Martell, Deputy City Clerk, by 6:00 PM the Wednesday prior to scheduled Regular Meeting (held the second and fourth Monday of every Month).

Fax #: (303) 567-4955 Phone # (303) 567-4421 E-Mail: cityclerk@idahospingsco.com

Scheduled Public Comments falls near the beginning of each City of Idaho Springs City Council meeting. Here are things you need to know:

- ❖ Citizens may speak on any issue that is not elsewhere on the agenda.
- ❖ Council generally will not act on any request at the same meeting.
- ❖ It is strongly recommended that you contact the appropriate City staff member prior to coming to Council. Quite often the issue can be resolved by staff action.
- ❖ This forum is not intended for financial requests. All financial requests must be made through the City Clerk's Office.
- ❖ Comments are limited to three minutes. This time limit may be extended at the discretion of the Mayor.
- ❖ Additional Information: Attach 8 copies each of any related documents to this form.

Summary of your comments or concerns:

Notice of Intent to Pursue Recall of Mayor Chuck Harmon, Request for Independent Audit, and
Formal Demand for Accountability Regarding 1503/1505 Colorado Blvd. Illegal Parking Lot.

What staff member have you spoken to about this matter? Please summarize your discussion.
All members of staff are aware of the illegal commercial parking lot and have done nothing.

Requested By: Heather Campbell Organization: _____

Phone: (Home): 303-519-0287 (Work): _____

(Fax): _____ (Cell): _____

Mailing address: PO Box 3005 E-Mail Address: theharvs1521@gmail.com

Idaho Springs, CO 80452

Would you like an Agenda: Faxed Mailed E-Mailed

OFFICE USE ONLY:

Date Received: 03/18/2026

By: Wonder Martell

Information Complete: Yes No

Missing: N/A

Heather Campbell & David Harvey
1521 Colorado Blvd. / PO Box 3005
Idaho Springs, CO 80452
theharvs1521@gmail.com
303-519-0287

Date: March 18, 2026

To:

Mayor and City Council
City of Idaho Springs
1711 Miner Street
Idaho Springs, CO 80452

Re: Notice of Intent to Pursue Recall of Mayor Chuck Harmon, Request for Independent Audit, and Formal Demand for Accountability Regarding 1503/1505 Colorado Boulevard Illegal Commercial Parking Lot

Dear Members of City Council:

I am writing to formally notify you of our intent to pursue a **recall petition against Mayor Chuck Harmon**, and to request immediate action by the City Council to address serious concerns regarding the City's handling of the property located at **1503/1505 Colorado Boulevard**.

This matter raises significant issues of **public safety, code enforcement failure, administrative overreach, and loss of public trust**.

1. Failure to Enforce Explicit Conditions of Approval

On November 27, 2024, the City issued a **Conditional Approval** for a temporary commercial parking lot at the above-referenced property. That approval required, among other things:

- Construction of a **7-foot privacy fence prior to any commercial use**
- Compliance with **stormwater drainage requirements**, specifically directing runoff toward Colorado Boulevard

City staff further confirmed in writing:

- That the parking lot **could not operate without the fence**
- That the City would **not allow operation** and would **initiate enforcement** if conditions were not met

Despite these clear requirements:

- The parking lot began operating on or about **July 3, 2025**

- The required fence was **never constructed**
- Drainage conditions have **not been met**, resulting in water intrusion and erosion on adjacent properties

This represents a clear and ongoing **failure of enforcement**.

2. Documented Harm to Adjacent Property Owners

The City's failure to enforce its own conditions has caused substantial harm, including:

- **Complete loss of residential privacy** due to the absence of the required fence
- **Daily emotional distress** from continuous commercial activity immediately adjacent to a home
- **Diminution of property value**, as no reasonable buyer would purchase a residence next to an unbuffered commercial parking lot
- **Physical property damage** caused by improper drainage, including:
 - Standing water and flooding
 - Soil erosion
 - A City-documented repair of a **5' x 1' damaged area** and a **large pothole** caused by runoff

These impacts are ongoing and were entirely **foreseeable**, as they were the basis for the original approval conditions.

3. Arbitrary and Inconsistent Administrative Actions

Most concerning is the City's **subsequent reversal of its position**:

- Initially, staff clearly stated that **no commercial use could begin without the fence**
- After the lot was constructed, the City asserted that the fence requirement no longer applied

This reversal:

- Contradicts the written approval
- Contradicts prior enforcement statements
- Occurred without public hearing, Council review, or formal amendment

This raises serious concerns regarding **arbitrary and capricious decision-making** and the improper use of administrative authority.

4. Parking Approval Was Contingent on an Active Retail Use

The City has consistently stated that **commercial parking is not permitted as a standalone principal use** under applicable zoning and the existing Final Development Plan (FDP).

Instead, the temporary parking approval was justified only as an **accessory or interim use associated with an approved principal use**, including retail (referred to as “Rat Cat Alley”), café, or hotel development.

However:

- The referenced retail use **never opened to the public**
- There is no evidence that it operated as a legitimate, ongoing commercial use
- The residential use associated with the FDP is no longer present

As a result:

- The parking lot is currently operating as a **standalone commercial use**, which the City has acknowledged is **not permitted**

This raises serious concerns that:

- The retail use was used as a **pretext to justify parking approval**
- The City allowed the parking lot to continue operating **after the underlying justification no longer existed**

5. Broader Concerns Regarding Parking Policy and Enforcement Bias

The subject property is located **one block from downtown Idaho Springs**, in an area where parking demand is widely recognized.

The City has previously discussed the need for a parking structure, which has not been constructed. In this context, the decision to allow a commercial parking lot to operate without compliance raises legitimate concerns that:

- Enforcement decisions may have been influenced by a desire to increase parking capacity
- Rather than by consistent application of municipal code and approval conditions

6. Request for Independent Audit

Given the seriousness of these issues, I am formally requesting that the City Council authorize an **independent third-party audit and investigation** into:

- The administrative approval process for the parking lot
- Compliance with the Final Development Plan (FDP)
- Enforcement actions (or lack thereof)

- Communications between City staff, elected officials, and property owners
- Any financial, operational, or contractual relationships related to parking management

This audit should be conducted by an entity **independent of City staff and administration** and should be made available to the public.

7. Notice of Recall Effort

Due to the City’s failure to address these issues and restore public confidence, we are formally notifying the Council of our intent to pursue a **recall petition against Mayor Chuck Harmon**.

This action is based on:

- Failure of leadership and oversight
- Allowing or enabling inconsistent and non-enforced administrative actions
- Erosion of public trust in the City’s governance

8. Requested Immediate Actions

We respectfully request that the City Council:

1. Direct immediate enforcement action to:
 - Cease operation of the parking lot until all conditions are met
 - Require installation of the 7-foot fence
 - Correct all drainage issues
2. Initiate the independent audit described above
3. Provide a written response addressing:
 - The basis for the City’s reversal of its enforcement position
 - Steps the City will take to ensure compliance moving forward

Conclusion

This matter is not simply a zoning dispute—it is a question of whether the City of Idaho Springs will **enforce its own laws consistently and protect its residents**, or allow ad hoc administrative decisions to override established approvals and conditions.

I urge the City Council to act immediately to restore accountability and public trust.

Sincerely,

Heather Campbell

David Harvey

Photo Documentation: <https://photos.app.goo.gl/D5KoK7feGStickML7>



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

November 27, 2024

Kurt Levy and Craig Levy
Sent Email: clevy@acceleratedasi.com

Re: 1503/1505 Colorado Boulevard – Temporary Commercial Parking Lot – CONDITIONAL APPROVAL

Hello Craig and Kurt,

The City has reviewed your request to construct a temporary commercial parking lot at your property located at 1503/1505 Colorado Boulevard. The request is for twenty (20) parking spaces.

The property has an approved Final Development Plan (FDP) in place to allow for the following uses: one residential single-family home (existing) and a three-story, mixed-use structure with a hotel and coffee/gift shop space. This was approved at the November 13, 2023, City Council meeting. Per Section 21-106 (H), FDP approval is granted for a two-year period, with the option for a one-year extension. The two-year period will lapse on November 13, 2025, with the option to extend to November 13, 2026.

The City has reviewed the proposed drainage plans and parking plans for the temporary parking lot proposed for the property. The City's Public Works Superintendent has approved the drainage plans for the site and has verified that the proposal meets the following condition of approval that was included as part of the property's FDP approval:

- The Applicant shall demonstrate, to the satisfaction of the Public Works Superintendent, that stormwater drainage on the site is adequate and directed towards Colorado Boulevard.

This condition will continue to be in place for the duration of the temporary parking lot use and for the permanent hotel/café uses approved for the site.

The temporary commercial parking lot is approved only for the duration that an FDP is active and valid on the property. The City does not grant approval for parking on-site beyond the FDP expiration date and if the temporary parking use continues beyond that date, the use would be in violation of this approval. The approval is granted only in conjunction with the FDP approval. If you wish to continue the commercial parking lot use beyond the expiration date, permanent approval will need to be granted by the City Council at a public meeting through the City's Conditional Use Permit or FDP processes.

This approval is conditional and requires several items to be addressed before the use can begin operating on-site. The conditions are as follows:

1. A grading/excavating permit is required to complete the work necessary to construct the improvements included in the approved parking and drainage plans. This will be submitted to the Public Works Department for review and approval. Please work with Paul Crain to get this submitted and reviewed.
2. The FDP has a condition requiring that "Side yard fencing bordering the residential property to the east shall be seven feet (7') in height." City Staff determined that this condition must be met before commercial uses of any kind be established on the property. Since the temporary commercial parking use is only permitted because of the FDP approval granted in November 2023, this condition will need to be met before operation can commence. Please provide plans for the construction of this fencing and provide evidence that this fencing has been constructed. City Staff shall approve the fencing before parking occurs on the property.

If you have questions, please direct them to me or to City Administrator Andrew Marsh at admin@idahospringsco.com.

Thank you,

A handwritten signature in black ink, appearing to read 'Dylan Graves', followed by a stylized circular mark or flourish.

Dylan Graves
Community Development Planner
City of Idaho Springs

cc: Andy Marsh, City Administrator; Paul Crain, Public Works Superintendent

Fence - 1503 Colorado Blvd

Inbox



Heather Campbell <theharvs1521@gmail.com>

Dec 13, 2024,
12:14 PM

to Dylan

Hi Dylan:

I just wanted to connect with you on the fence. Today, the contractor told my husband they weren't putting in a fence. Has something changed?

Thank you.

Heather Campbell
David Harvey



Dylan Graves <dgraves@idahospringsco.com>

Dec 13, 2024,
12:22 PM

to me

Hello,

If they do not put in a fence, they cannot operate parking on the property. It is an express written condition of approval of being able to do any commercial uses on-site. I will reach out to the property owner to remind them of this requirement.

Thank you for letting me know!
Dylan

Dylan Graves

Community Development Planner
City of Idaho Springs
DGraves@idahospringsco.com
(303) 567-4421 x118

Under the Colorado Open Records Act (CORA), all messages sent by or to me on this city-owned email account may be subject to public disclosure.



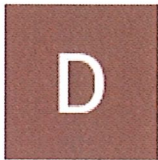
Heather Campbell <theharvs1521@gmail.com>

Dec 13, 2024,
1:06 PM

to Dylan

Thank you, Dylan. We really do appreciate your help. We're just trying to save what little character and magic we have left in our little neighborhood.

One attachment • Scanned by Gmail



Dylan Graves <dgraves@idahospringsco.com>

Dec 13, 2024,
1:23 PM

to me

I agree. The situation is a bit difficult since the area is zoned commercial and folks have rights to what is allowed in the city's regulations, but at the same time we as a community have a goal to protect residential character and residents as much as possible. Although it may be impossible to say "no" to someone, the city can and must make sure that any development that occurs meets all the requirements and standards as listed in the city's regulations.

Like I said, I'll remind them of this requirement today and if they refuse to comply, then we will not allow the commercial use to begin. And if a commercial use is established regardless, then the city would have to engage in enforcement against the property owner, which I am happy to do but really hope does not happen.

Thanks, Heather!
Dylan

Dylan Graves

Community Development Planner
City of Idaho Springs
DGraves@idahospringsco.com
(303) 567-4421 x118

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From: Heather Campbell <theharvs1521@gmail.com>
Sent: Friday, December 13, 2024 1:07 PM

To: Dylan Graves <dgraves@idahospringsco.com>

Subject: Re: Fence - 1503 Colorado Blvd

Thank you, Dylan. We really do appreciate your help. We're just trying to save what little character and magic we have left in our little neighborhood.



Heather Campbell <theharvs1521@gmail.com>

Dec 19, 2024,
2:46 PM

to Dylan

Hi:

We're just wondering if you have heard anything from the property owners regarding the fence. The fence that has been in place on the property line for over 20 years has been severely compromised by the excavation to put in the parking lot and all of the soil has been removed from the fence line and the structure of the fence is severely bowing. We've had to add a temporary brace to keep the fence from collapsing. Additionally, they removed the cross bracing from where the fence was attached to the demolished dwelling.

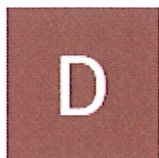
We are trying to be patient, but we do not want the fence to be further damaged if their plans for a commercial parking lot have changed. I've attached a photo showing the excavation of all the soil supporting the fence. Unfortunately, my husband had propped up the fence this morning before I had a chance to show how far it was bowing.

Thanks.

Heather Campbell

Dave Harvey

One attachment • Scanned by Gmail



Dylan Graves <dgraves@idahospringsco.com>

Dec 19, 2024,
5:07 PM

to me

Hi, Heather,

As far as I know, no plans have changed. I haven't been able to speak with the owner of the property – my phone wasn't working (unbeknownst to me) on Monday or Tuesday and I did get a voicemail from him, but wasn't able to get back in touch. I've left a voicemail and am going to follow up with an email again tomorrow.

Is the existing fence on your property or on the adjacent property? Is it "owned" by you or by the adjacent property? From a survey of the 1503 / 1505 Colorado property, it looks like it is basically dead on the property line, and I *thought* it was your fence and not his based on my recollection but I am hoping you can confirm. If it is your fence then it is an issue I (the City, really) can more easily get involved with since it is a direct physical impact on your property (and more importantly, it is something that would also be able to be addressed as a civil matter). But if it is his fence, then it is not an issue that I can easily deal with except to continue to require the new 7' fence, as is still the requirement.

Thanks in advance for the additional information and I will do what I can to keep you up to date and informed.

Take care,

From: Heather Campbell <theharvs1521@gmail.com>

Sent: Friday, December 13, 2024 12:15 PM

To: Dylan Graves <dgraves@idahospringsco.com>

Subject: Fence - 1503 Colorado Blvd



Heather Campbell <theharvs1521@gmail.com>

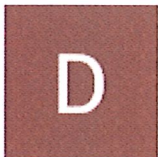
Dec 19, 2024,
5:59 PM

to Dylan

Thanks Dylan. I will confirm tomorrow about who owns the fence. We believe the fence is within our property line, but I will talk to the previous owner tomorrow to see if he put the fence in.

Thanks again for your help.

2 Attachments • Scanned by Gmail



Dylan Graves <dgraves@idahospringsco.com>

Dec 20, 2024,
8:26 AM

to me

Looking at this site plan, which is based on a survey, it looks to be right on the property line, which is why I wasn't 100% sure who technically owns the fence:



Heather Campbell <theharvs1521@gmail.com>

Dec 20, 2024,
10:03 AM

to Dylan

Hi:

We own the fence. It was put in by the previous owner, Richard Davis, which is why the nice side is facing our yard.

Thanks.




Heather Campbell <theharvs1521@gmail.com>

Dec 20, 2024,
11:19 AM

to Dylan

Hi:

Here are some additional photos of the fence from this summer through construction.

 [Fence.zip](#)



Dylan Graves <dgraves@idahospringsco.com>

Dec 20, 2024,
11:29 AM

to me

Thanks, Heather. I've received the photos and will review. I will also send a follow up email to the property owner and leave another voicemail if I can't get them on the phone.

Sounds like there are two potential issues that need to be addressed. First, impacts to your fence that you own. Second, their continued need to build a 7' tall privacy fence on their property. As far as I am concerned, they shouldn't be impacting your fence, but even though you have a fence already, they still need their own 7' fence.

Thanks again and I will keep you posted.

Best,
Dylan

Dylan Graves

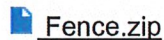
Community Development Planner
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(303) 567-4421 x118

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Subject: Re: Fence - 1503 Colorado Blvd

Hi:

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 [Fence.zip](#)

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To: Dylan Graves <dgraves@idahospringsco.com>
Subject: Re: Fence - 1503 Colorado Blvd

Hi:

We're just wondering if you have heard anything from the property owners regarding the fence. The fence that has been in place on the property line for over 20 years has been severely compromised by the excavation to put in the parking lot and all of the soil has been removed from the fence line and the structure of the fence is severely bowing. We've had to add a temporary brace to keep the fence from collapsing. Additionally, they removed the cross bracing from where the fence was attached to the demolished dwelling.

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Thanks.

Heather Campbell
Dave Harvey

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I agree. The situation is a bit difficult since the area is zoned commercial and folks have rights to what is allowed in the city's regulations, but at the same time we as a community have a goal to protect residential character and residents as much as possible. Although it may be impossible

to say "no" to someone, the city can and must make sure that any development that occurs meets all the requirements and standards as listed in the city's regulations.

Like I said, I'll remind them of this requirement today and if they refuse to comply, then we will not allow the commercial use to begin. And if a commercial use is established regardless, then the city would have to engage in enforcement against the property owner, which I am happy to do but really hope does not happen.

Thanks, Heather!
Dylan

Dylan Graves

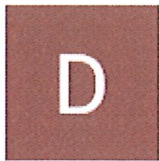
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On Fri, Dec 13, 2024 at 12:22 PM Dylan Graves <dgraves@idahospringsco.com> wrote:



**Dylan
Graves**

Dec 20, 2024,
11:32 AM

Also, you have a very nice yard, beautiful flowers. I'm impressed with how green the grass was when I were taken.



Heather Campbell <theharvs1521@gmail.com>

Dec 20, 2024,
2:10 PM

to Dylan

Thank you.

The fence needs to be built at the same level of the current fence. It will not be effective for our privacy if it's built at the level of the parking lot. It would be useless. They can build their fence directly where the current fence is.

2 Attachments • Scanned by Gmail



Dylan Graves <dgraves@idahospringsco.com>

Dec 20, 2024,
2:33 PM

to me

Hi Heather,

Are you proposing that they remove your existing fence and replace with a 7' fence? Or that they would simply put the existing 7' fence directly next to the existing fence?

Making sure I understand the last email perfectly before talking to the neighbor.

I also want to make clear to them that the requirement for the 7' fence is not simply because you as the neighbor asked for it. Rather, City Council is requiring them to build a fence as part of their approval to allow for a hotel/motel and staff are holding them to this requirement in allowing the parking on-site at all.

Thanks,
Dylan

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Subject: Re: Fence - 1503 Colorado Blvd

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Thanks again and I will keep you posted.

Best,
Dylan

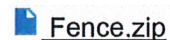
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Hi:
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 [Fence.zip](#)

On Fri, Dec 20, 2024 at 10:03 AM Heather Campbell <theharvs1521@gmail.com> wrote:



Heather Campbell <theharvs1521@gmail.com>

Dec 20, 2024,
3:28 PM

to Dylan

Whatever is easier for them as long as the base of the fence is where the current fence is. They have completely removed all of the soil behind the fence so unless they add it back it might make sense to put it where the existing fence is. I'll look at it tomorrow and get my tape measure out. I guess we assumed that since they were structurally undermining the existing fence that's where the new fence was going. The contractor was even concerned about the depth of the root balls on our 100 year old lilacs and inquired about not fencing there. We might have been ok with that, except now it's a parking lot and people can see directly through the lilac bushes and into our dining room and kitchen. The fence really needs to go the full length of the property line.

One attachment • Scanned by Gmail



Heather Campbell <theharvs1521@gmail.com>

Dec 30, 2024,
1:27 PM

to Dylan

Hi Dylan:

Hope you had a nice holiday. I'm just checking in on the fence situation. Today a patron of mine asked me what happened to my fence and that it looked like it was about to fall down at some point....

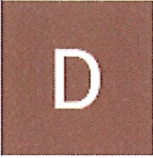
Yesterday my husband had to put some additional temporary braces in place so that the fence wouldn't fall over and snap my 19-year-old rose bush. I've attached the latest photos.

Do we need to file a police report for the damage to our fence or file a formal complaint of some sort?

Thank you.

Heather Campbell
David Harvey

3 Attachments • Scanned by Gmail



Dylan Graves <dgraves@idahospringsco.com>

Dec 30, 2024,
1:46 PM

to me

Hi Heather,

Let me look into this a bit to see what your best approach would be if you do want to file a report. I will talk with the City's code enforcement officer (Steven Zacharias) to see what steps he can take and what he would suggest. I will pass along the photos to him so he has a good idea of what is going on.

I'll let you know what I find out. I'll also make a point to have someone from Public Works ensure that they are constructing in accordance with their excavation/earth disturbance permit that their office issues.

Thanks,
Dylan

Dylan Graves

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City of Idaho Springs
DGraves@idahospringsco.com
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Sent: Monday, December 30, 2024 1:28 PM
To: Dylan Graves <dgraves@idahospringsco.com>
Subject: Re: Fence - 1503 Colorado Blvd

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David Harvey

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Thanks again and I will keep you posted.

Best,
Dylan

Dylan Graves

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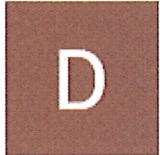
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Thanks.

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Dylan Graves



Dylan Graves <dgraves@idahospringsco.com>

Jan 9, 2025,
9:40 AM

to me

Hi Heather,

Apologies in the delay looking into this for you.

I don't think that my regulations in planning or zoning cover damage to your fence, however PD and Code Enforcement may be able to figure something out that might help your situation. I would suggest before formally filing a report that you talk directly with Zac – the City Code Enforcement Officer – or Chief Buseck about the issues occurring to see if they have a suggestion. Chief can be reached at policechief@idahospringsco.com or Zac at code@idahospringsco.com. I did send them the full folder of pictures that you sent me, so they have some awareness of the situation already so that should be a good start to the conversation. The best number to call may be Zac's at 720-255-9942.

As of the future of the site, I talked with your neighbor next week and reiterated that if they want to continue with their commercial parking / hotel use, they can't start operating commercial until the 7' fence is built so he is aware of that requirement. He told me that the project is on hold for a little while, so I wouldn't expect to see a new fence ASAP nor would I expect to see much additional work in the next few weeks on the property, though I could be wrong about that so let me know if anything changes on-site – I'll keep an eye out, too.

When talking with the owner, he mentioned that there might be some changes to their plans over the coming weeks/months and potentially a shelving of the hotel project in favor of doing something in their existing on-site building (such as a commercial, retail space, for example). I'll let you know if anything is formally submitted and will let you know what that process looks like if that were to occur.

Thanks and take care,
Dylan

Dylan Graves

Community Development Planner
City of Idaho Springs
DGraves@idahospringsco.com

(303) 567-4421 x118

Under the Colorado Open Records Act (CORA), all messages sent by or to me on this city-owned email account may be subject to public disclosure.

From: Dylan Graves
Sent: Monday, December 30, 2024 1:46 PM
To: Heather Campbell <theharvs1521@gmail.com>



Heather Campbell <theharvs1521@gmail.com>

Jan 9, 2025,
10:37 AM

to Dylan

Hi:
Hope you had a great holiday! Thank you for the information, I will check in with Zac and Nate.



**Heathe
r
Campb
ell
FYI**

Jan 9, 2025, 10:37 AM



**Dyla
n
Grav
es**

Jan 9, 2025,
10:38 AM

Thank you, I hope you had a good holiday too and are enjoying the new year. Talk to you soon,



Heather Campbell <theharvs1521@gmail.com>

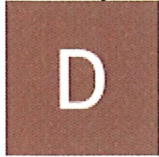
Apr 2, 2025,
11:11 AM

to Dylan

Hi Dylan:

I'm just checking in with you regarding the fence situation. Have you heard anything from the property owners on what their plans are?

Thank you.



Dylan Graves <dgraves@idahospringsco.com>

Apr 7, 2025,
9:09 AM

to me

Hello Heather,

I spoke with the owners of the property not too long ago. Their plan for the time being is to renovate the existing home on-site to create some sort of first-story commercial (perhaps a small gift shop) and a second-story residential unit, which would seem to put off the motel construction for now. That said, I have not seen any building permits to perform any renovation work and until that happens I don't have a good sense of the timeline or full scope of work.

I had heard that they might be doing some paving work when the weather gets a little better, but haven't heard or seen anything on that front either.

Best,



Heather Campbell <theharvs1521@gmail.com>

Apr 7, 2025,
12:00 PM

to Dylan

Hi:

Thanks for the update. Is the 7 ft. fence required when they start renovation for a commercial business?

Thanks.



Heather Campbell <theharvs1521@gmail.com>

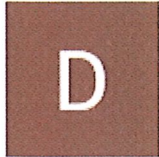
Apr 26, 2025,
8:59 AM

to Dylan

Hi.

Have permits been pulled for this property? Big crew with multiple trucks doing something and they aren't building a fence.

Thanks.



Dylan Graves <dgraves@idahospringsco.com>

Apr 28, 2025,
8:50 AM

to me

Hello,

They currently do not have any building permits for work at 1503 Colorado Blvd. Do you know what sort of work they were doing with the large trucks? It is possible that they are doing grading or paving work that would not require permits. I will walk by today and take some photos and will plan to go by daily this week to try to see if any changes are occurring and if so, what permits may be needed.

Best,
Dylan

Dylan Graves

Community Development Planner
City of Idaho Springs
DGraves@idahospringsco.com
(303) 567-4421 x118

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Heather Campbell <theharvs1521@gmail.com>

Apr 28, 2025,
9:04 AM

to Dylan

Hi:

It looks like some sort of concrete work. Maybe a walkway of some sort laid out on the North and East sides. All the trucks were the crew and the cleanup crew picking up the old concrete they had taken out on Friday. It didn't take them very long.

Thanks.



Heather Campbell <theharvs1521@gmail.com>

May 11, 2025,
2:37 PM

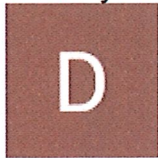
to Dylan

Hi.

I've been in Hawaii for the last 10 days. Heading reports that there is now a paved parking lot? Please let me know the status and if there were any permits pulled for this.

I haven't heard that the fence has been built yet.

Thank you.



Dylan Graves <dgraves@idahospringsco.com>

May 12, 2025,
8:05 AM

to me

Hello,

It does appear that they paved the lot, as would be required for any parking areas. They did not need any permits from me from a planning/zoning perspective. An earth disturbance permit may or may not have been needed to pave. I know the owners had been working with Paul from Public Works on the paving and parking area plan to ensure that it met his requirements for driveways/parking areas.



Heather Campbell

May 12, 2025,
11:21 AM

Thanks.



Heather Campbell <theharvs1521@gmail.com>

Jul 2, 2025,
12:22 PM

to Dylan

Hi Dylan:

According to the people who are working on the property building at 1503 Colorado Blvd., and the empty parking lot, the parking lot will be opening in a couple of days. Is this correct, do they have permits, etc.? There has not been a 7' fence installed yet.

Thank you.



Heather Campbell <theharvs1521@gmail.com>

Jul 2, 2025,
12:47 PM

to Dylan

The signage for the commercial business is: Rat Cat Alley.



Dylan Graves

Jul 2, 2025,
2:16 PM

to Deputy, me

Hi Heather,

They did apply for a business license as "Rat Cat Alley" to operate as a commercial gift shop. Commercial retail is a permitted use in the zoning district, which is Commercial One (C-1). This is currently in process – they need to have a life safety inspection done by a building inspector before they can get their business license issued. So, as of today, no business license is issued. If they schedule an inspection for today or tomorrow and pass, it is a possibility that they can begin operating by the weekend. But, if they don't pass an inspection, they won't have a business license by the weekend and thus would not be able to legally operate.

Commercial retail requires parking associated with the use – between the commercial space and the residential home, the required parking is approximately 4-5 spaces. Those spaces would have to be associated with the business. Since they have provided additional parking, that additional parking can be used for day use parking or leased parking as long as the maintain the necessary spaces associated with their business. Use of the parking for residential use is OK now (since they have an existing residential use on-site) but parking associated with a commercial use is not legal until they have their business license in-hand.

I will let code enforcement know to monitor the site for the weekend to make sure they remain in compliance. If they are out of compliance, we will engage in enforcement action as is allowed per code and Wonder and I would appreciate you taking note if they do attempt to park cars in that lot beyond their residential use.

As far as the fence, I can only require a 7' fence as part of the final development plan (FDP) for the hotel. That was a specific condition of the hotel approval. If they decide instead to go forward with the retail shop business then the municipal code would not require a 7' tall fence. They would not need a new FDP to operate as a commercial retail shop because the municipal code only requires an FDP when new buildings or substantial additions to existing buildings are proposed – if they are just converting the interior of an existing building, they just need a business license and pass their building inspection. The situation is confusing because the requirement for a 7' fence is only tied to their use of the site as a hotel and we cannot require the fence until the hotel is being constructed.

Thanks and if you have follow up questions let me know. I thought it would be easier to write everything in an email so you have it in front of you, but feel free to call again if you want to chat further.



Heather Campbell <theharvs1521@gmail.com>

Jul 2, 2025,
2:53 PM

to City, Dylan, Deputy

Hi:

I think you might be confused, because I have been extremely diligent with my inquiries regarding the 7' fence that the City Council approved. Additionally, you confirmed that any commercial business associated with the property was not going to happen unless the 7' fence was installed. Below is your email to me. I would have pursued the damages to our fence during demolition if this were not the position of the City of Idaho Springs.

Additionally, the runoff from the parking lot is causing major flooding in the alley and is creating large pools of standing water behind my house and the other businesses. This concern was addressed during the approval for the hotel and its parking lot, which is why the drainage was required to go to Colorado Blvd, not Center Alley. Please refer to Paul's comments on the drainage plan and known issues. Attached are recent photos.

I'm very concerned that I have received conflicting information, so please let me know what has changed.

Thank you.
Heather Campbell
Dave Harvey

6 Attachments • Scanned by Gmail



**Heather
r
Campbell**
FYI

Jul 2, 2025, 3:13 PM



**Heather
r
Campbell**
My response.

Jul 2, 2025, 3:13 PM



**Heather
r
Campbell**
FYI.

Jul 2, 2025, 3:41 PM



**Heather
r
Campbell**
FYI

Jul 2, 2025, 3:41 PM



Dylan Graves

Jul 2, 2025,
4:33 PM

to City, Deputy, me

Hello,

I am sorry for any confusion, you and I have had a lot of conversations about this property, and I have had a lot of conversations with the property owners. Their plans have changed since we first started discussing parking at the subject property and as their plans changed, the code requirements that I can hold them to have changed, so it can be difficult to keep it all straight. However, I will try to explain comprehensively below.

When I first talked to the property owners, I shared with them the attached resolution that approved the FDP for a “new three-story mixed-use motel and café building.” The FDP conditions are as follows:

At the beginning, the owners had requested doing parking as a temporary, phase one use with the plan being that the three-story, mixed-use motel and café project would follow. The city does not allow parking as a use in itself, it has to be associated with an approved primary use on-site. Back in January, their plan was to associate the use as a sort of “phase 1” of the motel and café project. So, we told them that if they wanted to go that route, a 7’ fence was needed, and the drainage improvements would also be needed, because the future primary use required it. Looking down the email thread, I see that on January 9th, I wrote the following:

“As of the future of the site, I talked with your neighbor next week and reiterated that if they want to continue with their commercial parking / hotel use, they can’t start operating commercial until the 7’ fence is built so he is aware of that requirement. He told me that the project is on hold for a little while, so I wouldn’t expect to see a new fence ASAP nor would I expect to see much additional work in the next few weeks on the property, though I could be wrong about that so let me know if anything changes on-site – I’ll keep an eye out, too.”

It says that if they were looking to move forward with commercial parking and the hotel use, they can’t operate without the 7’ fence. That was based on conversations with them where they did not want to establish a primary use on-site and instead just operate parking as a temporary measure while they planned for the motel in the future. However, they are not pursuing the project that was approved with the FDP. Instead, they are planning to build a retail gift shop in their existing building on-site, converting an existing space within the building into a retail space as is permitted in the C-1 zone district. This has nothing to do with the FDP approval or the project that was approved by city council. They are required to get a business license, which to-date has not been issued. They need to have an approved life safety inspection for the property but once that is approved, a business license could be issued. This is the same as with any new use proposed in the C-1 district. If they are not building new buildings or substantial additions, they do not need to go through a public approval process as discussed in Section 21-106 of the municipal code.

So, given that the retail use proposed for the site is allowed in the zone district and is not associated with the project approved as part of that FDP, I cannot require them to build a 7’ tall fence. If they decide in the future to build the hotel, then I can and will require the 7’ tall fence due to the conditions in Resolution #25, Series 2023.

Regarding drainage, the public works superintendent at the time the improvements were made reviewed the plans and indicated that he was satisfied with the parking lot moving forward. I will forward the photos to Public Works to review to ensure that drainage issues are suitably documented and addressed.

Thanks,
Dylan

Dylan Graves

Community Development Planner
City of Idaho Springs
DGraves@idahospringsco.com
(303) 567-4421 x118

Fence - 1503 Colorado Blvd

Inbox



Heather Campbell <theharvs1521@gmail.com>

Dec 13, 2024,
12:14 PM

to Dylan

Hi Dylan:

I just wanted to connect with you on the fence. Today, the contractor told my husband they weren't putting in a fence. Has something changed?

Thank you.

Heather Campbell
David Harvey



Dylan Graves <dgraves@idahospringsco.com>

Dec 13, 2024,
12:22 PM

to me

Hello,

If they do not put in a fence, they cannot operate parking on the property. It is an express written condition of approval of being able to do any commercial uses on-site. I will reach out to the property owner to remind them of this requirement.

Thank you for letting me know!
Dylan

Dylan Graves

Community Development Planner
City of Idaho Springs
DGraves@idahospringsco.com

(303) 567-4421 x118

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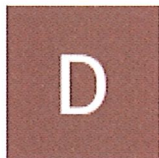
Heather Campbell <theharvs1521@gmail.com>

Dec 13, 2024,
1:06 PM

to Dylan

Thank you, Dylan. We really do appreciate your help. We're just trying to save what little character and magic we have left in our little neighborhood.

One attachment • Scanned by Gmail



Dylan Graves <dgraves@idahospringsco.com>

Dec 13, 2024,
1:23 PM

to me

I agree. The situation is a bit difficult since the area is zoned commercial and folks have rights to what is allowed in the city's regulations, but at the same time we as a community have a goal to protect residential character and residents as much as possible. Although it may be impossible to say "no" to someone, the city can and must make sure that any development that occurs meets all the requirements and standards as listed in the city's regulations.

Like I said, I'll remind them of this requirement today and if they refuse to comply, then we will not allow the commercial use to begin. And if a commercial use is established regardless, then the city would have to engage in enforcement against the property owner, which I am happy to do but really hope does not happen.

Thanks, Heather!
Dylan

Dylan Graves

Community Development Planner
City of Idaho Springs
DGraves@idahospringsco.com
(303) 567-4421 x118

Under the Colorado Open Records Act (CORA), all messages sent by or to me on this city-owned email account may be subject to public disclosure.

From: Heather Campbell <theharvs1521@gmail.com>
Sent: Friday, December 13, 2024 1:07 PM
To: Dylan Graves <dgraves@idahospringsco.com>
Subject: Re: Fence - 1503 Colorado Blvd

Thank you, Dylan. We really do appreciate your help. We're just trying to save what little character and magic we have left in our little neighborhood.



Heather Campbell <theharvs1521@gmail.com>

Dec 19, 2024,
2:46 PM

to Dylan

Hi:

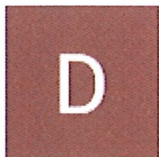
We're just wondering if you have heard anything from the property owners regarding the fence. The fence that has been in place on the property line for over 20 years has been severely compromised by the excavation to put in the parking lot and all of the soil has been removed from the fence line and the structure of the fence is severely bowing. We've had to add a temporary brace to keep the fence from collapsing. Additionally, they removed the cross bracing from where the fence was attached to the demolished dwelling.

We are trying to be patient, but we do not want the fence to be further damaged if their plans for a commercial parking lot have changed. I've attached a photo showing the excavation of all the soil supporting the fence. Unfortunately, my husband had propped up the fence this morning before I had a chance to show how far it was bowing.

Thanks.

Heather Campbell
Dave Harvey

One attachment • Scanned by Gmail



Dylan Graves <dgraves@idahospringsco.com>

Dec 19, 2024,
5:07 PM

to me

Hi, Heather,

As far as I know, no plans have changed. I haven't been able to speak with the owner of the property – my phone wasn't working (unbeknownst to me) on Monday or Tuesday and I did get a voicemail from him, but wasn't able to get back in touch. I've left a voicemail and am going to follow up with an email again tomorrow.

Is the existing fence on your property or on the adjacent property? Is it "owned" by you or by the adjacent property? From a survey of the 1503 / 1505 Colorado property, it looks like it is basically dead on the property line, and I *thought* it was your fence and not his based on my recollection but I am hoping you can confirm. If it is your fence then it is an issue I (the City, really) can more easily get involved with since it is a direct physical impact on your property (and more importantly, it is something that would also be able to be addressed as a civil matter). But if it is his fence, then it is not an issue that I can easily deal with except to continue to require the new 7' fence, as is still the requirement.

Thanks in advance for the additional information and I will do what I can to keep you up to date and informed.

Take care,

From: Heather Campbell <theharvs1521@gmail.com>

Sent: Friday, December 13, 2024 12:15 PM

To: Dylan Graves <dgraves@idahospringsco.com>

Subject: Fence - 1503 Colorado Blvd



Heather Campbell <theharvs1521@gmail.com>

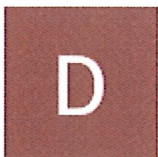
Dec 19, 2024,
5:59 PM

to Dylan

Thanks Dylan. I will confirm tomorrow about who owns the fence. We believe the fence is within our property line, but I will talk to the previous owner tomorrow to see if he put the fence in.

Thanks again for your help.

2 Attachments • Scanned by Gmail



Dylan Graves <dgraves@idahospringsco.com>

Dec 20, 2024,
8:26 AM

to me

Looking at this site plan, which is based on a survey, it looks to be right on the property line, which is why I wasn't 100% sure who technically owns the fence:



Heather Campbell <theharvs1521@gmail.com>

Dec 20, 2024,
10:03 AM

to Dylan

Hi:

We own the fence. It was put in by the previous owner, Richard Davis, which is why the nice side is facing our yard.

Thanks.




Heather Campbell <theharvs1521@gmail.com>

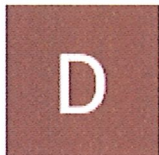
Dec 20, 2024,
11:19 AM

to Dylan

Hi:

Here are some additional photos of the fence from this summer through construction.

 [Fence.zip](#)



Dylan Graves <dgraves@idahospringsco.com>

Dec 20, 2024,
11:29 AM

to me

Thanks, Heather. I've received the photos and will review. I will also send a follow up email to the property owner and leave another voicemail if I can't get them on the phone.

Sounds like there are two potential issues that need to be addressed. First, impacts to your fence that you own. Second, their continued need to build a 7' tall privacy fence on their property. As far as I am concerned, they shouldn't be impacting your fence, but even though you have a fence already, they still need their own 7' fence.

Thanks again and I will keep you posted.

Best,
Dylan

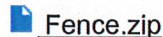
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Subject: Re: Fence - 1503 Colorado Blvd

Hi:
Here are some additional photos of the fence from this summer through construction.

 [Fence.zip](#)

From: Heather Campbell <theharvs1521@gmail.com>
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To: Dylan Graves <dgraves@idahospringsco.com>
Subject: Re: Fence - 1503 Colorado Blvd

Hi:
We're just wondering if you have heard anything from the property owners regarding the fence. The fence that has been in place on the property line for over 20 years has been severely compromised by the excavation to put in the parking lot and all of the soil has been removed from the fence line and the structure of the fence is severely bowing. We've had to add a temporary brace to keep the fence from collapsing. Additionally, they removed the cross bracing from where the fence was attached to the demolished dwelling.

We are trying to be patient, but we do not want the fence to be further damaged if their plans for a commercial parking lot have changed. I've attached a photo showing the excavation of all the soil supporting the fence. Unfortunately, my husband had propped up the fence this morning before I had a chance to show how far it was bowing.

Thanks.

Heather Campbell
Dave Harvey

On Fri, Dec 13, 2024 at 1:23 PM Dylan Graves <dgraves@idahospringsco.com> wrote:

I agree. The situation is a bit difficult since the area is zoned commercial and folks have rights to what is allowed in the city's regulations, but at the same time we as a community have a goal to protect residential character and residents as much as possible. Although it may be impossible to say "no" to someone, the city can and must make sure that any development that occurs meets all the requirements and standards as listed in the city's regulations.

Like I said, I'll remind them of this requirement today and if they refuse to comply, then we will not allow the commercial use to begin. And if a commercial use is established regardless, then the city would have to engage in enforcement against the property owner, which I am happy to do but really hope does not happen.

Thanks, Heather!
Dylan

Dylan Graves

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Subject: Re: Fence - 1503 Colorado Blvd

Thank you, Dylan. We really do appreciate your help. We're just trying to save what little character and magic we have left in our little neighborhood.

On Fri, Dec 13, 2024 at 12:22 PM Dylan Graves <dgraves@idahospringsco.com> wrote:



**Dylan
Graves**

Dec 20, 2024,
11:32 AM

Also, you have a very nice yard, beautiful flowers. I'm impressed with how green the grass was when I were taken.



Heather Campbell <theharvs1521@gmail.com>

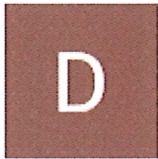
Dec 20, 2024,
2:10 PM

to Dylan

Thank you.

The fence needs to be built at the same level of the current fence. It will not be effective for our privacy if it's built at the level of the parking lot. It would be useless. They can build their fence directly where the current fence is.

2 Attachments • Scanned by Gmail



Dylan Graves <dgraves@idahospringsco.com>

Dec 20, 2024,
2:33 PM

to me

Hi Heather,

Are you proposing that they remove your existing fence and replace with a 7' fence? Or that they would simply put the existing 7' fence directly next to the existing fence?

Making sure I understand the last email perfectly before talking to the neighbor.

I also want to make clear to them that the requirement for the 7' fence is not simply because you as the neighbor asked for it. Rather, City Council is requiring them to build a fence as part of their approval to allow for a hotel/motel and staff are holding them to this requirement in allowing the parking on-site at all.

Thanks,
Dylan

Dylan Graves

Community Development Planner
City of Idaho Springs

DGraves@idahospringsco.com

(303) 567-4421 x118

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The fence needs to be built at the same level of the current fence. It will not be effective for our privacy if it's built at the level of the parking lot. It would be useless. They can build their fence directly where the current fence is.

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Thanks again and I will keep you posted.

Best,
Dylan


Dylan Graves

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City of Idaho Springs
DGraves@idahospringsco.com
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Sent: Friday, December 20, 2024 11:19 AM
To: Dylan Graves <dgraves@idahospringsco.com>
Subject: Re: Fence - 1503 Colorado Blvd

Hi:
Here are some additional photos of the fence from this summer through construction.

 [Fence.zip](#)

On Fri, Dec 20, 2024 at 10:03 AM Heather Campbell <theharvs1521@gmail.com> wrote:



Heather Campbell <theharvs1521@gmail.com>

Dec 20, 2024,
3:28 PM

to Dylan

Whatever is easier for them as long as the base of the fence is where the current fence is. They have completely removed all of the soil behind the fence so unless they add it back it might make sense to put it where the existing fence is. I'll look at it tomorrow and get my tape measure out. I guess we assumed that since they were structurally undermining the existing fence that's where the new fence was going. The contractor was even concerned about the depth of the root balls on our 100 year old lilacs and inquired about not fencing there. We might have been ok with that, except now it's a parking lot and people can see directly through the lilac bushes and into our dining room and kitchen. The fence really needs to go the full length of the property line.

One attachment • Scanned by Gmail



Heather Campbell <theharvs1521@gmail.com>

Dec 30, 2024,
1:27 PM

to Dylan

Hi Dylan:

Hope you had a nice holiday. I'm just checking in on the fence situation. Today a patron of mine asked me what happened to my fence and that it looked like it was about to fall down at some point....

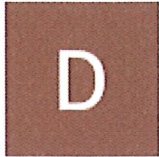
Yesterday my husband had to put some additional temporary braces in place so that the fence wouldn't fall over and snap my 19-year-old rose bush. I've attached the latest photos.

Do we need to file a police report for the damage to our fence or file a formal complaint of some sort?

Thank you.

Heather Campbell
David Harvey

3 Attachments • Scanned by Gmail



Dylan Graves <dgraves@idahospringsco.com>

Dec 30, 2024,
1:46 PM

to me

Hi Heather,

Let me look into this a bit to see what your best approach would be if you do want to file a report. I will talk with the City's code enforcement officer (Steven Zacharias) to see what steps he can take and what he would suggest. I will pass along the photos to him so he has a good idea of what is going on.

I'll let you know what I find out. I'll also make a point to have someone from Public Works ensure that they are constructing in accordance with their excavation/earth disturbance permit that their office issues.

Thanks,
Dylan

Dylan Graves

Community Development Planner
City of Idaho Springs
DGraves@idahospringsco.com
(303) 567-4421 x118

Under the Colorado Open Records Act (CORA), all messages sent by or to me on this city-owned email account may be subject to public disclosure.

From: Heather Campbell <theharvs1521@gmail.com>

Sent: Monday, December 30, 2024 1:28 PM

To: Dylan Graves <dgraves@idahospringsco.com>

Subject: Re: Fence - 1503 Colorado Blvd

Hi Dylan:

Hope you had a nice holiday. I'm just checking in on the fence situation. Today a patron of mine asked me what happened to my fence and that it looked like it was about to fall down at some point....

Yesterday my husband had to put some additional temporary braces in place so that the fence wouldn't fall over and snap my 19-year-old rose bush. I've attached the latest photos.

Do we need to file a police report for the damage to our fence or file a formal complaint of some sort?

Thank you.

Heather Campbell
David Harvey

On Fri, Dec 20, 2024 at 3:28 PM Heather Campbell <theharvs1521@gmail.com> wrote:

Whatever is easier for them as long as the base of the fence is where the current fence is. They have completely removed all of the soil behind the fence so unless they add it back it might make sense to put it where the existing fence is. I'll look at it tomorrow and get my tape measure out. I guess we assumed that since they were structurally undermining the existing fence that's where the new fence was going. The contractor was even concerned about the depth of the root balls on our 100 year old lilacs and inquired about not fencing there. We might have been ok with that, except now it's a parking lot and people can see directly through the lilac bushes and into our dining room and kitchen. The fence really needs to go the full length of the property line.

On Fri, Dec 20, 2024, 2:33 PM Dylan Graves <dgraves@idahospringsco.com> wrote:
Hi Heather,

Are you proposing that they remove your existing fence and replace with a 7' fence? Or that they would simply put the existing 7' fence directly next to the existing fence?

Making sure I understand the last email perfectly before talking to the neighbor.

I also want to make clear to them that the requirement for the 7' fence is not simply because you as the neighbor asked for it. Rather, City Council is requiring them to build a fence as part of their approval to allow for a hotel/motel and staff are holding them to this requirement in allowing the parking on-site at all.

Thanks,
Dylan

Dylan Graves

Community Development Planner
City of Idaho Springs
DGraves@idahospringsco.com
(303) 567-4421 x118

Under the Colorado Open Records Act (CORA), all messages sent by or to me on this city-owned email account may be subject to public disclosure.

From: Heather Campbell <theharvs1521@gmail.com>
Sent: Friday, December 20, 2024 2:11 PM
To: Dylan Graves <dgraves@idahospringsco.com>
Subject: Re: Fence - 1503 Colorado Blvd

Thank you.

The fence needs to be built at the same level of the current fence. It will not be effective for our privacy if it's built at the level of the parking lot. It would be useless. They can build their fence directly where the current fence is.

On Fri, Dec 20, 2024, 11:29 AM Dylan Graves <dgraves@idahospringsco.com> wrote: Thanks, Heather. I've received the photos and will review. I will also send a follow up email to the property owner and leave another voicemail if I can't get them on the phone.

Sounds like there are two potential issues that need to be addressed. First, impacts to your fence that you own. Second, their continued need to build a 7' tall privacy fence on their property. As far as I am concerned, they shouldn't be impacting your fence, but even though you have a fence already, they still need their own 7' fence.

Thanks again and I will keep you posted.

Best,
Dylan

Dylan Graves

Community Development Planner
City of Idaho Springs
DGraves@idahospringsco.com
(303) 567-4421 x118

Under the Colorado Open Records Act (CORA), all messages sent by or to me on this city-owned email account may be subject to public disclosure.

From: Heather Campbell <theharvs1521@gmail.com>
Sent: Friday, December 20, 2024 11:19 AM
To: Dylan Graves <dgraves@idahospringsco.com>
Subject: Re: Fence - 1503 Colorado Blvd

Hi:

Here are some additional photos of the fence from this summer through construction.

 [Fence.zip](#)

On Fri, Dec 20, 2024 at 10:03 AM Heather Campbell <theharvs1521@gmail.com> wrote:

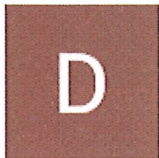
Hi:

We own the fence. It was put in by the previous owner, Richard Davis, which is why the nice side is facing our yard.

Thanks.

On Fri, Dec 20, 2024 at 8:26 AM Dylan Graves <dgraves@idahospringsco.com> wrote:
Looking at this site plan, which is based on a survey, it looks to be right on the property line, which is why I wasn't 100% sure who technically owns the fence:

Dylan Graves



Dylan Graves <dgraves@idahospringsco.com>

Jan 9, 2025,
9:40 AM

to me

Hi Heather,

Apologies in the delay looking into this for you.

I don't think that my regulations in planning or zoning cover damage to your fence, however PD and Code Enforcement may be able to figure something out that might help your situation. I would suggest before formally filing a report that you talk directly with Zac – the City Code Enforcement Officer – or Chief Buseck about the issues occurring to see if they have a suggestion. Chief can be reached at policechief@idahospringsco.com or Zac at code@idahospringsco.com. I did send them the full folder of pictures that you sent me, so they have some awareness of the situation already so that should be a good start to the conversation. The best number to call may be Zac's at 720-255-9942.

As of the future of the site, I talked with your neighbor next week and reiterated that if they want to continue with their commercial parking / hotel use, they can't start operating commercial until the 7' fence is built so he is aware of that requirement. He told me that the project is on hold for a little while, so I wouldn't expect to see a new fence ASAP nor would I expect to see much additional work in the next few weeks on the property, though I could be wrong about that so let me know if anything changes on-site – I'll keep an eye out, too.

When talking with the owner, he mentioned that there might be some changes to their plans over the coming weeks/months and potentially a shelving of the hotel project in favor of doing something in their existing on-site building (such as a commercial, retail space, for example). I'll let you know if anything is formally submitted and will let you know what that process looks like if that were to occur.

Thanks and take care,

Dylan

Dylan Graves

Community Development Planner
City of Idaho Springs
DGraves@idahospringsco.com
(303) 567-4421 x118

Under the Colorado Open Records Act (CORA), all messages sent by or to me on this city-owned email account may be subject to public disclosure.

From: Dylan Graves
Sent: Monday, December 30, 2024 1:46 PM
To: Heather Campbell <theharvs1521@gmail.com>



Heather Campbell <theharvs1521@gmail.com>

Jan 9, 2025,
10:37 AM

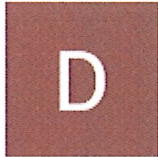
to Dylan

Hi:
Hope you had a great holiday! Thank you for the information, I will check in with Zac and Nate.



Heathe
r
Campb
ell
FYI

Jan 9, 2025, 10:37 AM



Dyla
n
Grav
es

Jan 9, 2025,
10:38 AM

Thank you, I hope you had a good holiday too and are enjoying the new year. Talk to you soon,



Heather Campbell <theharvs1521@gmail.com>

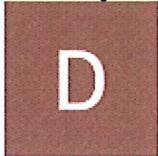
Apr 2, 2025,
11:11 AM

to Dylan

Hi Dylan:

I'm just checking in with you regarding the fence situation. Have you heard anything from the property owners on what their plans are?

Thank you.



Dylan Graves <dgraves@idahospringsco.com>

Apr 7, 2025,
9:09 AM

to me

Hello Heather,

I spoke with the owners of the property not too long ago. Their plan for the time being is to renovate the existing home on-site to create some sort of first-story commercial (perhaps a small gift shop) and a second-story residential unit, which would seem to put off the motel construction for now. That said, I have not seen any building permits to perform any renovation work and until that happens I don't have a good sense of the timeline or full scope of work.

I had heard that they might be doing some paving work when the weather gets a little better, but haven't heard or seen anything on that front either.

Best,



Heather Campbell <theharvs1521@gmail.com>

Apr 7, 2025,
12:00 PM

to Dylan

Hi:

Thanks for the update. Is the 7 ft. fence required when they start renovation for a commercial business?

Thanks.

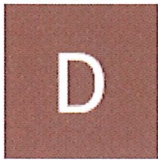


Heather Campbell <theharvs1521@gmail.com>

Apr 26, 2025,
8:59 AM

to Dylan

Hi.
Have permits been pulled for this property? Big crew with multiple trucks doing something and they aren't building a fence.
Thanks.



Dylan Graves <dgraves@idahospringsco.com>

Apr 28, 2025,
8:50 AM

to me

Hello,

They currently do not have any building permits for work at 1503 Colorado Blvd. Do you know what sort of work they were doing with the large trucks? It is possible that they are doing grading or paving work that would not require permits. I will walk by today and take some photos and will plan to go by daily this week to try to see if any changes are occurring and if so, what permits may be needed.

Best,
Dylan

Dylan Graves

Community Development Planner
City of Idaho Springs
DGraves@idahospringsco.com
(303) 567-4421 x118

Under the Colorado Open Records Act (CORA), all messages sent by or to me on this city-owned email account may be subject to public disclosure.



Heather Campbell <theharvs1521@gmail.com>

Apr 28, 2025,
9:04 AM

to Dylan

Hi:

It looks like some sort of concrete work. Maybe a walkway of some sort laid out on the North and East sides. All the trucks were the crew and the cleanup crew picking up the old concrete they had taken out on Friday. It didn't take them very long.

Thanks.



Heather Campbell <theharvs1521@gmail.com>

May 11, 2025,
2:37 PM

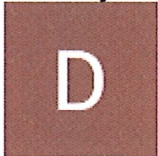
to Dylan

Hi.

I've been in Hawaii for the last 10 days. Heading reports that there is now a paved parking lot? Please let me know the status and if there were any permits pulled for this.

I haven't heard that the fence has been built yet.

Thank you.



Dylan Graves <dgraves@idahospringsco.com>

May 12, 2025,
8:05 AM

to me

Hello,

It does appear that they paved the lot, as would be required for any parking areas. They did not need any permits from me from a planning/zoning perspective. An earth disturbance permit may or may not have been needed to pave. I know the owners had been working with Paul from Public Works on the paving and parking area plan to ensure that it met his requirements for driveways/parking areas.



Heather Campbell
Thanks.

May 12, 2025,
11:21 AM



Heather Campbell <theharvs1521@gmail.com>

Jul 2, 2025,
12:22 PM

to Dylan

Hi Dylan:
According to the people who are working on the property building at 1503 Colorado Blvd., and the empty parking lot, the parking lot will be opening in a couple of days. Is this correct, do they have permits, etc.? There has not been a 7' fence installed yet.

Thank you.



Heather Campbell <theharvs1521@gmail.com>

Jul 2, 2025,
12:47 PM

to Dylan

The signage for the commercial business is: Rat Cat Alley.



Dylan Graves

Jul 2, 2025,
2:16 PM

to Deputy, me

Hi Heather,

They did apply for a business license as "Rat Cat Alley" to operate as a commercial gift shop. Commercial retail is a permitted use in the zoning district, which is Commercial One (C-1). This is currently in process – they need to have a life safety inspection done by a building inspector before they can get their business license issued. So, as of today, no business license is issued. If they schedule an inspection for today or tomorrow and pass, it is a possibility that they can begin operating by the weekend. But, if they don't pass an inspection, they won't have a business license by the weekend and thus would not be able to legally operate.

Commercial retail requires parking associated with the use – between the commercial space and the residential home, the required parking is approximately 4-5 spaces. Those spaces would have to be associated with the business. Since they have provided additional parking, that additional parking can be used for day use parking or leased parking as long as the maintain the necessary spaces associated with their business. Use of the parking for residential

use is OK now (since they have an existing residential use on-site) but parking associated with a commercial use is not legal until they have their business license in-hand.

I will let code enforcement know to monitor the site for the weekend to make sure they remain in compliance. If they are out of compliance, we will engage in enforcement action as is allowed per code and Wonder and I would appreciate you taking note if they do attempt to park cars in that lot beyond their residential use.

As far as the fence, I can only require a 7' fence as part of the final development plan (FDP) for the hotel. That was a specific condition of the hotel approval. If they decide instead to go forward with the retail shop business then the municipal code would not require a 7' tall fence. They would not need a new FDP to operate as a commercial retail shop because the municipal code only requires an FDP when new buildings or substantial additions to existing buildings are proposed – if they are just converting the interior of an existing building, they just need a business license and pass their building inspection. The situation is confusing because the requirement for a 7' fence is only tied to their use of the site as a hotel and we cannot require the fence until the hotel is being constructed.

Thanks and if you have follow up questions let me know. I thought it would be easier to write everything in an email so you have it in front of you, but feel free to call again if you want to chat further.



Heather Campbell <theharvs1521@gmail.com>

Jul 2, 2025,
2:53 PM

to City, Dylan, Deputy

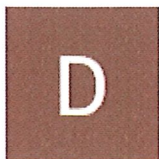
Hi:

I think you might be confused, because I have been extremely diligent with my inquiries regarding the 7' fence that the City Council approved. Additionally, you confirmed that any commercial business associated with the property was not going to happen unless the 7' fence was installed. Below is your email to me. I would have pursued the damages to our fence during demolition if this were not the position of the City of Idaho Springs.

Additionally, the runoff from the parking lot is causing major flooding in the alley and is creating large pools of standing water behind my house and the other businesses. This concern was addressed during the approval for the hotel and its parking lot, which is why the drainage was required to go to Colorado Blvd, not Center Alley. Please refer to Paul's comments on the drainage plan and known issues. Attached are recent photos.

I'm very concerned that I have received conflicting information, so please let me know what has changed.

Thank you.
Heather Campbell



Dylan Graves

Jul 2, 2025,
4:33 PM

to City, Deputy, me

Hello,

I am sorry for any confusion, you and I have had a lot of conversations about this property, and I have had a lot of conversations with the property owners. Their plans have changed since we first started discussing parking at the subject property and as their plans changed, the code requirements that I can hold them to have changed, so it can be difficult to keep it all straight. However, I will try to explain comprehensively below.

When I first talked to the property owners, I shared with them the attached resolution that approved the FDP for a “new three-story mixed-use motel and café building.” The FDP conditions are as follows:

At the beginning, the owners had requested doing parking as a temporary, phase one use with the plan being that the three-story, mixed-use motel and café project would follow. The city does not allow parking as a use in itself, it has to be associated with an approved primary use on-site. Back in January, their plan was to associate the use as a sort of “phase 1” of the motel and café project. So, we told them that if they wanted to go that route, a 7’ fence was needed, and the drainage improvements would also be needed, because the future primary use required it. Looking down the email thread, I see that on January 9th, I wrote the following:

“As of the future of the site, I talked with your neighbor next week and reiterated that if they want to continue with their commercial parking / hotel use, they can’t start operating commercial until the 7’ fence is built so he is aware of that requirement. He told me that the project is on hold for a little while, so I wouldn’t expect to see a new fence ASAP nor would I expect to see much additional work in the next few weeks on the property, though I could be wrong about that so let me know if anything changes on-site – I’ll keep an eye out, too.”

It says that if they were looking to move forward with commercial parking and the hotel use, they can’t operate without the 7’ fence. That was based on conversations with them where they did not want to establish a primary use on-site and instead just operate parking as a temporary measure while they planned for the motel in the future. However, they are not pursuing the project that was approved with the FDP. Instead, they are planning to build a retail gift shop in their existing building on-site, converting an existing space within the building into a retail space as is permitted in the C-1 zone district. This has nothing to do with the FDP approval or the project that was approved by city council. They are required to get a business license, which to-date has not been issued. They need to have an approved life safety inspection for the property but once that is approved, a business license could be issued. This is the same as with any new use proposed in the C-1 district. If they are not building new buildings or substantial additions, they do not need to go through a public approval process as discussed in Section 21-106 of the municipal code.

So, given that the retail use proposed for the site is allowed in the zone district and is not associated with the project approved as part of that FDP, I cannot require them to build a 7’ tall

fence. If they decide in the future to build the hotel, then I can and will require the 7' tall fence due to the conditions in Resolution #25, Series 2023.

Regarding drainage, the public works superintendent at the time the improvements were made reviewed the plans and indicated that he was satisfied with the parking lot moving forward. I will forward the photos to Public Works to review to ensure that drainage issues are suitably documented and addressed.

Thanks,
Dylan

Dylan Graves

Community Development Planner
City of Idaho Springs
DGraves@idahospringsco.com
(303) 567-4421 x118

CITY OF IDAHO SPRINGS
 COMBINED CASH INVESTMENT
 FEBRUARY 28, 2026

COMBINED CASH ACCOUNTS

01-00-1110	OPERATING CHECKING -0056	98,946.45
01-00-1111	MONEY MARKET -3504	90,831.64
01-00-1112	XPRESS DEPOSIT ACCOUNT	33,016.68
01-00-1113	PETTY CASH CHECKING ACCOUNT	24,765.89
01-00-1115	EVERGREEN NAT'L-- PR CKG -2114	157,743.54
01-00-1117	COLOTRUST--GENERAL -8001	301,981.68
01-00-1118	COLOTRUST--RAMP FUND -8002	108,384.16
01-00-1119	CSAFE--GENERAL -97-01	24,547.94
01-00-1176	CASH CLEARING - COURT	(647.07)
01-00-1178	CASH CLEARING - ACCTS REC.	837.30

TOTAL COMBINED CASH 840,408.21

01-00-1000 COMBINED CASH FUND (840,408.21)

TOTAL UNALLOCATED CASH .00

CASH ALLOCATION RECONCILIATION

10	ALLOCATION TO GENERAL FUND	(430,673.15)
15	ALLOCATION TO HANSEN'S CEMETERY TRUST FUND	10,386.57
20	ALLOCATION TO RAMP FUND (COLORADO BLVD)	701,218.30
21	ALLOCATION TO IMPROVEMENT FUND	(1,331,781.89)
22	ALLOCATION TO CONSERVATION TRUST FD LOTTERY	137,599.81
23	ALLOCATION TO 1% STREET SALES TAX	1,461,585.47
51	ALLOCATION TO WATER FUND	(403,768.25)
52	ALLOCATION TO WASTEWATER FUND	(361,967.67)
59	ALLOCATION TO PARKING ENTERPRISE FUND	1,057,809.02

TOTAL ALLOCATIONS TO OTHER FUNDS 840,408.21

ALLOCATION FROM COMBINED CASH FUND - 01-00-1000 (840,408.21)

ZERO PROOF IF ALLOCATIONS BALANCE .00

CITY OF IDAHO SPRINGS
 BALANCE SHEET
 FEBRUARY 28, 2026

GENERAL FUND

ASSETS

10-00-1000	CASH - COMBINED FUND	(430,673.15)	
10-00-1120	CASH W/COUNTY TREASURER	93,935.15	
10-00-1150	A/R--BILLED ACCOUNTS	(5,414.11)	
10-00-1165	OTHER RECEIVABLES	313,634.65	
10-00-1167	PROPERTY TAXES RECEIVABLE	277,991.00	
10-00-1170	A/R--COURT	(3,831.00)	
10-00-1171	LEASE RECEIVABLE	453,861.19	
10-00-1580	SUSPENSE	.86	
	TOTAL ASSETS		699,504.59

LIABILITIES AND EQUITY

LIABILITIES

10-00-2015	ACCRUED PAYROLL PAYABLE	20,457.63	
10-00-2020	ACCOUNTS PAYABLE	14,973.96	
10-00-2120	DEFERRED PROPERTY TAXES	277,991.00	
10-00-2141	DEF'D INFLOW OF RES--2017VERI	126,387.68	
10-00-2142	DEF'D INFLOW OF RES--2012VERI	327,473.51	
10-00-2221	MEDICARE PAYABLE	40.76	
10-00-2222	FEDERAL WITHHOLDINGS PAYABLE	129.91	
10-00-2223	STATE WITHHOLDINGS PAYABLE	(45.00)	
10-00-2230	HEALTH INSURANCE PAYABLE	995.30	
10-00-2231	DENTAL INSURANCE PAYABLE	197.60	
10-00-2234	FPPA CONTRIBUTIONS PAYABLE	4,111.63	
10-00-2235	DEFERRED COMP PAYABLE	(2,168.28)	
10-00-2236	UNEMPLOYMENT PAYABLE	909.96	
10-00-2237	MISC PAYROLL PAYABLE	(1,583.35)	
10-00-2238	LIFE INSURANCE PAYABLE	16.80	
10-00-2401	DEVELOPER LIABILITIES	(1,366.54)	
	TOTAL LIABILITIES		768,522.57

FUND EQUITY

10-00-2600	FUND BALANCE	266,806.45	
	UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	(335,824.43)	
	BALANCE - CURRENT DATE	(335,824.43)	
	TOTAL FUND EQUITY		(69,017.98)
	TOTAL LIABILITIES AND EQUITY		699,504.59

CITY OF IDAHO SPRINGS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
<u>PROPERTY, SALES & USE TAXES</u>						
10-00-3110	PROPERTY TAXES	4,997.74	3,832.28	4,104.95	4,104.95	282,237 1.5
10-00-3111	INTEREST -DELINQUENT PROP TAX	.00	12.81	.00	.00	0 .0
10-00-3120	SPECIFIC OWNERSHIP TAX	3,474.85	3,880.99	2,084.15	3,826.85	25,000 15.3
10-00-3130	SALES TAX (1/2)	272,258.68	286,425.82	158,390.95	285,435.64	2,433,600 11.7
10-00-3135	BUILDING USE TAX (2/3)	825.67	1,956.94	1,102.90	3,289.68	25,000 13.2
10-00-3136	MOTOR VEHICLE USE TAX	16,184.77	10,396.23	4,710.44	12,707.01	80,000 15.9
10-00-3182	FRANCHISE-PUBLIC SERVICE	20,512.11	25,898.14	11,688.80	21,373.77	106,000 20.2
10-00-3183	FRANCHISE-CABLE--COMCAST	2,688.15	2,316.37	2,166.20	2,172.20	23,000 9.4
10-00-3184	FRANCHISE-QWEST/CENTURYLINK	119.50	81.00	64.25	64.25	200 32.1
	TOTAL PROPERTY, SALES & USE TAXES	321,061.47	334,800.58	184,312.64	332,974.35	2,975,037 11.2
<u>LICENSES & PERMITS</u>						
10-00-3211	LIQUOR LICENSE	971.25	2,176.25	245.00	918.75	7,000 13.1
10-00-3216	BUSINESS LICENSE FEE	1,950.00	1,357.50	2,555.00	4,722.50	36,000 13.1
10-00-3218	SHOPPING BAG FEES	3,890.97	2,195.82	.00	1,827.12	5,000 36.5
10-00-3221	BUILDING PERMITS	2,831.35	5,780.70	1,375.00	9,745.28	100,000 9.8
10-00-3222	CONTRACTOR'S LICENSE	2,300.00	2,600.00	1,200.00	2,900.00	11,000 26.4
10-00-3225	FINGERPRINTS	.00	.00	15.00	15.00	0 .0
10-00-3227	REPORTS/COPIES/FAX	90.00	132.50	37.50	185.00	2,500 7.4
10-00-3229	OTHER LICENSES/PERMITS	4,595.00	7,352.00	725.00	7,400.00	70,000 10.6
10-00-3240	PLAN REVIEW/COMMISSION FEES	4,183.01	2,496.12	.00	560.43	50,000 1.1
	TOTAL LICENSES & PERMITS	20,811.58	24,090.89	6,152.50	28,274.08	281,500 10.0
<u>OTHER TAXES</u>						
10-00-3301	MOTOR VEHICLE REG. FEES	936.82	958.14	413.43	911.72	7,000 13.0
10-00-3304	MARIJUANA SPECIAL SALES TAX	11,658.99	8,676.61	984.92	1,811.06	50,000 3.6
10-00-3305	STATE SHARED CIGARETTE TAX	834.41	752.37	286.03	575.25	4,800 12.0
10-00-3306	COUNTY ROAD & BRIDGE TAX	83,063.98	74,269.09	.00	83,697.59	425,000 19.7
10-00-3307	SEVERENCE TAX	.00	.00	.00	.00	70,000 .0
10-00-3309	HIGHWAY USERS TAX	10,632.44	11,786.93	5,640.47	12,051.66	65,000 18.5
10-00-3380	DOLA GRANT EIAF 9689-B & B	.00	8,146.70	.00	.00	75,000 .0
10-00-3382	TOURISM MANAGEMENT GRANT	.00	.00	.00	.00	40,000 .0
	TOTAL OTHER TAXES	107,126.64	104,589.84	7,324.85	99,047.28	736,800 13.4
<u>FINES</u>						
10-00-3550	FINES	14,015.00	70,440.00	24,246.67	56,232.67	460,000 12.2
	TOTAL FINES	14,015.00	70,440.00	24,246.67	56,232.67	460,000 12.2

CITY OF IDAHO SPRINGS
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
<u>MISCELLANEOUS</u>						
10-00-3601 INTEREST EARNED	10,564.10	4,390.83	(510.96)	(865.49)	15,000	(5.8)
10-00-3604 DONATIONS	.00	.00	.00	.00	2,500	.0
10-00-3610 CEMETERY FEES	.00	750.00	.00	.00	5,000	.0
10-00-3620 LEASES/RENT	11,362.74	13,910.50	8,353.54	20,174.98	68,000	29.7
10-00-3680 REIMBURSEMENT/REFUNDS	4,985.92	4,661.20	.00	874.91	70,000	1.3
10-00-3690 MISCELLANEOUS REVENUE	10.00	8,896.50	5,105.00	9,824.30	30,000	32.8
TOTAL MISCELLANEOUS	26,922.76	32,609.03	12,947.58	30,008.70	190,500	15.8
TOTAL FUND REVENUE	489,937.45	566,530.34	234,984.24	546,537.08	4,643,837	11.8

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
<u>STREETS EXPENDITURES</u>						
10-10-4102 SALARIES	4,022.40	8,286.40	5,309.60	10,619.20	69,020	15.4
10-10-4103 HOURLY	18,496.96	18,335.68	9,499.86	19,049.46	99,136	19.2
10-10-4104 OVERTIME	2,537.65	1,733.08	426.00	1,134.33	10,000	11.3
10-10-4201 FICA	1,472.37	1,673.25	897.36	1,815.31	10,426	17.4
10-10-4202 MEDICARE	344.29	393.15	209.88	424.57	2,438	17.4
10-10-4203 HEALTH INS.	4,881.19	4,659.72	2,871.36	5,742.72	33,754	17.0
10-10-4204 LIFE INS.	37.80	31.50	19.18	38.36	198	19.4
10-10-4205 DEFERRED COMP	1,317.57	1,725.71	885.19	1,764.31	10,269	17.2
10-10-4206 UNEMPLOYMENT INS.	48.78	56.70	30.47	61.62	388	15.9
10-10-4207 DISABILITY INSURANCE	293.13	258.38	123.66	138.62	1,629	8.5
10-10-4209 DENTAL INSURANCE	190.00	138.44	101.20	202.40	1,176	17.2
10-10-5103 ENGINEERING	.00	.00	.00	.00	1,000	.0
10-10-5106 IT SERVICES	.00	.00	1,407.63	1,407.63	0	.0
10-10-5108 OTHER PROFESSIONAL SERVICES	7,037.68	5,996.61	1,924.07	4,264.81	40,000	10.7
10-10-5202 DISPOSAL-TRASH	826.92	508.60	1,019.87	1,578.30	4,500	35.1
10-10-5207 MAINT./REPAIRS-SERVICES	.00	.00	.00	.00	7,500	.0
10-10-5208 MAINT./REPAIRS-BUILDING	191.34	1,144.76	.00	.00	2,500	.0
10-10-5212 TRAINING	.00	.00	.00	.00	500	.0
10-10-5213 MEDICAL	.00	160.00	.00	.00	200	.0
10-10-5215 EMPLOYEE INCENTIVE	.00	.00	.00	.00	1,000	.0
10-10-5300 CIRSA W/C INSURANCE	4,738.48	6,398.98	.00	6,712.34	29,144	23.0
10-10-5301 CIRSA P/C INSURANCE	12,673.52	24,217.36	.00	16,720.40	59,724	28.0
10-10-5303 TELEPHONE	288.36	385.31	144.72	289.53	2,000	14.5
10-10-5304 DUES & PUBLICATIONS	421.99	238.99	.00	.00	400	.0
10-10-5305 TRAVEL & MEALS	.00	.00	.00	.00	100	.0
10-10-5306 EQUIPMENT RENTAL	.00	.00	.00	.00	500	.0
10-10-5310 POSTAGE	.00	13.20	.00	.00	100	.0
10-10-5313 ADVERTISING	.00	.00	.00	400.00	100	400.0
10-10-5314 INSURANCE CLAIMS	.00	1,255.11	.00	.00	2,000	.0
10-10-5325 PRINTING	.00	69.43	.00	103.68	100	103.7
10-10-5330 COMMUNICATION EQUIPMENT	.00	761.88	.00	.00	100	.0
10-10-5335 CELL/INTERNET SERVICE	615.28	1,036.08	334.12	878.24	5,500	16.0
10-10-6001 ELECTRICITY & GAS	10,992.70	14,412.06	9,940.52	20,007.22	67,000	29.9
10-10-6007 MATERIALS/SUPPLIES/EQUIP	609.16	359.72	.00	.00	5,500	.0
10-10-6010 MATERIALS/SUPPLIES/OFFICE	94.95	325.47	.00	124.18	2,000	6.2
10-10-6012 GAS/OIL-EQUIPMENT	521.27	514.07	.00	104.24	4,500	2.3
10-10-6020 TOOLS	6.99	163.15	.00	.00	1,500	.0
10-10-6022 SAFETY ITEMS	.00	.00	.00	.00	500	.0
10-10-6040 OCCUPATIONAL EQUIP/SAFETY	.00	108.21	.00	.00	500	.0
10-10-6050 WATER/SEWER	.00	763.53	680.40	680.40	5,300	12.8
10-10-6085 STREET LAMPS	2,828.69	5,050.83	.00	.00	20,000	.0
10-10-6091 SIGNS	.00	.00	.00	.00	10,000	.0
10-10-6093 PAINT	.00	.00	.00	.00	1,000	.0
10-10-6095 SAND/GRAVEL	.00	.00	.00	.00	1,000	.0
10-10-6096 ASPHALT/CURB & GUTTER--R&M	.00	.00	.00	1,200.00	0	.0
10-10-6097 DOWNTOWN PAVERS	.00	.00	.00	.00	150	.0
10-10-6098 TREE TRIMMING	.00	.00	.00	.00	5,000	.0
10-10-6099 SALTED SAND	4,765.99	.00	.00	.00	15,000	.0
10-10-6150 FLEET MAINT	1,076.18	250.91	.00	51.97	8,000	.7
10-10-6191 FLEET FUEL	2,735.42	2,258.07	980.35	1,743.53	12,000	14.5
10-10-6192 FLEET TIRES	.00	247.80	.00	.00	3,000	.0
10-10-6193 FLEET SUPPLIES	.00	54.05	.00	.00	3,000	.0

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
10-10-7010 OFFICE EQUIPMENT/COMPUTER	.00	.00	.00	.00	1,000	.0
10-10-7011 COMPUTER SOFTWARE	39.98	.00	.00	.00	0	.0
TOTAL STREETS EXPENDITURES	84,107.04	103,986.19	36,805.44	97,257.37	561,352	17.3

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
<u>ADMINISTRATION EXPENDITURES</u>						
10-20-4101	MAYOR/COUNCIL	.00	.00	.00	52,560	.0
10-20-4102	SALARY	52,943.00	34,097.69	17,204.96	34,409.92	260,512 13.2
10-20-4103	HOURLY	23,410.89	21,263.75	5,992.45	11,984.91	75,089 16.0
10-20-4104	OVERTIME	135.38	244.28	72.24	72.24	500 14.5
10-20-4201	FICA	4,558.85	3,202.73	1,368.95	2,733.73	20,807 13.1
10-20-4202	MEDICARE	1,066.26	750.83	320.17	639.37	4,866 13.1
10-20-4203	HEALTH INS.	12,865.20	10,465.29	4,524.92	9,092.08	82,470 11.0
10-20-4204	LIFE INS.	81.90	44.94	25.55	51.10	354 14.4
10-20-4205	DEFERRED COMP	5,208.50	2,394.54	1,341.64	2,644.75	16,136 16.4
10-20-4206	UNEMPLOYMENT	152.31	108.11	46.55	92.95	656 14.2
10-20-4207	DISABILITY INSURANCE	691.83	451.24	198.97	397.94	2,645 15.0
10-20-4209	DENTAL INSURANCE	444.00	302.94	137.10	274.20	1,882 14.6
10-20-5050	COUNTY TREASURER'S FEES	99.96	76.91	125.10	125.10	5,500 2.3
10-20-5101	LEGAL	13,735.51	29,305.10	.00	13,579.39	140,000 9.7
10-20-5102	AUDIT	.00	1,656.56	.00	.00	6,500 .0
10-20-5103	ENGI'RING SVCES--DEVEL REVIEW	420.00	.00	.00	.00	1,000 .0
10-20-5104	FINANCIAL SERVICES	6,957.51	2,093.44	.00	.00	12,000 .0
10-20-5105	PLANNING SERVICES	4,500.00	173.91	.00	.00	10,000 .0
10-20-5106	IT SERVICES	1,323.63	4,075.14	1,407.63	2,801.38	20,000 14.0
10-20-5107	SURVEYING	14,000.00	.00	.00	.00	5,000 .0
10-20-5108	OTHER CONTRACTUAL SERVICES	5,432.04	5,675.41	2,289.14	13,405.47	100,000 13.4
10-20-5207	REPAIR/MAINT.-SERVICES	.00	.00	.00	.00	1,000 .0
10-20-5208	REPAIR/MAINTENANCE-BUILDING	.00	.00	.00	.00	2,000 .0
10-20-5210	MEETING EXPENSE	73.34	.00	.00	.00	1,500 .0
10-20-5212	EDUCATION & TRAINING	1,237.00	3,545.20	.00	(285.00)	8,000 (3.6)
10-20-5215	EMPLOYEE INCENTIVE	140.00	70.00	.00	.00	1,900 .0
10-20-5220	ELECTION	.00	.00	.00	.00	1,000 .0
10-20-5225	BOARDS & COMMISSIONS	.00	1,012.18	.00	.00	1,500 .0
10-20-5300	CIRSA W/C INSURANCE	236.92	319.95	.00	335.62	1,457 23.0
10-20-5301	CIRSA P/C INSURANCE	12,423.52	23,967.39	.00	16,470.41	59,724 27.6
10-20-5303	TELEPHONE	288.36	308.52	144.72	289.53	1,800 16.1
10-20-5304	DUES & MEMBERSHIPS	4,006.00	5,378.00	.00	4,030.59	9,500 42.4
10-20-5305	TRAVEL & MEALS	48.00	581.07	.00	.00	8,000 .0
10-20-5309	CONTRACT OFFICE EQUIP.	1,224.01	259.69	.00	136.50	5,500 2.5
10-20-5310	POSTAGE, SHIPPING, BOX RENT	238.75	171.34	.00	189.24	2,000 9.5
10-20-5312	LEGAL PUBLICATIONS	1,457.96	913.37	496.19	678.17	2,000 33.9
10-20-5313	ADVERTISING	706.12	189.86	.00	380.00	1,500 25.3
10-20-5314	INSURANCE CLAIMS	.00	.00	.00	.00	1,000 .0
10-20-5316	RECORDING DOCUMENTS	302.00	99.35	43.00	86.00	1,200 7.2
10-20-5322	CODIFICATION	3,118.00	3,273.90	.00	.00	4,000 .0
10-20-5325	PRINTING	.00	101.59	109.95	323.59	1,000 32.4
10-20-5335	CELL/INTERNET SERVICE	642.47	1,428.55	597.50	1,194.80	7,500 15.9
10-20-6001	ELECTRICITY & GAS	1,119.08	1,161.48	680.74	1,323.85	5,000 26.5
10-20-6010	MATERIALS/SUPPLIES/OFFICE	281.19	432.74	.00	257.81	3,000 8.6
10-20-6020	FLAGS	.00	.00	.00	.00	500 .0
10-20-6050	WATER/SEWER	.00	521.60	773.34	773.34	5,500 14.1
10-20-6060	REFUNDS	1,000.00	.00	.00	.00	1,000 .0
10-20-6500	MISCELLANEOUS EXPENSE	.00	.00	.00	.00	2,000 .0
10-20-7010	OFFICE EQUIPMENT/COMPUTERS	20.00	592.03	1,570.00	1,570.00	3,000 52.3
10-20-7011	COMPUTER SOFTWARE	.00	1,649.12	.00	.00	1,000 .0
10-20-7020	PUBLIC ENGAGEMENT	9,121.50	.00	.00	.00	0 .0
10-20-8010	MISC. CASH OVER/SHORT	.00	1.11-	.00	(.01)	0 .0

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
TOTAL ADMINISTRATION EXPENDITURES	185,710.99	162,358.63	39,470.81	120,058.97	962,558	12.5
<u>COMMUNITY PROMOTION</u>						
10-21-5030 HSIS/ VISITOR CENTER	.00	.00	.00	.00	60,000	.0
10-21-5032 EVENTS	.00	150.00	.00	.00	68,000	.0
10-21-5033 K-GOAT ANNUAL FEE	.00	.00	.00	.00	3,500	.0
10-21-5036 MAYOR & COMMISSIONER AWARDS	.00	.00	.00	.00	2,000	.0
10-21-5038 MISC. ORGANIZATION REQUEST	.00	200.00	.00	.00	10,000	.0
10-21-5039 BEAUTIFICATION	.00	.00	.00	.00	9,500	.0
10-21-5040 HOLIDAY DECORATING	.00	.00	.00	.00	21,609	.0
10-21-5041 HISTORIC SITES & FACILITIES	.00	.00	.00	.00	5,000	.0
10-21-5050 4TH OF JULY	12,600.00	.00	.00	.00	0	.0
10-21-5055 GRANTS	.00	.00	.00	.00	10,000	.0
10-21-5108 OTHER CONTRACTUAL SERVICES	.00	27,275.00	8,249.99	9,264.99	21,000	44.1
10-21-5109 WEBSITE & MARKETING	.00	.00	.00	.00	70,000	.0
10-21-5430 VISITOR CTR BLDG MAINTENANCE	1,055.51	14,024.42	.00	2,572.46	10,000	25.7
10-21-7600 CONTINGENCY	.00	.00	.00	.00	1,000	.0
TOTAL COMMUNITY PROMOTION	13,655.51	41,649.42	8,249.99	11,837.45	291,609	4.1
<u>BUILDING INSPECTOR</u>						
10-22-5000 OPERATIONS CONTRACTUAL	5,059.48	7,226.25	1,035.00	1,035.00	75,000	1.4
10-22-5108 OTHER PROFESSIONAL SERVICES	.00	.00	.00	.00	1,000	.0
TOTAL BUILDING INSPECTOR	5,059.48	7,226.25	1,035.00	1,035.00	76,000	1.4

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
<u>POLICE EXPENDITURES</u>						
10-30-4102 SALARIES	19,603.20	23,977.60	12,240.00	24,480.00	111,389	22.0
10-30-4103 HOURLY WAGES--SWORN	88,460.62	87,372.96	60,790.30	111,540.30	586,346	19.0
10-30-4104 OVERTIME--REGULAR	2,362.68	1,802.24	1,587.79	2,673.97	15,000	17.8
10-30-4105 HOLIDAY	5,133.28	4,344.32	2,570.80	7,712.40	15,000	51.4
10-30-4106 OVERTIME--HOLIDAY WORKED-SWORN	7,672.43	6,325.60	2,833.82	6,859.67	21,000	32.7
10-30-4108 BONUS PAY	.00	.00	1,000.00	1,000.00	1,000	100.0
10-30-4109 HOURLY WAGES--CIVILIAN	32,869.28	24,873.49	12,824.72	25,054.89	138,427	18.1
10-30-4110 OVERTIME--HOLIDAY WKD-CIVILIAN	.00	.00	382.46	979.26	2,000	49.0
10-30-4201 FICA	2,094.29	1,582.72	832.93	1,676.61	8,582	19.5
10-30-4202 MEDICARE	2,172.54	2,061.59	1,318.30	2,518.27	12,124	20.8
10-30-4203 HEALTH INS.	22,520.00	23,349.60	11,947.20	23,894.40	157,081	15.2
10-30-4204 LIFE INS.	166.60	155.40	72.52	145.04	912	15.9
10-30-4205 DEFERRED COMP	1,477.46	1,456.36	745.32	1,486.66	9,200	16.2
10-30-4206 UNEMPLOYMENT	311.52	297.39	188.45	360.56	1,900	19.0
10-30-4207 DISABILITY INSURANCE	1,335.66	1,226.26	607.15	1,158.39	8,300	14.0
10-30-4209 DENTAL INSURANCE	1,107.20	1,320.80	657.60	1,315.20	8,261	15.9
10-30-4210 PENSION FPPA	12,855.64	14,053.33	8,577.46	21,045.70	92,582	22.7
10-30-5101 LEGAL	.00	666.00	.00	.00	5,000	.0
10-30-5105 OTHER CONTRACT SERVICES	29,315.00	52,389.25	.00	53,955.90	198,851	27.1
10-30-5106 IT SERVICES	.00	.00	1,407.63	1,407.63	0	.0
10-30-5108 OTHER PROFESSIONAL SERVICES	57,016.78	38,879.08	6,304.61	23,931.82	90,000	26.6
10-30-5109 POLYGRAPH/PSY EXAM	.00	425.70	.00	.00	2,000	.0
10-30-5207 REPAIR/MAINT-SERVICES	.00	.00	.00	.00	1,000	.0
10-30-5208 REPAIRS/MAINTENANCE/BLDG.	770.63	49.00	.00	11.98	2,000	.6
10-30-5212 TRAINING	634.00	2,436.54	.00	3,935.24	18,000	21.9
10-30-5213 MEDICAL/BLOOD DRAW	.00	.00	.00	.00	1,000	.0
10-30-5215 EMPLOYEE INCENTIVE	30.00	110.00	.00	.00	2,000	.0
10-30-5300 CIRSA W/C INSURANCE	4,501.56	6,079.03	.00	6,376.73	27,687	23.0
10-30-5301 CIRSA P/C INSURANCE	56,294.58	85,046.41	.00	104,197.24	410,631	25.4
10-30-5303 TELEPHONE	288.36	282.37	144.72	289.53	1,800	16.1
10-30-5304 DUES & PUBLICATIONS	951.12	455.00	50.00	455.00	2,000	22.8
10-30-5305 TRAVEL & MEALS	.00	.00	12.00	12.00	1,000	1.2
10-30-5309 CONTRACT OFFICE EQUIP.	238.80	207.96	.00	65.75	1,500	4.4
10-30-5310 POSTAGE, SHIPPING, BOX RENT	.00	56.84	10.20	54.87	500	11.0
10-30-5314 INSURANCE CLAIMS	.00	.00	.00	651.08	5,000	13.0
10-30-5325 PRINTING	436.81	250.95	.00	2,567.14	3,200	80.2
10-30-5326 TOWING	.00	300.00	.00	.00	1,000	.0
10-30-5330 COMMUNICATIONS EQUIPMENT	.00	.00	.00	.00	1,000	.0
10-30-5335 CELL/INTERNET SERVICE	1,426.08	4,718.03	2,323.48	3,167.59	10,000	31.7
10-30-5350 PUBLIC EDUCATION/RELATIONS	.00	1,167.02	.00	.00	4,000	.0
10-30-6001 ELECTRICITY & GAS	934.85	2,549.66	440.26	902.36	5,000	18.1
10-30-6010 MATERIALS/SUPPLIES/OFFICE	292.22	435.15	75.46	226.79	2,500	9.1
10-30-6015 MATERIALS/SUPPLIES-INVESTIG.	218.15	917.76	.00	48.22	1,700	2.8
10-30-6022 SAFETY ITEMS	.00	.00	.00	.00	1,000	.0
10-30-6030 UNIFORMS	1,886.50	2,955.50	.00	1,900.65	15,000	12.7
10-30-6040 OCCUPATIONAL EQUIP/SAFETY	940.00	100.00	.00	.00	9,000	.0
10-30-6045 AMMUNITION	1,237.70	.00	.00	.00	4,000	.0
10-30-6050 WATER/SEWER	.00	609.28	599.41	599.41	3,700	16.2
10-30-6100 FLEET MAINTENANCE	6,071.16	7,910.49	1,057.05	18,490.62	30,000	61.6
10-30-6191 FLEET FUEL	5,412.60	6,233.78	3,254.27	4,994.65	33,000	15.1
10-30-6192 FLEET TIRES	.00	806.32	375.99	375.99	3,000	12.5
10-30-6193 FLEET SUPPLIES	471.03	307.62	75.00	75.00	2,000	3.8

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
10-30-7010 COMPUTERS / OFFICE EQUIPMENT	.00	.00	.00	.00	3,000	.0
10-30-7011 COMPUTER SOFTWARE	16,074.40	11,691.06	.00	43,333.51	30,000	144.5
TOTAL POLICE EXPENDITURES	385,584.73	422,235.46	135,306.90	505,928.02	2,121,173	23.9
 <u>COURT EXPENDITURES</u>						
10-40-4103 HOURLY	4,612.14	3,202.17	1,609.72	3,219.43	16,347	19.7
10-40-4104 OVERTIME	106.76	129.31	.00	.00	200	.0
10-40-4201 FICA	281.99	198.92	95.50	191.00	1,207	15.8
10-40-4202 MEDICARE	65.94	46.52	22.34	44.68	285	15.7
10-40-4203 HEALTH INS.	633.60	460.29	261.13	522.25	3,135	16.7
10-40-4204 LIFE INS.	7.00	4.48	2.24	4.48	42	10.7
10-40-4205 DEFERRED COMP	138.35	96.07	48.30	96.60	606	15.9
10-40-4206 UNEMPLOYMENT	9.43	6.66	3.22	6.44	41	15.7
10-40-4207 WORKMANS COMP	48.14	30.17	15.67	31.34	186	16.9
10-40-4209 DENTAL INSURANCE	24.80	16.38	8.70	17.40	104	16.7
10-40-5101 LEGAL FEES	.00	.00	.00	.00	200	.0
10-40-5110 JUDGE RETAINER	3,200.00	3,200.00	1,600.00	3,200.00	19,200	16.7
10-40-5115 PROSECUTER	3,114.50	3,122.36	1,563.37	3,126.74	18,734	16.7
10-40-5209 JURY/WITNESS FEES	.00	.00	.00	.00	100	.0
10-40-5212 TRAINING	.00	.00	.00	.00	100	.0
10-40-5304 DUES & PUBLICATIONS	.00	.00	.00	.00	50	.0
10-40-5310 POSTAGE	.00	.00	.00	.00	50	.0
10-40-5320 INTERPRETORS	.00	11.48	.00	.00	100	.0
10-40-5325 PRINTING	.00	.00	.00	.00	25	.0
10-40-6010 MATERIALS/SUPPLIES-MISC.	.00	.00	.00	.00	200	.0
10-40-6030 CLOTHING/ROBE	.00	.00	.00	.00	30	.0
10-40-6035 RESTITUTION	.00	.00	.00	.00	100	.0
TOTAL COURT EXPENDITURES	12,242.65	10,524.81	5,230.19	10,460.36	61,042	17.1
 <u>FIRE DEPARTMENT</u>						
10-50-5050 CONTRIBUTION TO CCCESD	74,968.75	77,385.00	.00	99,068.75	396,275	25.0
TOTAL FIRE DEPARTMENT	74,968.75	77,385.00	.00	99,068.75	396,275	25.0

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
<u>PARKS EXPENDITURES</u>						
10-60-4103	13,731.62	14,141.42	5,199.48	10,759.32	74,030	14.5
10-60-4104	2,352.91	1,846.93	746.46	1,621.62	11,511	14.1
10-60-4105	498.96	513.84	.00	.00	913	.0
10-60-4201	1,007.78	1,000.09	355.63	741.58	4,590	16.2
10-60-4202	235.70	233.89	83.17	173.43	1,073	16.2
10-60-4203	1,267.20	1,438.40	816.00	1,632.00	9,795	16.7
10-60-4204	28.00	22.40	4.20	8.40	107	7.9
10-60-4205	426.92	439.65	155.99	322.79	2,882	11.2
10-60-4206	33.17	33.02	11.89	24.76	189	13.1
10-60-4207	151.98	144.85	39.42	78.84	743	10.6
10-60-5108	.00	.00	.00	.00	40,000	.0
10-60-5202	.00	468.58	.00	501.86	5,000	10.0
10-60-5207	.00	132.18	.00	.00	10,000	.0
10-60-5208	.00	829.36	.00	.00	2,000	.0
10-60-5209	.00	.00	.00	.00	500	.0
10-60-5210	.00	.00	.00	.00	1,000	.0
10-60-5211	.00	749.88	.00	.00	10,000	.0
10-60-5212	.00	.00	.00	.00	100	.0
10-60-5213	.00	.00	.00	.00	100	.0
10-60-5215	.00	.00	.00	.00	250	.0
10-60-5300	473.85	639.90	.00	671.23	2,915	23.0
10-60-5301	.00	.00	.00	14,930.91	59,724	25.0
10-60-5305	.00	.00	.00	.00	100	.0
10-60-5306	.00	.00	.00	.00	500	.0
10-60-5335	32.59	159.69	40.74	81.48	1,000	8.2
10-60-6001	1,621.80	2,350.54	801.87	1,652.19	7,500	22.0
10-60-6010	.00	241.48	2,145.65	2,145.65	9,000	23.8
10-60-6012	23.34	124.90	.00	.00	500	.0
10-60-6020	.00	16.48	.00	.00	1,000	.0
10-60-6022	.00	.00	.00	.00	300	.0
10-60-6040	.00	.00	.00	.00	300	.0
10-60-6045	.00	.00	.00	.00	1,800	.0
10-60-6050	.00	2,036.68	1,218.47	1,218.47	16,000	7.6
10-60-6085	.00	.00	.00	.00	250	.0
10-60-6091	.00	.00	.00	.00	250	.0
10-60-6093	.00	.00	.00	.00	150	.0
10-60-6095	.00	.00	.00	.00	300	.0
10-60-6098	.00	.00	.00	.00	9,000	.0
10-60-6099	.00	.00	.00	.00	1,600	.0
10-60-6150	2,690.46	.00	.00	.00	2,000	.0
10-60-6191	490.86	691.42	.00	109.12	3,500	3.1
10-60-6192	.00	.00	.00	.00	1,000	.0
10-60-6193	.00	639.42	.00	.00	1,000	.0
10-60-6200	74.98	985.61	.00	.00	8,000	.0
10-60-6204	.00	.00	.00	.00	500	.0
10-60-6206	.00	.00	.00	.00	500	.0
10-60-6207	.00	.00	.00	.00	150	.0
10-60-7007	.00	.00	.00	.00	1,000	.0
TOTAL PARKS EXPENDITURES	25,142.12	29,880.61	11,618.97	36,673.65	304,622	12.0

CITY OF IDAHO SPRINGS
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
<u>CEMETERY EXPENDITURES</u>						
10-70-7100 CEMETERY MAINTENANCE	.00	.00	.00	41.94	5,000	.8
TOTAL CEMETERY EXPENDITURES	.00	.00	.00	41.94	5,000	.8
TOTAL FUND EXPENDITURES	786,471.27	855,246.37	237,717.30	882,361.51	4,779,631	18.5
NET REVENUE OVER EXPENDITURES	296,533.82-	288,716.03-	(2,733.06)	(335,824.43)	135,794-	(247.3)

CITY OF IDAHO SPRINGS
BALANCE SHEET
FEBRUARY 28, 2026

HANSEN'S CEMETERY TRUST FUND

ASSETS

15-00-1000	CASH - COMBINED FUND	10,386.57	
	TOTAL ASSETS		10,386.57

LIABILITIES AND EQUITY

FUND EQUITY

15-00-2600	FUND BALANCE	10,360.52	
	UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	26.05	
	BALANCE - CURRENT DATE	26.05	
	TOTAL FUND EQUITY		10,386.57
	TOTAL LIABILITIES AND EQUITY		10,386.57

CITY OF IDAHO SPRINGS
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

HANSEN'S CEMETERY TRUST FUND

	<u>YTD ACTUAL 2024-</u>	<u>YTD ACTUAL 2025-</u>	<u>PERIOD ACTU</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>PCNT</u>
<u>MISCELLANEOUS</u>						
15-00-3601 INTEREST EARNED	54.22	58.41	12.32	26.05	300	8.7
TOTAL MISCELLANEOUS	54.22	58.41	12.32	26.05	300	8.7
TOTAL FUND REVENUE	54.22	58.41	12.32	26.05	300	8.7
NET REVENUE OVER EXPENDITURES	<u>54.22</u>	<u>58.41</u>	<u>12.32</u>	<u>26.05</u>	<u>300</u>	<u>8.7</u>

CITY OF IDAHO SPRINGS
BALANCE SHEET
FEBRUARY 28, 2026

RAMP FUND (COLORADO BLVD)

<u>ASSETS</u>			
20-00-1000	CASH - COMBINED FUND	701,218.30	
	TOTAL ASSETS		<u>701,218.30</u>
<u>LIABILITIES AND EQUITY</u>			
<u>LIABILITIES</u>			
20-00-2015	ACCRUED PAYROLL PAYABLE	15.56	
	TOTAL LIABILITIES		15.56
<u>FUND EQUITY</u>			
20-00-2600	FUND BALANCE	699,036.84	
	UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	<u>2,165.90</u>	
	BALANCE - CURRENT DATE	<u>2,165.90</u>	
	TOTAL FUND EQUITY		<u>701,202.74</u>
	TOTAL LIABILITIES AND EQUITY		<u>701,218.30</u>

CITY OF IDAHO SPRINGS
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

RAMP FUND (COLORADO BLVD)

	<u>YTD ACTUAL 2024-</u>	<u>YTD ACTUAL 2025-</u>	<u>PERIOD ACTU</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>PCNT</u>
<u>MISCELLANEOUS</u>						
20-00-3601 INTEREST EARNED	5,593.80	5,569.54	1,146.65	2,424.24	25,000	9.7
TOTAL MISCELLANEOUS	5,593.80	5,569.54	1,146.65	2,424.24	25,000	9.7
TOTAL FUND REVENUE	5,593.80	5,569.54	1,146.65	2,424.24	25,000	9.7

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

RAMP FUND (COLORADO BLVD)

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
20-00-4103 ADMINISTRATIVE HOURLY	.00	200.13	100.61	201.22	1,262	15.9
20-00-4104 OVERTIME	.00	8.08	.00	.00	8	.0
20-00-4201 FICA	.00	12.43	5.96	11.92	77	15.5
20-00-4202 MEDICARE	.00	2.91	1.40	2.80	18	15.6
20-00-4203 HEALTH INS.	.00	28.77	16.32	32.64	173	18.9
20-00-4204 LIFE INS.	.00	.28	.14	.28	2	14.0
20-00-4205 RETIREMENT	.00	6.00	3.02	6.04	38	15.9
20-00-4206 UNEMPLOYMENT	.00	.41	.20	.40	2	20.0
20-00-4207 DISABILITY INSURANCE	.00	1.89	.98	1.96	0	.0
20-00-4209 DENTAL INSURANCE	.00	1.02	.54	1.08	0	.0
20-00-6016 ASPHALT, CURB & GUTTER	.00	.00	.00	.00	200,000	.0
TOTAL DEPARTMENT 00	.00	261.92	129.17	258.34	201,580	.1
TOTAL FUND EXPENDITURES	.00	261.92	129.17	258.34	201,580	.1
NET REVENUE OVER EXPENDITURES	5,593.80	5,307.62	1,017.48	2,165.90	176,580-	1.2

CITY OF IDAHO SPRINGS
 BALANCE SHEET
 FEBRUARY 28, 2026

IMPROVEMENT FUND

ASSETS

21-00-1000	CASH - COMBINED FUND	(1,331,781.89)	
21-00-1120	CASH W/COUNTY TREASURER	3,998.29	
21-00-1165	OTHER RECEIVABLES	354,025.18	
	TOTAL ASSETS		(973,758.42)

LIABILITIES AND EQUITY

LIABILITIES

21-00-2015	ACCRUED PAYROLL PAYABLE	510.63	
21-00-2020	ACCOUNTS PAYABLE	297,191.35	
21-00-2021	RETAINAGE PAYABLE	37,952.36	
	TOTAL LIABILITIES		335,654.34

FUND EQUITY

21-00-2600	FUND BALANCE	(762,604.32)	
	UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	(546,808.44)	
	BALANCE - CURRENT DATE	(546,808.44)	
	TOTAL FUND EQUITY		(1,309,412.76)
	TOTAL LIABILITIES AND EQUITY		(973,758.42)

CITY OF IDAHO SPRINGS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

IMPROVEMENT FUND

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
<u>TAXES</u>						
21-00-3130 SALES TAX (1/4)	136,129.34	143,212.91	79,195.48	142,717.83	1,216,800	11.7
21-00-3135 BUILDING USE TAX (1/3)	417.35	1,540.99	551.45	1,644.84	15,000	11.0
21-00-3136 MOTOR VEHICLE USE TAX	8,092.38	5,198.12	2,355.22	6,353.51	40,000	15.9
TOTAL TAXES	144,639.07	149,952.02	82,102.15	150,716.18	1,271,800	11.9
<u>MISCELLANEOUS</u>						
21-00-3601 INTEREST EARNED	3,820.51	1,467.21	(1,580.06)	(3,059.16)	8,000	(38.2)
21-00-3695 SALE OF EQUIPMENT/INS. PROCEED	.00	.00	.00	.00	250,000	.0
TOTAL MISCELLANEOUS	3,820.51	1,467.21	(1,580.06)	(3,059.16)	258,000	(1.2)
<u>SOURCE 37</u>						
21-00-3769 AFFODABLE HSG GRANT--IHOP--FED	90,970.78-	.00	.00	.00	0	.0
21-00-3774 DOLA GRANT-EIAF 9908 POLICE	.00	.00	.00	.00	800,000	.0
TOTAL SOURCE 37	90,970.78-	.00	.00	.00	800,000	.0
<u>INTERFUND TRANSFERS</u>						
21-00-3922 TRANSFER FROM CTF	.00	.00	.00	.00	120,000	.0
TOTAL INTERFUND TRANSFERS	.00	.00	.00	.00	120,000	.0
TOTAL FUND REVENUE	57,488.80	151,419.23	80,522.09	147,657.02	2,449,800	6.0

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

IMPROVEMENT FUND

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
IMPROVEMENT FUND EXPENDITURES						
21-00-4102 ADMINISTRATIVE SALARY	.00	5,957.24	3,261.92	6,523.84	31,825	20.5
21-00-4103 ADMINISTRATIVE HOURLY	.00	200.13	100.61	201.22	1,262	15.9
21-00-4104 OVERTIME	.00	8.08	.00	.00	8	.0
21-00-4201 FICA	.00	390.21	200.92	401.84	2,498	16.1
21-00-4202 MEDICARE	.00	91.28	47.00	94.00	500	18.8
21-00-4203 HEALTH INS.	.00	894.37	465.76	936.80	5,366	17.5
21-00-4204 LIFE INS.	.00	3.92	1.96	3.92	20	19.6
21-00-4205 RETIREMENT	.00	312.88	194.86	389.72	1,234	31.6
21-00-4206 UNEMPLOYMENT	.00	13.06	6.72	13.44	70	19.2
21-00-4207 DISABILITY INSURANCE	.00	52.54	26.61	53.22	0	.0
21-00-4209 DENTAL INSURANCE	.00	36.54	14.46	28.92	0	.0
21-00-5102 AUDIT	.00	.00	.00	.00	408	.0
21-00-5103 ENGINEERING--AFFORDABLE HSG	21,719.50	432.00	.00	.00	0	.0
21-00-6023 PARK IMPROVEMENTS-CRC	.00	569.70	.00	.00	0	.0
21-00-6024 VCMP TRAILS CONSTRUCTION	133,883.86	101,484.00	.00	89,551.30	0	.0
21-00-6026 PD EQUIPMENT	.00	97,113.71	.00	.00	108,000	.0
21-00-6028 STREETScape/MALL IMPROVEMENTS	6,101.00	.00	.00	.00	0	.0
21-00-6032 SHELLY QUINN PARK	8,617.31	19,878.00	.00	.00	0	.0
21-00-7043 LAND ACQUISITION	.00	761,000.00	.00	.00	0	.0
21-00-7044 PW FACILITY PROJECT	413,531.71	528.00	.00	.00	0	.0
21-00-7045 POLICE STATION IMPROVEMENTS	5,917.00	50,175.94	297,191.35	596,267.24	2,500,000	23.9
TOTAL IMPROVEMENT FUND EXPENDITURE	589,770.38	1,039,141.60	301,512.17	694,465.46	2,651,191	26.2
HSF PROJECTS						
21-61-7040 CITY HALL IMPROVEMENTS	75,516.57	.00	.00	.00	0	.0
21-61-7042 SITES & FACILITIES IMPROVEMENT	2,850.00	.00	.00	.00	0	.0
TOTAL HSF PROJECTS	78,366.57	.00	.00	.00	0	.0
TOTAL FUND EXPENDITURES	668,136.95	1,039,141.60	301,512.17	694,465.46	2,651,191	26.2
NET REVENUE OVER EXPENDITURES	610,648.15-	887,722.37-	(220,990.08)	(546,808.44)	201,391-	(271.5)

CITY OF IDAHO SPRINGS
BALANCE SHEET
FEBRUARY 28, 2026

CONSERVATION TRUST FD LOTTERY

<u>ASSETS</u>			
22-00-1000	CASH - COMBINED FUND	137,599.81	
	TOTAL ASSETS		<u>137,599.81</u>
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
22-00-2600	FUND BALANCE	137,254.70	
	UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	<u>345.11</u>	
	BALANCE - CURRENT DATE		<u>345.11</u>
	TOTAL FUND EQUITY		<u>137,599.81</u>
	TOTAL LIABILITIES AND EQUITY		<u>137,599.81</u>

CITY OF IDAHO SPRINGS
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

CONSERVATION TRUST FD LOTTERY

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
<u>INTERGOVERNMENTAL</u>						
22-00-3358 CONSERVATION TRUST FUNDS	.00	.00	.00	.00	10,000	.0
TOTAL INTERGOVERNMENTAL	.00	.00	.00	.00	10,000	.0
<u>MISCELLANEOUS</u>						
22-00-3601 INTEREST EARNED	606.81	715.01	163.25	345.11	1,000	34.5
TOTAL MISCELLANEOUS	606.81	715.01	163.25	345.11	1,000	34.5
TOTAL FUND REVENUE	606.81	715.01	163.25	345.11	11,000	3.1

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

CONSERVATION TRUST FD LOTTERY

		<u>YTD ACTUAL 2024-</u>	<u>YTD ACTUAL 2025-</u>	<u>PERIOD ACTU</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>PCNT</u>
<u>CONSERVATION FUND EXPENDITURES</u>							
22-00-8240	PROJECTS	.00	.00	.00	.00	120,000	.0
	TOTAL CONSERVATION FUND EXPENDITUR	.00	.00	.00	.00	120,000	.0
	TOTAL FUND EXPENDITURES	.00	.00	.00	.00	120,000	.0
	NET REVENUE OVER EXPENDITURES	<u>606.81</u>	<u>715.01</u>	<u>163.25</u>	<u>345.11</u>	<u>109,000-</u>	<u>.3</u>

CITY OF IDAHO SPRINGS
 BALANCE SHEET
 FEBRUARY 28, 2026

1% STREET SALES TAX

ASSETS

23-00-1000	CASH - COMBINED FUND	1,461,585.47	
23-00-1165	OTHER RECEIVABLES	142,717.81	
	TOTAL ASSETS		<u>1,604,303.28</u>

LIABILITIES AND EQUITY

LIABILITIES

23-00-2015	ACCRUED PAYROLL PAYABLE	15.56	
23-00-2020	ACCOUNTS PAYABLE	250.00	
	TOTAL LIABILITIES		265.56

FUND EQUITY

23-00-2600	FUND BALANCE	1,458,017.14	
	UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	146,020.58	
	BALANCE - CURRENT DATE	146,020.58	
	TOTAL FUND EQUITY		<u>1,604,037.72</u>
	TOTAL LIABILITIES AND EQUITY		<u>1,604,303.28</u>

CITY OF IDAHO SPRINGS
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

1% STREET SALES TAX

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
<u>SOURCE 31</u>						
23-00-3133 SALES TAX (1/4) STREETS CIP	136,129.34	143,212.90	79,195.47	142,717.81	1,216,800	11.7
TOTAL SOURCE 31	136,129.34	143,212.90	79,195.47	142,717.81	1,216,800	11.7
<u>SOURCE 36</u>						
23-00-3601 INTEREST EARNED	8,314.37	6,884.54	1,734.06	3,561.11	40,000	8.9
TOTAL SOURCE 36	8,314.37	6,884.54	1,734.06	3,561.11	40,000	8.9
TOTAL FUND REVENUE	144,443.71	150,097.44	80,929.53	146,278.92	1,256,800	11.6

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

1% STREET SALES TAX

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
23-00-4103 ADMINISTRATIVE HOURLY	.00	200.13	100.61	201.22	1,262	15.9
23-00-4104 OVERTIME	.00	8.08	.00	.00	8	.0
23-00-4201 FICA	.00	12.43	5.96	11.92	51	23.4
23-00-4202 MEDICARE	.00	2.91	1.40	2.80	12	23.3
23-00-4203 HEALTH INS.	.00	28.77	16.32	32.64	173	18.9
23-00-4204 LIFE INS.	.00	.28	.14	.28	1	28.0
23-00-4205 RETIREMENT	.00	6.00	3.02	6.04	38	15.9
23-00-4206 UNEMPLOYMENT	.00	.41	.20	.40	2	20.0
23-00-4207 DISABILITY INSURANCE	.00	1.89	.98	1.96	0	.0
23-00-4209 DENTAL INSURANCE	.00	1.02	.54	1.08	0	.0
23-00-5101 LEGAL AND PROFESSIONAL	.00	.00	.00	.00	250	.0
23-00-5102 AUDIT	.00	.00	.00	.00	226	.0
23-00-5103 ENGINEERING	66,242.80	.00	.00	.00	20,000	.0
23-00-6016 ASPHALT, CURB & GUTTER	.00	.00	.00	.00	500,000	.0
23-00-8114 NOTES PAYABLE BONDS - PRIN	.00	.00	.00	.00	290,000	.0
23-00-8115 NOTES PAYABLE BONDS-INT	.00	.00	.00	.00	378,313	.0
TOTAL DEPARTMENT 00	66,242.80	261.92	129.17	258.34	1,190,336	.0
TOTAL FUND EXPENDITURES	66,242.80	261.92	129.17	258.34	1,190,336	.0
NET REVENUE OVER EXPENDITURES	78,200.91	149,835.52	80,800.36	146,020.58	66,464	219.7

CITY OF IDAHO SPRINGS
BALANCE SHEET
FEBRUARY 28, 2026

WATER FUND

ASSETS

51-00-1000	CASH - COMBINED FUND	(403,768.25)	
51-00-1150	A/R--BILLED ACCOUNTS	57,686.71	
51-00-1161	UTILITY ACCOUNTS RECEIVABLE	373,401.65	
51-00-1165	OTHER RECEIVABLES	72,035.82	
51-00-1201	DEPOSIT ON EQUIPMENT	46,630.00	
51-00-1300	LEASE ASSET - SBITAS	194,550.10	
51-00-1310	ACCUMULATED DEPRECIATION-LEASE	(191,194.78)	
51-00-1350	CONSTRUCTION IN PROGRESS	2,801,447.14	
51-00-1610	LAND	522,238.83	
51-00-1620	WATER RIGHTS	10,440.00	
51-00-1630	IMPROVEMENTS OTHER THAN BLDGS	18,813,555.95	
51-00-1631	ACCUMULATED DEPRECIATION	(10,349,261.48)	
51-00-1640	MACHINERY & EQUIPMENT	501,370.16	
	TOTAL ASSETS		12,449,131.85

LIABILITIES AND EQUITY

LIABILITIES

51-00-2010	ACCR'D COMP'D ABS--LT	20,089.55	
51-00-2011	ACCR'D COMP'D ABS-CURR PORTION	2,232.17	
51-00-2015	ACCRUED PAYROLL PAYABLE	3,113.78	
51-00-2020	ACCOUNTS PAYABLE	85,892.55	
51-00-2021	RETAINAGE PAYABLE	98,869.74	
51-00-2143	LEASE LIABILITY	2,474.95	
51-00-2251	2004 CWCB NOTE PAYABLE--LT	378,000.68	
51-00-2254	2004 CWCB LOAN ACCR'D INT PAYA	16,346.43	
51-00-2255	2004 CWCB NOTE PAYABLE--CURR	54,778.01	
	TOTAL LIABILITIES		661,797.86

FUND EQUITY

51-00-2600	FUND BALANCE	9,337,909.04	
51-00-2611	CONTRIBUTED CAPITAL	150,585.00	
51-00-2612	CONTRIB CAPITAL - GRANTS	583,086.00	
	UNAPPROPRIATED FUND BALANCE:		
51-00-2900	RETAINED EARNINGS	1,692,302.74	
	REVENUE OVER EXPENDITURES - YTD	23,451.21	
	BALANCE - CURRENT DATE		1,715,753.95
	TOTAL FUND EQUITY		11,787,333.99
	TOTAL LIABILITIES AND EQUITY		12,449,131.85

CITY OF IDAHO SPRINGS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

WATER FUND

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
<u>CARRY OVER</u>						
51-00-3130 SALES TAX	68,064.66	71,606.45	39,597.73	71,358.90	608,400	11.7
TOTAL CARRY OVER	68,064.66	71,606.45	39,597.73	71,358.90	608,400	11.7
<u>CHARGES FOR SERVICES</u>						
51-00-3411 USAGE FEES	206,015.55	217,638.15	211,711.27	211,658.61	1,341,343	15.8
51-00-3415 LATE CHARGES	.00	3,785.69	4,372.46	4,703.98	20,000	23.5
51-00-3421 SERVICE CHARGE	.00	.00	350.00	700.00	200	350.0
51-00-3422 TAP FEES	.00	.00	.00	.00	50,000	.0
TOTAL CHARGES FOR SERVICES	206,015.55	221,423.84	216,433.73	217,062.59	1,411,543	15.4
<u>FINES/LEASES</u>						
51-00-3500 WATER LEASE	.00	.00	61.45	61.45	50,000	.1
TOTAL FINES/LEASES	.00	.00	61.45	61.45	50,000	.1
<u>MISCELLANEOUS</u>						
51-00-3601 INTEREST EARNED	13,818.16	4,042.55	(479.04)	(1,020.09)	15,000	(6.8)
51-00-3606 HAULED/BULK WATER	8,847.45	12,205.89	9,949.39	20,358.04	250,000	8.1
51-00-3690 NSF FEES	.00	.00	15.00	15.00	0	.0
51-00-3699 OTHER INCOME	100.00	.00	.00	.00	500	.0
TOTAL MISCELLANEOUS	22,765.61	16,248.44	9,485.35	19,352.95	265,500	7.3
<u>SOURCE 38</u>						
51-00-3894 EIAF 9787 MATTIE DAM	.00	.00	.00	.00	1,000,000	.0
TOTAL SOURCE 38	.00	.00	.00	.00	1,000,000	.0
TOTAL FUND REVENUE	296,845.82	309,278.73	265,578.26	307,835.89	3,335,443	9.2

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

WATER FUND

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
<u>OPERATIONAL EXPENDITURES</u>						
51-00-4102 SALARIES	7,928.00	16,693.76	6,513.52	13,027.04	89,588	14.5
51-00-4103 HOURLY	14,675.39	18,229.78	10,331.85	17,528.50	144,565	12.1
51-00-4104 OVERTIME	768.49	383.18	553.79	1,052.13	4,000	26.3
51-00-4105 HOLIDAY	274.80	327.60	139.35	418.05	1,020	41.0
51-00-4201 FICA	1,369.89	2,073.76	1,027.97	1,866.79	14,517	12.9
51-00-4202 MEDICARE	320.43	488.69	240.43	436.61	3,395	12.9
51-00-4203 HEALTH INS.	5,894.00	8,279.29	3,663.72	7,327.45	61,290	12.0
51-00-4204 LIFE INS.	29.76	38.08	12.95	25.90	240	10.8
51-00-4205 DEFERRED COMP	1,971.71	2,802.40	1,044.07	2,085.83	20,000	10.4
51-00-4206 UNEMPLOYMENT	47.34	71.86	35.09	64.08	300	21.4
51-00-4207 DISABILITY INSURANCE	258.90	328.61	119.29	238.58	2,000	11.9
51-00-4209 DENTAL INSURANCE	203.20	274.00	86.24	172.48	1,890	9.1
51-00-5000 PLANT OPERATIONS CONTRACTUAL	.00	8,238.00	1,620.00	3,240.00	75,000	4.3
51-00-5101 LEGAL	346.34	74.68	1,390.50	1,390.50	3,000	46.4
51-00-5102 AUDIT	.00	1,656.56	.00	.00	3,000	.0
51-00-5103 DESIGN/ENGINEERING	456.00	.00	.00	.00	5,000	.0
51-00-5104 FINANCIAL SERVICES	3,934.75	1,787.72	.00	.00	12,000	.0
51-00-5106 IT CONSULTING	.00	.00	703.81	1,400.69	10,000	14.0
51-00-5108 OTHER PROFESSIONAL FEES	3,381.97	3,380.04	1,917.54	11,454.49	30,000	38.2
51-00-5109 PROCESS CONTROL EQUIPMENT	.00	735.63	.00	.00	4,000	.0
51-00-5201 LAB TESTS	463.50	1,267.10	221.40	467.10	6,000	7.8
51-00-5202 TRASH DISPOSAL	416.51	420.56	253.62	507.24	2,500	20.3
51-00-5204 REPAIR/MAINT-PLANT	509.50	153.98	.00	.00	5,000	.0
51-00-5206 CH. CK. SAN DIST. MAINT FEE	.00	.00	206.00	403.00	0	.0
51-00-5207 REPAIR/MAINT.-SERVICES	2,931.64	3,543.22	3,543.38	3,543.38	10,000	35.4
51-00-5208 REPAIR/MAINT. - INSTRUMENTS	688.88	1,062.22	.00	.00	4,000	.0
51-00-5209 INSTRUMENT CALIBRATION	.00	.00	.00	.00	22,000	.0
51-00-5212 TRAINING	2,824.98	.00	.00	.00	3,000	.0
51-00-5215 EMPLOYEE INCENTIVE	35.00	5.00	.00	.00	500	.0
51-00-5300 CIRSA W/C INSURANCE	947.70	1,279.80	.00	1,342.47	5,828	23.0
51-00-5301 CIRSA P/C INSURANCE	6,210.91	11,983.68	.00	31,010.81	119,447	26.0
51-00-5302 DISCHARGE PERMITS/LICENSES	175.18	.00	.00	.00	2,400	.0
51-00-5303 TELEPHONE	144.17	574.99	307.42	860.32	2,500	34.4
51-00-5304 DUES & PUBLICATIONS	412.00	2,062.00	.00	443.00	2,500	17.7
51-00-5309 CONTRACT OFFICE EQUIPMENT	16,476.00	8,238.00	.00	.00	30,000	.0
51-00-5310 POSTAGE	580.51	400.93	.00	.00	2,500	.0
51-00-5313 ADVERTISING	.00	.00	440.00	890.00	0	.0
51-00-5325 PRINTING	959.22	34.73	.00	51.85	0	.0
51-00-5335 CELL/INTERNET SERVICE	1,337.20	215.70	448.44	969.88	5,000	19.4
51-00-6001 ELECTRICITY & GAS	22,196.24	16,159.10	7,376.68	17,713.37	70,000	25.3
51-00-6004 MATERIALS/SUPPLIES/PLANT	84.62	.00	.00	.00	2,000	.0
51-00-6007 MATERIALS/SUPPLIES/EQUIP	16.00	.00	.00	.00	1,000	.0
51-00-6010 MATERIALS/SUPPLIES/OFFICE	.00	172.25	.00	.00	500	.0
51-00-6012 GAS/OIL-EQUIPMENT	710.74	.00	.00	.00	1,000	.0
51-00-6022 SAFETY ITEMS	.00	.00	.00	.00	800	.0
51-00-6025 TOOLS & SUPPLIES	.00	.00	.00	.00	200	.0
51-00-6040 OCCUPATIONAL EQUIP/SAFETY	.00	.00	.00	.00	400	.0
51-00-6150 FLEET REPAIR & MAINTENANCE	45.81	14.37	32.77	32.77	1,000	3.3
51-00-6191 FLEET FUEL	368.39	280.94	106.50	298.89	2,000	14.9
51-00-6192 FLEET TIRES	.00	.00	.00	.00	1,200	.0
51-00-6201 CHEMICALS-CHLORINE	2,004.72	1,109.20	1,998.40	1,998.40	18,000	11.1
51-00-6207 CHEMICALS/LAB	307.72	.00	.00	.00	2,000	.0

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

WATER FUND

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
51-00-6210 CHEMICALS-MISC.	.00	5,684.16	.00	.00	8,000	.0
51-00-6215 CHEMICALS - CITRIC ACID	.00	.00	.00	.00	2,000	.0
51-00-6216 CHEMICALS-SODIUM HYDROXIDE	.00	905.30	552.65	552.65	4,000	13.8
51-00-6500 MISCELLANEOUS EXPENSES	.00	431.00	.00	.00	0	.0
51-00-7010 OFFICE EQUIP/COMPUTERS	2,475.00	.00	.00	.00	2,000	.0
TOTAL OPERATIONAL EXPENDITURES	105,183.11	121,861.87	44,887.38	122,814.25	824,080	14.9
DISTRIBUTION EXPENDITURES						
51-15-4102 SALARIES	6,033.60	3,107.40	.00	.00	0	.0
51-15-4103 HOURLY	6,138.69	7,665.41	3,469.12	6,731.08	74,670	9.0
51-15-4104 OVERTIME	958.88	545.74	216.36	433.58	4,000	10.8
51-15-4201 FICA	789.48	678.38	221.26	429.73	4,630	9.3
51-15-4202 MEDICARE	184.66	158.66	51.75	100.52	1,083	9.3
51-15-4203 HEALTH INS.	1,498.61	1,521.20	450.90	901.80	9,080	9.9
51-15-4204 LIFE INS.	16.83	14.72	5.09	10.18	90	11.3
51-15-4205 DEFERRED COMP	1,003.11	774.75	207.92	398.28	3,200	12.5
51-15-4206 UNEMPLOYMENT	25.62	22.64	7.37	14.34	170	8.4
51-15-4207 DISABILITY INSURANCE	144.85	96.10	18.27	30.47	500	6.1
51-15-4209 DENTAL INSURANCE	56.20	51.80	13.60	27.20	273	10.0
51-15-5205 REPAIR/MAINT-DISTRIBUTION	75.64	.00	.00	.00	5,000	.0
51-15-5206 REPAIR/MAINT HYDRANTS	.00	.00	.00	.00	1,000	.0
51-15-5212 TRAINING	.00	.00	.00	170.00	0	.0
51-15-6003 MATERIALS/SUPPLIES/RESERVOIR	.00	.00	.00	184.22	3,000	6.1
51-15-6005 MATERIALS/SUPPLIES/DISTRIB.	.00	162.86	894.21	894.21	5,000	17.9
51-15-6006 MATERIALS/SUPPLIES/HYDRANT	.00	.00	.00	.00	3,000	.0
51-15-6022 SAFETY ITEMS	.00	.00	.00	.00	500	.0
51-15-6025 TOOLS	.00	49.78	.00	.00	500	.0
51-15-6150 FLEET REPAIR & MAINTENANCE	.00	.00	.00	.00	30,000	.0
51-15-7006 METERS/ANTENNA READ BOX	3,702.40	.00	.00	4,031.14	50,000	8.1
TOTAL DISTRIBUTION EXPENDITURES	20,628.57	14,849.44	5,555.85	14,356.75	195,696	7.3
DEPARTMENT 72						
51-72-7310 WTP UPGRADES	97,157.48	238,765.30	.00	.00	50,000	.0
51-72-7320 WATER DISTRIBUTION PROJECTS	80,751.55	450,958.06	.00	70,640.43	3,650,000	1.9
TOTAL DEPARTMENT 72	177,909.03	689,723.36	.00	70,640.43	3,700,000	1.9
CAPITAL EXP. PROJECTS						
51-73-7315 CAPITAL OUTLAY - EQUIPMENT	.00	.00	.00	.00	15,000	.0
TOTAL CAPITAL EXP. PROJECTS	.00	.00	.00	.00	15,000	.0

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

WATER FUND

		YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
		<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>DEBT SERVICE</u>							
51-79-8140	2004 CWCB NOTE--PRINCIPAL	49,576.09	.00	54,778.01	54,778.01	54,778	100.0
51-79-8141	2004 CWCB NOTE--INTEREST	26,997.16	.00	21,795.24	21,795.24	21,795	100.0
TOTAL DEBT SERVICE		<u>76,573.25</u>	<u>.00</u>	<u>76,573.25</u>	<u>76,573.25</u>	<u>76,573</u>	<u>100.0</u>
TOTAL FUND EXPENDITURES		380,293.96	826,434.67	127,016.48	284,384.68	4,811,349	5.9
NET REVENUE OVER EXPENDITURES		83,448.14-	517,155.94-	138,561.78	23,451.21	1,475,906-	1.6

CITY OF IDAHO SPRINGS
BALANCE SHEET
FEBRUARY 28, 2026

WASTEWATER FUND

ASSETS

52-00-1000	CASH - COMBINED FUND	(361,967.67)
52-00-1161	UTILITY ACCOUNTS RECEIVABLE		340,214.05
52-00-1165	OTHER RECEIVABLES		71,358.90
52-00-1201	DEPOSIT ON EQUIPMENT		65,157.00
52-00-1300	LEASE ASSET - SBITAS		46,439.56
52-00-1310	ACCUMULATED DEPRECIATION-LEASE	(43,084.24)
52-00-1610	LAND VALUE		616,889.16
52-00-1630	IMPROVEMENTS OTHER THAN BLDGS		21,810,613.72
52-00-1631	ACCUMULATED DEPRECIATION	(8,409,670.66)
52-00-1640	MACHINERY & EQUIPMENT		403,878.57
			14,539,828.39
	TOTAL ASSETS		14,539,828.39

LIABILITIES AND EQUITY

LIABILITIES

52-00-2010	ACCR'D COMP'D ABS-LT		20,089.55
52-00-2011	ACCR'D COMP'D ABS-CURR PORTION		2,232.17
52-00-2015	ACCRUED PAYROLL PAYABLE		3,113.75
52-00-2020	ACCOUNTS PAYABLE		20,047.62
52-00-2143	LEASE LIABILITY		2,474.95
52-00-2530	2019 CWRPDA LOAN		2,370,284.61
52-00-2531	2019 CWRPDA LOAN--CURR PORTION		97,008.39
52-00-2532	2019 CWRPDA ACCR'D INT PAY		2,056.08
52-00-2550	2020 CWRPDA LOAN--LT		2,515,615.83
52-00-2551	2020 CWRPDA LOAN--CURR PORTION		96,284.44
52-00-2552	2020 CWRPDA ACCR'D INT PAY		2,176.58
			5,131,383.97
	TOTAL LIABILITIES		5,131,383.97

FUND EQUITY

52-00-2600	FUND BALANCE		7,948,865.00
52-00-2611	PLANT INVESTMENT FEES		124,940.00
52-00-2612	CAPITAL GRANT		464,981.00
	UNAPPROPRIATED FUND BALANCE:		
52-00-2900	RETAINED EARNINGS	810,258.30	
	REVENUE OVER EXPENDITURES - YTD	59,400.12	
	BALANCE - CURRENT DATE		869,658.42
	TOTAL FUND EQUITY		9,408,444.42
	TOTAL LIABILITIES AND EQUITY		14,539,828.39

CITY OF IDAHO SPRINGS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

WASTEWATER FUND

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
<u>CARRY OVER</u>						
52-00-3130 SALES TAXES	68,064.66	71,606.44	39,597.73	71,358.90	608,400	11.7
TOTAL CARRY OVER	68,064.66	71,606.44	39,597.73	71,358.90	608,400	11.7
<u>CHARGES FOR SERVICES</u>						
52-00-3411 USER FEES	158,848.19	221,641.36	202,756.99	202,687.04	1,266,025	16.0
52-00-3415 LATE CHARGES	.00	3,057.92	3,864.86	3,849.58	16,000	24.1
52-00-3421 SERVICE	.00	350.21-	(130.74)	(130.74)	0	.0
52-00-3422 TAP FEES	.00	.00	.00	.00	20,000	.0
TOTAL CHARGES FOR SERVICES	158,848.19	224,349.07	206,491.11	206,405.88	1,302,025	15.9
<u>MISCELLANEOUS</u>						
52-00-3601 INTEREST EARNED	9,899.19	4,519.41	(429.45)	(914.26)	10,000	(9.1)
52-00-3699 OTHER INCOME	200.00	200.00	100.00	200.00	4,800	4.2
TOTAL MISCELLANEOUS	10,099.19	4,719.41	(329.45)	(714.26)	14,800	(4.8)
TOTAL FUND REVENUE	237,012.04	300,674.92	245,759.39	277,050.52	1,925,225	14.4

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

WASTEWATER FUND

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
<u>OPERATIONAL EXPENDITURES</u>						
52-00-4102 SALARIES	7,928.00	16,693.76	6,513.52	13,027.04	89,588	14.5
52-00-4103 HOURLY	14,675.31	18,229.75	10,331.84	17,528.47	144,565	12.1
52-00-4104 OVERTIME	768.45	383.15	553.78	1,052.09	6,000	17.5
52-00-4105 HOLIDAY	274.80	327.60	139.35	418.05	825	50.7
52-00-4201 FICA	1,369.78	2,073.64	1,027.91	1,866.69	14,517	12.9
52-00-4202 MEDICARE	320.28	488.58	240.40	436.57	3,395	12.9
52-00-4203 HEALTH INSURANCE	5,894.01	8,279.27	3,663.72	7,327.43	59,588	12.3
52-00-4204 LIFE INS.	29.74	38.08	12.95	25.90	229	11.3
52-00-4205 DEFERRED COMP	1,971.68	2,802.38	1,044.05	2,085.78	18,548	11.3
52-00-4206 UNEMPLOYMENT	47.22	71.76	35.06	64.02	484	13.2
52-00-4207 DISABILITY INSURANCE	258.85	328.55	119.27	238.54	2,011	11.9
52-00-4209 DENTAL INSURANCE	203.20	287.40	86.24	172.48	1,834	9.4
52-00-5000 PLANT OPERATIONS CONTRACTUAL	1,489.62	3,083.00	1,543.00	3,163.00	52,200	6.1
52-00-5101 LEGAL	.00	.00	.00	.00	1,000	.0
52-00-5102 AUDIT	.00	1,656.56	.00	.00	4,000	.0
52-00-5103 DESIGN/ENGINEERING	.00	.00	.00	.00	2,000	.0
52-00-5104 FINANCIAL SERVICES	3,478.74	1,690.21	.00	966.00	18,000	5.4
52-00-5106 IT CONSULTING	.00	.00	703.80	1,400.68	4,000	35.0
52-00-5108 OTHER PROFESSIONAL FEES	3,381.98	4,870.92	889.54	1,151.48	20,000	5.8
52-00-5109 PROCESS CONTROL EQUIPMENT	.00	735.63	.00	.00	2,000	.0
52-00-5201 LAB TESTS	1,448.10	1,128.61	157.50	802.81	10,000	8.0
52-00-5202 DISPOSAL-TRASH	906.00	1,164.06	453.00	906.00	6,200	14.6
52-00-5204 REPAIR/MAINT.-PLANT	29.77	215.91	1,737.96	1,920.78	6,000	32.0
52-00-5206 CH. CREEK SAN DIST MAINT FEE	671.00	697.00	.00	.00	0	.0
52-00-5207 REPAIR/MAINT-SERVICES	3,340.22	5,293.50	4,075.50	4,075.50	10,000	40.8
52-00-5208 REPAIR MAINT - INSTRUMENTS	3,502.18	5,120.91	.00	.00	10,000	.0
52-00-5209 INSTRUMENT CALIBRATION	21,849.25	24,330.00	.00	25,450.00	33,000	77.1
52-00-5212 TRAINING	2,345.00	.00	.00	85.00	2,000	4.3
52-00-5213 MEDICAL	.00	.00	.00	600.00	0	.0
52-00-5215 EMPLOYEE INCENTIVE	35.00	.00	.00	.00	300	.0
52-00-5250 SLUDGE REMOVAL	5,398.50	2,723.00	1,266.50	3,894.50	40,000	9.7
52-00-5300 CIRSA W/C INSURANCE	947.70	1,279.80	.00	1,342.47	5,828	23.0
52-00-5301 CIRSA P/C INSURANCE	6,210.91	11,983.68	.00	31,010.81	119,447	26.0
52-00-5302 DISCHARGE PERMITS/LICENSES	.00	.00	.00	.00	6,500	.0
52-00-5303 TELEPHONE	144.19	756.04	215.17	522.63	2,300	22.7
52-00-5305 TRAVEL & MEALS	.00	.00	.00	.00	150	.0
52-00-5309 CONTRACT OFFICE EQUIPMENT	3,240.00	1,620.00	.00	.00	5,000	.0
52-00-5310 POSTAGE & SHIPPING	580.51	400.93	.00	.00	2,500	.0
52-00-5314 INSURANCE CLAIMS	.00	.00	.00	.00	2,000	.0
52-00-5325 PRINTING	.00	34.73	.00	51.85	500	10.4
52-00-5335 CELL/INTERNET SERVICE	2,846.43	5,622.61	2,483.49	5,038.39	30,000	16.8
52-00-5390 UCCWA	.00	.00	.00	.00	2,062	.0
52-00-6001 UTILITIES	15,931.50	21,146.36	18,863.86	25,790.12	180,000	14.3
52-00-6004 MATERIALS/SUPPLIES/PLANT	1,833.70	253.34	30.00	504.99	3,000	16.8
52-00-6007 MATERIALS/SUPPLIES/EQUIP	.00	.00	.00	.00	2,000	.0
52-00-6010 MATERIALS/SUPPLIES/OFFICE	72.53	65.33	.00	26.91	1,000	2.7
52-00-6012 GAS/OIL-EQUIPMENT	1,595.40	14.59	.00	.00	2,100	.0
52-00-6022 SAFETY ITEMS	.00	95.67	.00	.00	500	.0
52-00-6025 TOOLS	.00	.00	1,410.83	1,410.83	500	282.2
52-00-6030 UNIFORMS	.00	.00	.00	.00	200	.0
52-00-6040 OCCUPATIONAL EQUIP/SAFETY	.00	.00	.00	.00	500	.0
52-00-6150 FLEET MAINT	45.82	58.94	.00	.00	1,000	.0

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

WASTEWATER FUND

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
52-00-6191 FLEET FUEL	368.39	280.95	106.50	298.89	2,000	14.9
52-00-6192 FLEET TIRES	.00	.00	.00	.00	1,500	.0
52-00-6193 FLEET SUPPLIES	5.99	.00	.00	.00	250	.0
52-00-6201 CHEMICALS-CHLORINE	.00	.00	.00	.00	200	.0
52-00-6205 CHEMICALS-SULFUR DIOXIDE	.00	.00	.00	.00	350	.0
52-00-6206 CHEMICALS-POLYMER	.00	.00	4,996.01	4,996.01	15,000	33.3
52-00-6207 CHEMICALS/LAB	863.10	659.65	582.69	1,168.81	5,000	23.4
52-00-6210 CHEMICALS-MISC.	4,342.61	.00	.00	.00	15,000	.0
52-00-6500 MISCELLANEOUS EXPENSES	.00	475.00	.00	.00	5,000	.0
52-00-7010 OFFICE EQUIP/COMPUTER	2,475.00	.00	.00	.00	1,000	.0
52-00-7011 COMPUTER SOFTWARE	.00	.00	.00	.00	100	.0
TOTAL OPERATIONAL EXPENDITURES	123,120.46	147,460.85	63,283.44	160,821.52	974,771	16.5

COLLECTIONS EXPENDITURES

52-16-4102 SALARIES	6,033.60	3,107.40	.00	.00	0	.0
52-16-4103 HOURLY	6,138.66	7,665.40	3,469.10	6,731.03	74,670	9.0
52-16-4104 OVERTIME	958.86	545.73	216.36	433.57	4,000	10.8
52-16-4201 FICA	789.44	678.40	221.24	429.68	4,630	9.3
52-16-4202 MEDICARE	184.64	158.63	51.73	100.46	1,083	9.3
52-16-4203 HEALTH INSURANCE	1,498.59	1,521.20	450.90	901.80	8,453	10.7
52-16-4204 LIFE INS.	16.77	14.68	5.06	10.12	90	11.2
52-16-4205 DEFERRED COMP	1,003.09	774.76	207.91	398.25	3,077	12.9
52-16-4206 UNEMPLOYMENT	25.54	22.60	7.37	14.30	170	8.4
52-16-4207 DISABILITY INSURANCE	144.80	96.06	18.26	30.46	488	6.2
52-16-4209 DENTAL INSURANCE	56.20	51.80	13.60	27.20	273	10.0
52-16-5205 REPAIR/MAINT.-COLLECTION	.00	.00	1,777.30	1,777.30	75,000	2.4
52-16-6005 MATERIALS/SUPPLIES/COLLECTION	.00	.00	.00	12.71	3,000	.4
52-16-6022 SAFETY ITEMS	.00	.00	.00	.00	750	.0
52-16-6025 TOOLS	.00	.00	.00	.00	1,000	.0
TOTAL COLLECTIONS EXPENDITURES	16,850.19	14,636.66	6,438.83	10,866.88	176,684	6.2

DEPARTMENT 72

52-72-7310 WWTP UPGRADES	.00	13,400.93	.00	45,962.00	50,000	91.9
52-72-7320 WW COLLECTION PROJECTS	.00	240,739.29	.00	.00	0	.0
TOTAL DEPARTMENT 72	.00	254,140.22	.00	45,962.00	50,000	91.9

CAPITAL EXP. PROJECTS

52-73-7315 CAPITAL OUTLAY EQUIPMENT	.00	.00	.00	.00	15,000	.0
TOTAL CAPITAL EXP. PROJECTS	.00	.00	.00	.00	15,000	.0

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

WASTEWATER FUND

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
<u>DEBT SERVICE</u>						
52-79-8101 2020 CWRPDA--PRINCIPAL	.00	.00	.00	.00	96,284	.0
52-79-8102 2020 CWRPDA--INTEREST	.00	.00	.00	.00	12,939	.0
52-79-8109 2019 CWRPDA--PRINCIPAL	.00	.00	.00	.00	97,008	.0
52-79-8110 2019 CWRPDA--INTEREST	.00	.00	.00	.00	12,215	.0
TOTAL DEBT SERVICE	.00	.00	.00	.00	218,446	.0
TOTAL FUND EXPENDITURES	139,970.65	416,237.73	69,722.27	217,650.40	1,434,901	15.2
NET REVENUE OVER EXPENDITURES	97,041.39	115,562.81-	176,037.12	59,400.12	490,324	12.1

CITY OF IDAHO SPRINGS
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

PARKING ENTERPRISE FUND

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
<u>CHARGES FOR SERVICES</u>						
59-00-3491	PARKING FEES	72,400.55	65,004.01	38,521.90	69,381.27	970,000 7.2
	TOTAL CHARGES FOR SERVICES	72,400.55	65,004.01	38,521.90	69,381.27	970,000 7.2
<u>MISCELLANEOUS</u>						
59-00-3601	INTEREST EARNED	3,763.72	5,986.79	1,255.02	2,726.30	35,000 7.8
	TOTAL MISCELLANEOUS	3,763.72	5,986.79	1,255.02	2,726.30	35,000 7.8
<u>SOURCE 37</u>						
59-00-3791	FEDERAL HIGHWAY ADMIN GRANT	.00	.00	.00	.00	1,710,000 .0
	TOTAL SOURCE 37	.00	.00	.00	.00	1,710,000 .0
<u>SOURCE 38</u>						
59-00-3891	P.I.L.O. CONSTRUCTION	166.67	333.34	166.67	333.34	2,000 16.7
	TOTAL SOURCE 38	166.67	333.34	166.67	333.34	2,000 16.7
	TOTAL FUND REVENUE	76,330.94	71,324.14	39,943.59	72,440.91	2,717,000 2.7

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

PARKING ENTERPRISE FUND

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
<u>CAPITAL EXPENSES</u>						
59-70-4102 SALARIES	.00	8,188.03	4,434.88	8,869.76	46,379	19.1
59-70-4103 ADMINISTRATIVE HOURLY	.00	2,407.35	1,406.72	2,813.44	107,469	2.6
59-70-4104 OVERTIME	.00	56.83	10.32	10.32	227	4.6
59-70-4201 FICA	.00	665.91	346.46	692.33	4,268	16.2
59-70-4202 MEDICARE	.00	156.96	80.95	161.76	2,231	7.3
59-70-4203 HEALTH INS.	.00	1,758.64	1,003.75	2,012.79	11,332	17.8
59-70-4204 LIFE INS.	.00	9.24	4.34	8.68	53	16.4
59-70-4205 RETIREMENT	.00	439.36	307.74	609.97	2,127	28.7
59-70-4206 UNEMPLOYMENT INS.	.00	22.62	11.70	23.38	144	16.2
59-70-4207 DISABILITY INSURANCE	.00	92.09	48.40	96.80	575	16.8
59-70-4209 DENTAL INSURANCE	.00	61.84	30.58	61.16	396	15.4
59-70-5102 AUDIT	.00	.00	.00	.00	204	.0
59-70-5104 FINANCIAL SERVICES	.00	.00	.00	.00	1,260	.0
59-70-5108 DESIGN/ENGINEERING	6,500.00	73,113.50	5,133.33	63,938.58	1,710,000	3.7
59-70-7901 CAPITAL PROJECTS	.00	251,562.50	.00	.00	1,000,000	.0
59-70-7906 CAPITAL PROJ - PARKING IMPROVE	.00	.00	.00	.00	50,000	.0
TOTAL CAPITAL EXPENSES	6,500.00	338,534.87	12,819.17	79,298.97	2,936,665	2.7
<u>DEBT SERVICE</u>						
59-79-8140 LEASE PURCH 1856 COLO-PRINCIPA	.00	.00	.00	.00	218,750	.0
59-79-8141 LEASE PURCH 1856 COLO--INT	.00	.00	.00	.00	21,875	.0
59-79-8145 LEASE PURCH HARMON-PRINCIPAL	.00	.00	.00	.00	9,750	.0
59-79-8146 LEASE PURCH HARMON-INTEREST	.00	.00	.00	.00	488	.0
TOTAL DEBT SERVICE	.00	.00	.00	.00	250,863	.0
TOTAL FUND EXPENDITURES	6,500.00	338,534.87	12,819.17	79,298.97	3,187,528	2.5
NET REVENUE OVER EXPENDITURES	69,830.94	267,210.73-	27,124.42	(6,858.06)	470,528-	(1.5)

**CITY OF IDAHO SPRINGS
Clear Creek County, Colorado**

Ordinance No. 6 , Series 2026

AN ORDINANCE ADOPTING BY REFERENCE THE 2024 EDITIONS OF THE FOLLOWING CODES: INTERNATIONAL BUILDING CODE, INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, INTERNATIONAL MECHANICAL CODE, INTERNATIONAL FUEL GAS CODE, INTERNATIONAL PLUMBING CODE, INTERNATIONAL ENERGY CONSERVATION CODE, INTERNATIONAL SWIMMING POOL AND SPA CODE, INTERNATIONAL PROPERTY MAINTENANCE CODE, INTERNATIONAL EXISTING BUILDING CODE, AND THE 2023 EDITIONS OF THE COLORADO MODEL ELECTRIC READY AND SOLAR READY CODE AND NATIONAL ELECTRICAL CODE; ADOPTING AMENDMENTS THERETO; REPEALING ALL ORDINANCES IN CONFLICT THEREWITH; STATING THE PENALTIES FOR VIOLATING THE SAME; AND MAKING CONFORMING AMENDMENTS TO CHAPTERS 18 AND 19 OF THE IDAHO SPRINGS MUNICIPAL CODE

WHEREAS, pursuant to Part 2, Article 16, Title 31 of the Colorado Revised Statutes, the City of Idaho Springs (“City”) possesses the authority to adopt uniform codes by reference; and

WHEREAS, pursuant to this authority, the City previously adopted the 2018 editions of various building and technical codes and codified such adopted codes in Chapters 18 and 19 of the Idaho Springs Municipal Code (“Code”); and

WHEREAS, in furtherance of the public health, safety, and welfare of City residents, guests, and visitors, the City Council desires to update its ordinances to include the 2023 and 2024 editions of the International Codes (“Codes”) as recommended by the City’s Building Official and Fire Code Official; and

WHEREAS, after due and proper notice in accordance with C.R.S. § 31-16-203, the City Council conducted a public hearing on the adoption of the Codes by reference, at which time all interested parties were given the opportunity to be heard; and

WHEREAS, copies of the Codes adopted by reference herein were filed in the office of the City Clerk at least fifteen (15) days preceding the hearing and remain there for public inspection at Idaho Springs City Hall, 1711 Miner Street, Idaho Springs, Colorado 80452; and

WHEREAS, based upon its review of the Codes referenced herein and all evidence and testimony presented on the matter, the City Council finds and determines that the Codes adopted hereby, as amended herein will further the health, safety, and welfare of the inhabitants of the City.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF IDAHO SPRINGS, COLORADO, AS FOLLOWS;

Section 1. Article II of Chapter 19 of the Code, concerning technical building codes and building regulations, is hereby repealed and re-enacted to read in its entirety as follows:

ARTICLE II
Technical Codes

Section 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, 2024 Edition as published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001, Chapters 1 through 44 inclusive and Appendix I.
- (2) International Residential Code for One- and Two-Family Dwellings, 2024 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 BB, BF, BH, BI and BJ.
- (3) International Mechanical Code, 2024 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, 2024 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, 2024 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), 2024 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, 2024 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, 2024 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, 2024 Edition as published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001, Chapters 1 through 16 inclusive.
- (10) Colorado Model Electric Ready and Solar Ready Code, 2023 Edition as published by Colorado Energy Office, 1600 Broadway, Suite 1960, Denver, CO 80202-4955, Chapters 1 through 5 inclusive.
- (11) National Electric Code, most current edition adopted by the state of Colorado, as published by the National Fire Protection Association, 1 Batterymarch Park, Quincy, MA 02269, Chapters 1 through 8 inclusive

Section 19-12. Amendments to the International Building Code.

The following amendments to the 2024 Edition of the International Building Code ("IBC") are hereby adopted:

- (A) IBC Section 101.1. IBC Section 101.1 (Title) is amended by the addition of the term "City of Idaho Springs" where indicated.
- (B) IBC Section 101.4.3. IBC Section 101.4.3 (Plumbing) is amended by deletion of the last sentence.
- (C) IBC Section 104.2.4.1. IBC Section 104.2.4.1 (Flood Hazard Areas) is amended by replacing the words "building official" with "City."
- (D) IBC Section 105.1. IBC Section 105.1 (Required) is amended by replacing the words "building official" with "City."
- (E) IBC Section 109.6. IBC Section 109.6 (Refunds) is amended by deleting the Section in its entirety and replacing the Section with the following:

The City may authorize refunding any fee paid hereunder which was erroneously paid or collected. The City may authorize refunding of not more than 75 percent (75%) of the permit fee paid when no work has been done under a permit issued in accordance with this Code. The City may authorize refunding of not more than 75 percent (75%) of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or cancelled before any plan review is commenced. The City shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of fee payment.

- (F) IBC Section 113. IBC Section 113 (Means of Appeals) is amended by deleting the Section in its entirety and replacing it with the following:

113.1 General. The City's Variance Board appointed by the City Council shall serve as the Board of Appeals to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code.
113.2 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provision of this code do not fully apply, or an equally good or better form of construction is proposed. The Board shall not have the authority to waive requirements of this code.

(G) IBC Section 202. IBC Section 202 (Definitions) is amended by addition of the following:

"Sleeping Room" (Bedroom) Any enclosed habitable space within a dwelling unit, which complies with the minimum room dimension requirements of IBC Section 1207 and contains a closet, an area that is useable as a closet, or an area that is readily convertible for use as a closet. Living rooms, family rooms and other similar habitable areas that are so situated and designed so as to clearly indicate these intended uses, shall not be interpreted as sleeping rooms.

(H) IBC Section 1612.3 IBC Section 1612.3 (Establishment of flood hazard areas) is amended by the insertion of "Clear Creek County, Colorado (including the City of Idaho Springs)" where indicated and the date of "December 20, 2019" where indicated.

Section 19-13. Amendments to the International Mechanical Code.

The following amendments to the 2024 Edition of the International Mechanical Code ("IMC") are hereby adopted:

(A) IMC Section 101.1. IMC Section 101.1 (Title) is amended by the addition of the term "City of Idaho Springs" where indicated

Section 19-14. Amendments to the International Plumbing Code.

The following amendments to the 2024 edition of the International Plumbing Code ("IPC") are hereby adopted:

(A) IPC Section 101.1. IPC Section 101.1 (Title) is amended by the addition of the term "City of Idaho Springs" where indicated

(B) IPC Section 305.4.1. IPC Section 305.4.1.(Sewer Depth) is amended by filling in both areas where indicated to read "12 inches (305 mm)"

(C) IPC Section 903.1. IPC Section 903.1 (Roof Extension) is amended by filling in "6 inches (152.4 mm)" where indicated in the second sentence

Section 19-15. Amendments to the International Residential Code.

The following amendments to the 2024 International Residential Code (“IRC”) are hereby adopted:

- (A) IRC Section R101.1. IRC Section R101.1 (Title) is amended by the addition of the term "City of Idaho Springs" where indicated.
- (B) IRC Section R104.2.3.1. IRC Section R104.2.3.1 (Flood Hazard Areas) is amended by replacing the words "building official" with "City."
- (C) IRC Section R105.1. IRC Section R105.1 (Required) is amended by replacing the words "building official" with "City."
- (D) IRC Section R108.5. IRC Section R108.5 (Refunds) is amended by deleting the section in its entirety and replacing the section with the following:

The City may authorize refunding any fee paid hereunder which was erroneously paid or collected. The City may authorize refunding of not more than 75 percent (75%) of the permit fee paid when no work has been done under a permit issued in accordance with this Code. The City may authorize refunding of not more than 75 percent (75%) of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or cancelled before any plan reviewing is done. The City shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of fee payment.

- (E) IRC Section R112. IRC Section R112 (Means of Appeals) is amended by deleting the section in its entirety and replacing it with the following:

R112.1 General. The City's Variance Board appointed by the City Council shall serve as the Board of Appeals to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code.

112.2 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provision of this code do not fully apply, or an equally good or better form of construction is proposed. The Board shall not have the authority to waive requirements of this code.

- (F) IRC Section R202. IRC Section R202 (Definitions) is amended by addition of the following:

"Sleeping Room (Bedroom): Any enclosed habitable space within a dwelling unit, which complies with the minimum room dimension requirements of IRC Sections R304 and R305 and contains a closet, an area that is useable as a closet, or an area

that is readily convertible for use as a closet. Living rooms, family rooms and other similar habitable areas that are so situated and designed so as to clearly indicate these intended uses, shall not be interpreted as sleeping rooms.”

(G) IRC Table R301.2 (1). IRC Table R301.2 (1) is filled to provide the following:

Table R301.2(1) Climatic and Geographic Design Criteria

Ground Snow Load	Wind Speed (mph)	Seismic Design Category	Subject to Damage From			Winter Design Temp	Ice Shield Underlayment Required	Flood Hazard	Air Freezing Index	Mean Annual Temp
			Weathering	Frost Line Depth	Termite					
60 psf	174	B	Severe	36 in.	Slight to Moderate	1	YES	Per City Ordinance	1000	45°F

(H) IRC Section R401.2. IRC Section R401.2 (Requirements) is amended by the addition of the following:

Where soils reports show the need for it, foundations shall be designed and the construction drawings stamped by a Colorado registered design professional. The foundation design must be based on an engineer's soils report. The drawings must be noted with the engineering firm name, specific location for design and soils report number. A site certification prepared by State of Colorado registered design professional is required for setback verification on all new Group R Division 3 occupancies.

(I) IRC Section R405.1. IRC Section R405.1 (Concrete or masonry foundations) is amended with the addition of the following after the first sentence:

All foundation drains shall be designed and inspected by a State of Colorado registered design professional.

(J) IRC Section G2415.12. IRC Section G2415.12 (Minimum burial depth) is amended by the addition of the following:

All plastic fuel gas piping shall be installed at a minimum of 18 inches (457 mm) below grade.

(K) IRC Section G2415.12.1. IRC Section G2415.12.1 (Individual outside appliances) is deleted in its entirety.

(L) IRC Section G2417.4.1. IRC Section G2417.4.1 (Test pressure) is amended by changing "3 psig" to "10 psig."

(M) IRC Section P2603.5.1. IRC Section P2603.5.1 (Sewer depth) is amended by filling in both areas where indicated to read "36 inches (914.4 mm)."

Section 19-16. Amendments to the International Fuel Gas Code.

The following amendments to the 2024 Edition of the International Fuel Gas Code ("IFGC") are hereby adopted:

(A) IFGC Section 101.1. IFGC Section 101.1 (Title) is amended by the addition of the term "City of Idaho Springs" where indicated.

(B) IFGC Section 404.12. IFGC Section 404.12 (Minimum Burial Depth) is amended by the addition of the following: All plastic fuel gas piping shall be installed a minimum of 18 inches (457 mm) below grade.

(C) IFGC Section 404.12.1. IFGC Section 404.12.1 (Individual outside appliances) is deleted in its entirety.

(D) IFGC Section 406.4.1. IFGC 406.4.1 (Test Pressure) is amended by changing 3 psig to 10 psig.

Section 19-17. Amendments to the Colorado Model Electric Ready and Solar Ready Code.

The following amendments to the 2023 Edition of the Colorado Model Electric Ready and Solar Ready Code ("MERSRC") are hereby adopted:

(A) MERSRC Section 101.1. MERSRC 101.1 (Title) is amended by the addition of the term "City of Idaho Springs" where indicated

(B) MERSRC Section 102.1.2. MERSRC 102.1.2 (Buildings Impacted by a Natural Disaster) is amended by the addition of the term "City of Idaho Springs" where indicated

(C) MERSRC Section 102.2. MERSRC 102.2 (Substantial Cost Differential Waiver) is amended by the addition of the term "City of Idaho Springs" where indicated

(D) MERSRC Section 108.4. MERSRC 108.4 (Failure to Comply) is amended by the addition of the term "City of Idaho Springs" where indicated

(E) MERSRC Section 109 MERSRC 109 (Board of Appeals) is amended by deleting the section in its entirety and replacing it with the following:

109.1 General. The City's Variance Board appointed by the City Council shall serve as the Board of Appeals to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code.

109.2 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provision of this code do not fully apply, or an equally good or better form of construction is proposed. The Board shall not have the authority to waive requirements of this code.

Sections 19-18 through 19-30 - RESERVED.

Section 2. Section 19-4 of the Code, concerning penalties for violating the various codes by adopted by reference and codified within Chapter 19 of the Code, is set forth in full below:

Sec. 19-4. - Penalty.

(A) It is unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, occupy or maintain any building, structure or equipment in the City, or to cause or permit the same to be done, in violation of any of the primary or secondary codes as adopted by this Chapter. Maintenance of any condition which was unlawful at the time it was initiated and which would be unlawful under any of the primary and secondary codes adopted by this Chapter, if installed after the effective date hereof, shall constitute a continuing violation. Any person, firm or corporation violating any of the provisions of any of the primary or secondary codes as adopted hereby shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of any of the primary or secondary codes occurs or continues. Any violation of any provision of this Chapter or of any code adopted by this Chapter shall be subject to the general penalty provisions set forth in Section 1-8 of this Code.

(B) It is unlawful for any person, firm or corporation to erect, construct, enlarge, alter or change the use of any building or other structure within the City without first obtaining all permits required by any of the primary or secondary codes as adopted hereby. No permit shall be issued unless the plans for the proposed erection, construction, reconstruction, alteration or use fully conform to all zoning ordinances and other applicable regulations of the City.

(C) Any person, firm or corporation who commences to erect, construct, enlarge, alter or change the use of any building or other structure within the City without first obtaining all permits required by any of the primary or secondary codes as adopted hereby shall, in addition to all other applicable penalties, be liable for two (2) times the applicable permit fee for any such required permit(s).

Section 3. Subsection (C) of Section 1-8 of the Code, concerning general penalty provisions, also applies to all violations of Chapter 19 of the Code and the codes adopted by reference therein, and is set forth in full below:

(C) Except for the violations of Chapter 17 of this Code specified by paragraph (1) of this Subsection (C) and violations of the Model Traffic Code classified in Chapter 15 as criminal traffic offenses, and as otherwise provided, violations of any provision of this Code are noncriminal offenses and are civil matters. This Section shall control over any provision in the Code that provides for imprisonment but does not expressly state that the offense is criminal. Trial of noncriminal offenses shall be by the court. No defendant found civilly liable for a noncriminal offense shall be punished by imprisonment for such offense, but may be fined an amount not to exceed two thousand six hundred fifty dollars (\$2,650.00). Any person convicted of a criminal violation of any section of this Code shall be imprisoned for a period not to exceed three hundred sixty-four (364) days or fined an amount not to exceed two thousand six hundred fifty dollars (\$2,650.00), or both. With respect to violations of this Code which are continuous, a separate offense shall be deemed committed for each day the violation occurs or continues.

(1) Chapter 17 criminal offenses: the entirety of Article II, concerning "Offenses Against the Person;" 17-64, "Discharge of firearms, deadly weapons and destructive devices;" 17-131, "Obstructing Government Operations;" 17-132, "Resisting Arrest;" 17-133, "Obstructing a Peace Officer;" and 17-139 "Threatening Officers of the City."

Section 4. Severability. Should any one or more sections or provisions of this Ordinance or of any of the primary or secondary codes adopted by reference be judicially determined invalid or unenforceable, such judgment shall not affect, impair or invalidate the remaining provisions of this Ordinance or the codes adopted by reference hereby, the intention being that the various sections and provisions are severable.

Section 5. Repeal. 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 or part thereof shall not revive any other section or part of any ordinance or code heretofore repealed or superseded and this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance hereby repealed prior to the effective date of this Ordinance.

INTRODUCED, READ AND ORDERED PUBLISHED at a Regular Meeting of the City Council of the City of Idaho Springs, Colorado, held on the 23rd day of March, 2026.

Chuck Harmon, Mayor

ATTESTED AND CERTIFIED:

Jennie Kim, City Clerk

PASSED, ADOPTED AND APPROVED, after public hearing and after publication, at a Regular Meeting of the City Council of the City of Idaho Springs, Colorado, held on the 27th day of April, 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 23, 2026
Subject: City Administrator Update

Requests for Action:

- None

Updates:

- Colorado Parks & Wildlife has awarded the City a non-motorized trails grant in the amount of \$204,219.75 for trail construction at Virginia Canyon Mountain Park. The City's cash match is \$65,000.
- Staff met on March 5 with the City Engineer and the developers of the Soda Creek Highlands residential project regarding the draft subdivision improvement agreement (SIA) that is required.
- The Mayor, Guy and I attended on March 5 a check-in meeting with the consultant regarding the affordable senior housing project.
- Staff met on March 5 with the Argo team regarding the requirements for the certificate of occupancy for the Mighty Argo Cable Car (MACC) project.
- The Mayor and staff attended on March 5 the periodic Community Conversation sponsored by the Business and Community Promotion Board at Tommyknocker Brewery and Pub.
- The new auditors for the 2025 financial audit were on site the week of March 9.
- The Mayor and staff met on March 9 about a plan to increase public parking as part of the police station project.
- The Mayor and staff met on March 9 with representatives of the Clear Creek Partnership and the Clear Creek Fire Authority to discuss wildfire mitigation projects.
- The Mayor, Guy and I attended on March 10 the monthly Mayors and Commissioners meeting.
- Ed and I attended on March 10 the pre-bid meeting for a request for proposals (RFP) for concrete replacement on City streets.
- The Mayor and staff attended on March 10 a pre-submittal meeting for the final development plan for the affordable housing project proposed at the former Carlson Elementary School property.
- Kelsey, Guy and I met on March 11 with the auditors regarding financial controls and procedures.
- The Mayor and staff attended on March 11 a walk-through in advance of the certificate of occupancy (CO) for Building 3 of the Fieldhouse apartment project. Leasing is expected to begin next month.
- The Mayor and staff met on March 11 regarding the Clear Creek Trail Collaborative and the Denver Regional Council of Government's (DRCOG) Metro Vision Award.
- The Mayor and staff attended on March 11 a follow-up meeting with one of the potential affordable senior housing development partners.

- The Mayor and staff met on March 12 with representatives from the Rotary Club to kick-off planning for the annual City Clean-up Day on Saturday, May 16.
- The Mayor and staff attended on March 12 follow-up meetings with two of the potential affordable senior housing development partners.
- Conducted on March 16 onboarding with new Public Works Maintenance Workers Jess Sierras and John Mellon.
- The Mayor and I attended on March 16 the monthly meeting of the Business and Community Promotion Board.
- The Mayor and I met on March 17 with a representative of the Chicago Creek Sanitation District to review the plans for replacement of the Chicago Creek waterline.
- The Mayor and staff attended on March 17 a follow-up meeting with one of the potential affordable senior housing development partners.
- The Mayor and staff attended on March 17 the bi-weekly progress meeting with HDR Engineering regarding the Mobility Hub project.

Upcoming Events:

- The annual meeting of the Historical Society of Idaho Springs will be held on Tuesday, March 24 at 6:00 p.m. at Tommyknocker Brewery & Pub.

TO: City Council
CC: City Administrator Andrew Marsh
FROM: Guy Patterson | Assistant City Administrator
DATE: 3/23/2026
SUBJECT: Assistant City Administrator Report
ATTACHMENTS:

- Parking Rate Structure
- Business & Community Promotions Board Directors Report 3.16.26



REQUEST FOR ACTION

- *A motion to approve the City of Idaho Springs Parking Rate Structure
- *A motion to adopt the City of Idaho Springs Wayfinding Strategy
- *A motion to approve the Miner Street Activation Plan for 2026

Clear Creek Regional Housing Authority

CCRHA has hired Ms. Erica Duvic as their executive director. Ms. Duvic is a Clear Creek County resident who currently is the County’s grants administrator. Among other positions, she has served as grant management specialist and historian for the federal government; heritage stewardship supervisor for Jefferson County Open Space; preservation planner for the State of Colorado and community preservation coordinator for the State of Wyoming. Her start date is Monday, April 13.

The Authority has also retained the Denver firm of Holland & Hart for general legal counsel.

Affordable Senior Housing Update:

The proposed senior housing development is currently in the due diligence phase, during which several key considerations have emerged. The current property owner retains the right to reside on the site indefinitely, reducing the practical development area by nearly half. This constraint introduces design and layout challenges, particularly as early feedback indicates that a project would likely require 40 to 50 units to achieve financial viability. Accommodating that level of density within a reduced footprint presents a notable planning consideration. Additionally, the project would be competing for 9% Low-Income Housing Tax Credits, with indications of strong regional demand and at least one other developer pursuing similar funding. Collectively, these factors highlight the complexities associated with site configuration, project scale, and financing, and are being evaluated as part of the City working group's ongoing due diligence process. The working group is actively speaking with developers that specialize in senior housing to better understand timeline, construction costs, ownership structure, etc. We are evaluating project phasing options in order to effectively and thoroughly decide upon next steps for this project.



City of Idaho Springs, CO
Parking Rate Structure
Adopted by City Council March 23, 2026

General Parking Rates

First Half Hour	\$0.50
Second Half Hour	\$1.75
Third Half Hour	\$2.00
Fourth Half Hour	\$2.00
Fifth Half Hour	\$2.00
Two Hours	\$6.00
Every Additional Hour	\$5.00

Special Event & Lodging Parking Rates

Fourth of July	\$20.00 (flat rate)
Furling Fest	\$20.00 (flat rate)
Race Day Parking	\$12.00 (flat rate)
Downtown Lodging Rates	\$15.00 per 24-hour period (flat rate)

Other

- Normal enforcement during when municipal lots are more than 50% occupancy and during special events.
- “Light Touch” enforcement approach when municipal lots are below 50% occupancy and along Miner Street during non-peak periods.

**Light Touch is defined as prioritizing an education-first ambassador approach before issuing citations.*

Business and Community Promotions Board Meeting

Overview & Key Updates

Since the February meeting, efforts have focused on advancing the Wayfinding Strategy toward City Council presentation, preparing parking program recommendations for Council consideration, launching the spring marketing campaign, and continuing coordination around the 2026 event calendar. Staff has also been working with regional partners on tourism management initiatives and preparing for the Quarterly Community Conversation that was on March 5.

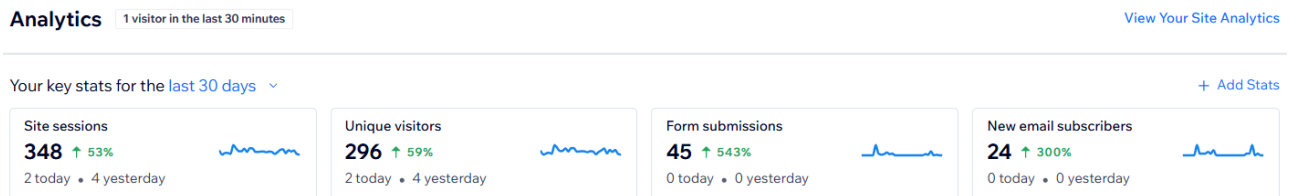
1. Marketing & Branding Initiatives

a. Visit Idaho Springs Launch

Website: Curated itineraries are in development, and additional SEO optimization work is underway. Please see the latest SEO report in your packet.

Email list growth strategy continues; subscriber numbers have increased since February. We have launched our Idaho Springs Insider list which will be the email list that is visitor and events focused, while our main newsletter list will continue to send out invites to our meetings as well as the monthly newsletter. We currently have 353 email subscribers, and 28 on our insider list and will continue growing this list as part of our 2026 engagement strategy.

Last 30 days of analytics on the site.



b. Instagram & Facebook: We have 390 followers on Instagram, and 390 followers on Facebook.

c. Brand Asset Rollout

i. Influencer Partnership – Maria Mitchell (@wheremariawanders) generated strong engagement. The first reel received 6,563 views with overwhelmingly positive comments, while the second reel reached 67.9K views and continued positive audience interaction.

While tracking direct ROI from influencer partnerships can be challenging, the collaboration helped increase visibility for Idaho Springs, generated high-quality content we can continue to share across our channels, and contributed to modest growth across our social media platforms.

d. Seasonal Marketing Strategy: February–April (Shoulder Season Activation)

i. Spring Streaming Campaign: We will launch a targeted spring streaming campaign from mid-March through mid-May to build awareness ahead of the summer tourism season. The campaign will run primarily through OTT/CTV streaming platforms (65%)—ads delivered through services like Hulu, Roku, and YouTube TV—with additional digital targeting (35%) to reach likely visitors in the Denver metro area.

The \$9,000 campaign will be deployed in three phases: March 16–31 (\$3,000 launch), April (\$3,000 sustained presence), and May 1–17 (\$3,000 summer push). Four video spots are currently being produced with NextStar at no cost using footage from Michael Kastenbaum and previously captured video from Katy Daily, highlighting Idaho Springs as an accessible mountain destination. Target audiences include young urban explorers, families with school-age children, and outdoor-oriented professionals in neighborhoods such as Central Park, Lowry, Highlands Ranch, RiNo, Sloan's Lake, Wash Park, and The

Highlands. This campaign will align with a supporting social media effort to reinforce Idaho Springs' position as a quick-access recreation hub.

ii. Great Day Colorado Media Partnership

1. We continue to maintain a monthly presence on Great Day Colorado as part of our earned media strategy, this is at no extra cost thanks to our partnership with Thrive.
 - a. March – Sadie will appear live in studio to discuss spring activities and upcoming community events.
 - b. April – During the week of April 27 we will work with the station to produce a pre-taped segment highlighting the ARGO project and Virginia Canyon Mountain Park if staffing allows.
 - c. May – Segment topic and timing are currently being finalized.

iii. Print & Editorial Placement – Thirst Colorado: I am recommending participating in the Summer and Fall editions of Thirst Colorado magazine.

Two ¼ page placements are proposed:

1. Summer Edition – Ad due April 24
2. Fall Edition – Ad due July 24
3. Total cost: \$1,200 (\$600 per ad)

Additional value includes promotion through Thirst Colorado's digital event calendars, editorial roundup newsletters, and social media channels. The publication reaches approximately 96,000 readers per issue with 76% of readers between ages 21–54. Would like the board to approve moving forward with this ad design and purchase.

- e. **Trash Cans:** We are working with Happy Llama and additional vinyl print partners to develop a branding activation for the downtown trash cans. The concept will feature historic photos from each downtown block on the primary street-facing panel, highlighting the history and character of Idaho Springs. The side panels will include larger poster-style graphics that can be updated seasonally to promote upcoming events and community activities. A smaller sticker on the lid will promote the Idaho Springs Insider email list to help grow our direct communication with visitors. All graphics and design work will be developed in coordination with our brand manager to ensure consistency with the City's branding. This initial rollout will focus on trash cans within the downtown district as a pilot program to test materials, durability, and public response before expanding the concept to additional trash cans throughout the city. We are also exploring additional partnership opportunities to support future phases of this activation.
- f. **FieldHouse Welcome Postcard:** We are working with several local business owners to create a welcome postcard for new residents moving into the FieldHouse Apartments. The postcard will introduce residents to downtown businesses and highlight special offers available exclusively to them, such as a complimentary drink or other promotional discounts. These offers will be listed on a dedicated "hidden" page on the Visit Idaho Springs website, accessible through a QR code printed on the postcard. The postcard will also direct residents to the Live Local page to help them discover ongoing local discounts and community resources. If your business would like to participate by offering a special discount or complimentary item for these new residents—separate from the standard local discounts you already provide—please email the Director to be included.

2. Grants

- a. **Wayfinding Grant:** The finalized Wayfinding & Branding Strategy will be presented to City Council for adoption on March 23rd.
 - i. The City of Idaho Springs has been awarded a FY26 Colorado Tourism Office Tourism Management Grant in the amount of \$20,000, with a \$7,000 grant match from the City. These funds will support Phase II implementation planning for the Wayfinding Strategy, including signage design coordination, visitor navigation tools, and connections between Downtown, Virginia Canyon Mountain Park, and the ARGO project area.
- b. **Digital Multimedia Historic Tour Grant:** \$25,000
Project kickoff meetings are underway, and we have released a press release regarding the award. Coordination between Historic Sites & Facilities Board, Historical Society, and BCPB has begun. Scope development and timeline confirmation will be reviewed after the final grant paperwork is received.

3. Event Planning & Activations

- a. 2026 Sponsorship Development
 - i. Interstate Parking partnership structure continues to be finalized. Visibility packages and event alignment are being drafted to ensure clarity and shared expectations.
 - ii. I have confirmed a \$5000 sponsorship from the Floyd Hill Construction companies for the 2026 event season.
- b. 2026 Event Calendar: The first draft of the 2026 Event Calendar was circulated in January, and a more forward-facing, refined version is in your packet for consideration. Adjustments are being made to better balance peak visitation weekends, community capacity, sponsorship alignment, and parking strategy considerations.
- c. An Activation Plan will be presented to City Council in April, outlining the full 2026 event framework. This will include proposed timing for the Miner Street transition into Market Season which is included in your packet.
- d. **Spring and Summer Events:** I continue to coordinate with the ARGO team to support upcoming pre-opening activations and regional promotion opportunities. This includes attending the Cable Car unveiling event at Union Station on April 9 and collaborating with the ARGO team on a presence at Outside Festival (Outside Days) May 29–31. Idaho Springs will have the opportunity to participate at no cost, and I am recommending allocating \$500 in Idaho Springs Gift Cards to use as a promotional giveaway to help drive awareness and visitation.
In addition, we are working with the organizers of the annual Burro Races to create a Family Fun Zone on Miner Street in collaboration with Clear Creek Recreation. This activation will provide additional family-friendly programming and help extend activity throughout downtown during the event weekend.
Planning has also begun for the Clear Creek Cleanup and Raft Season Kickoff Party, with the first coordination meeting recently held with event partners. These efforts continue to support both environmental stewardship and the start of the summer recreation season in Idaho Springs.
- e. **RapidGrass – Event Model Evaluation:** I have been in ongoing discussions with the organizers of RapidGrass as we evaluate the future structure of the festival. Currently, the BCPB has allocated \$8,000 toward the event, and we have secured an additional \$5,000 sponsorship from the Floyd Hill contractors to support the overall event season. While helpful, this level of funding may make it difficult to produce the festival at the scale it has operated in the past without additional sponsorship support. My primary concern is ensuring the event remains financially sustainable and does not become an overly large lift from an organizational standpoint. One concept under

consideration is shifting the festival to the first weekend in October and evolving it into a multi-venue event. This could include ticketed experiences coordinated through CCMRD, such as a concert at the top of the ARGO property or a Saturday night main stage at the ballfields, paired with free daytime activations on Miner Street and other downtown locations.

I am seeking Board guidance on whether to continue pursuing this revised model, exploring sponsorship opportunities, and working with the organizers to determine the most feasible path forward, including potential approval to move the event to October 2–3.

4. Business & Community Engagement

- a. **Community Conversation:** The first Quarterly Community Conversation of 2026 was held March 5 at Tommyknockers. The meeting focused on updates on the I-70 Floyd Hill project as well as a update on the ARGO opening. The Mayor also spoke briefly on some updates on the Mobility Hub coordination, parking program expansion. These conversations provide an important opportunity for transparency, community feedback, and direct engagement with businesses and residents. This was a very positive meeting with over 60 attendees.
- b. **Parking Program Review & Mobility Strategy:** In collaboration with Interstate Parking, we presented our recommendation to City Council on March 9th and they have asked us to submit this for adoption on March 23rd. This includes a rate change will go into effect on April 1st, the enforcement recommendations as well as the daily rates for events, lodging, and races. See the parking update memo in the packet.

5. **Budget:** The 2025 year-end budget reconciliation is in the final stages of being completed and reflects continued responsible management of marketing and event investments. I will have this for board review soon.

6. Town Resiliency & Construction Impact

a. **Traffic & CDOT Updates**

- i. **I-70 Traffic Counts:** December 2025 traffic counts have not been received at the time of this report.
- ii. **I-70 Floyd Hill Project – Key Updates for Idaho Springs: We have been told that rock blasting should be ending by the end of April or early May. [Here is a link to the presentation they shared at the community meeting.](#)**
Residents and businesses are encouraged to sign up for text alerts by texting “floydhill” to 21000, and to use COtrip.org for real-time travel conditions.
 - 1. [Informational Video](#) - Good for websites, display monitors, etc.
 - 2. Fact Sheet in [English](#) and [Spanish](#) - Project background information
 - 3. [Rock Scaling/Blasting FAQ](#)
 - 4. [Map](#) - Depicts the Project area
 - 5. [Social Media Graphic](#) - Details how to stay informed
 - 6. [Project Website](#) - Recently updated with detailed Project information

b. **Downtown Master Plan – Next Steps**

There are no formal updates to report at this time. However, conversations with CDOT have progressed regarding the Mobility Hub component of the Downtown Master Plan. The project team will be presenting to City Council on March 23rd. We anticipate more significant updates in April.

c. **Sales Tax Trends & Insights**

- i. January 2026: \$329,635(-7.68%)

	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

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

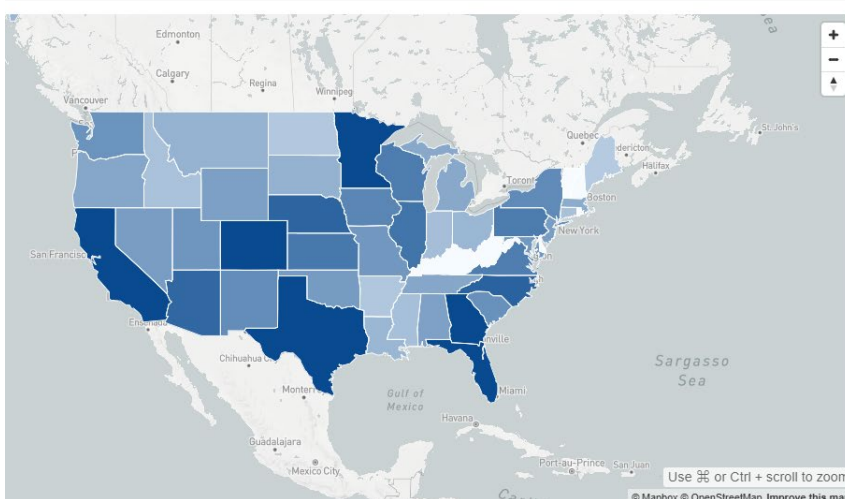
2026

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

Sales Tax –2025 Robust Report: City staff have prepared a new summary report that breaks down sales tax activity by business category and general commercial areas (East & West) while maintaining confidentiality of individual businesses. The data confirms that Idaho Springs’ economy remained stable throughout the year, with Food & Beverage continuing to be the largest contributor to overall activity, followed by Retail/Service and Remote Sales. Seasonal patterns remained consistent with tourism-driven communities, with peak activity occurring during the summer months and July representing the strongest month. The report also shows relatively balanced economic participation across the community’s commercial areas, indicating that business activity remains broadly distributed rather than concentrated in a single district. Overall, the report reinforces that Idaho Springs experienced steady economic performance in 2025 despite inflation pressures and construction impacts. To see the full 2025 report it is in your packet.

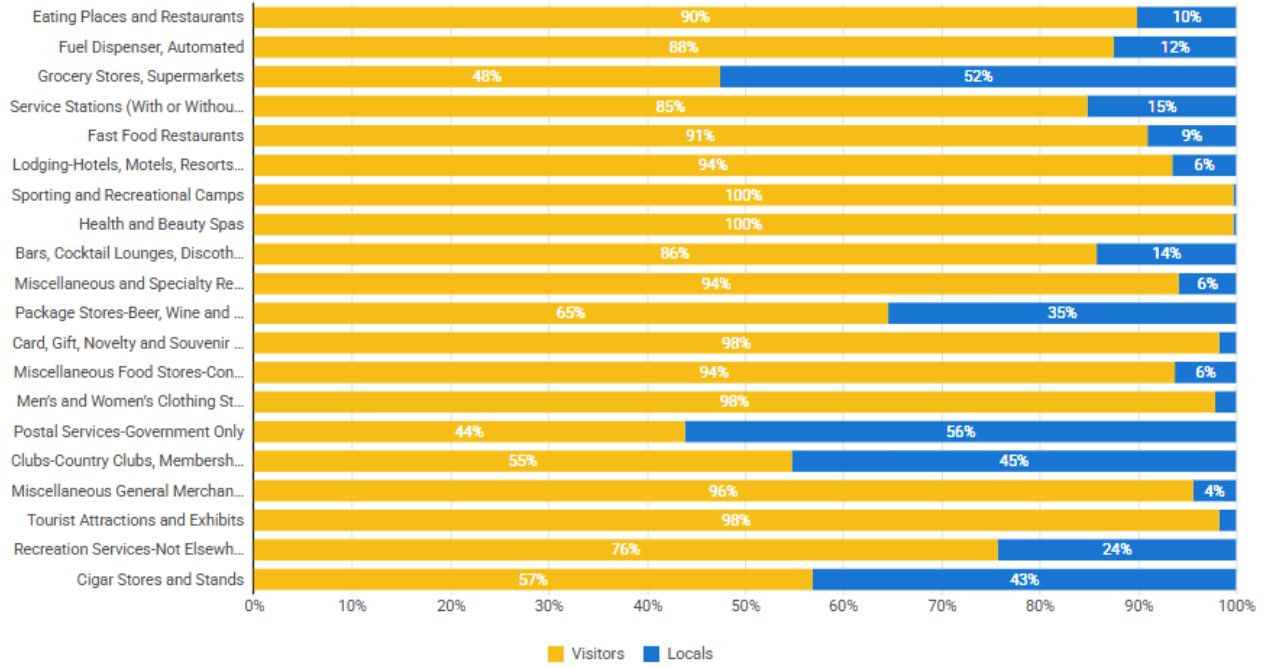
Arrivalist Cardholder Data – Visitor Spend & Origin Insights

Recent Arrivalist reporting for January-March 10th



Origin State	Cardholders	Total Spend	Average Spend
Colorado	14,755	\$1,004,889	\$68
Texas	1,345	\$116,626	\$87
California	764	\$48,351	\$63
Florida	654	\$48,587	\$74
Minnesota	384	\$24,221	\$63
Georgia	306	\$16,762	\$55
North Carolina	232	\$15,434	\$67
Nebraska	225	\$18,965	\$84
Arizona	216	\$18,303	\$85
Illinois	177	\$11,134	\$63
Kansas	164	\$11,107	\$68
Pennsylvania	155	\$10,156	\$66
Wisconsin	153	\$11,239	\$73
Virginia	150	\$9,929	\$66
Iowa	131	\$7,900	\$60
New York	119	\$7,456	\$63
New Mexico	115	\$8,441	\$73

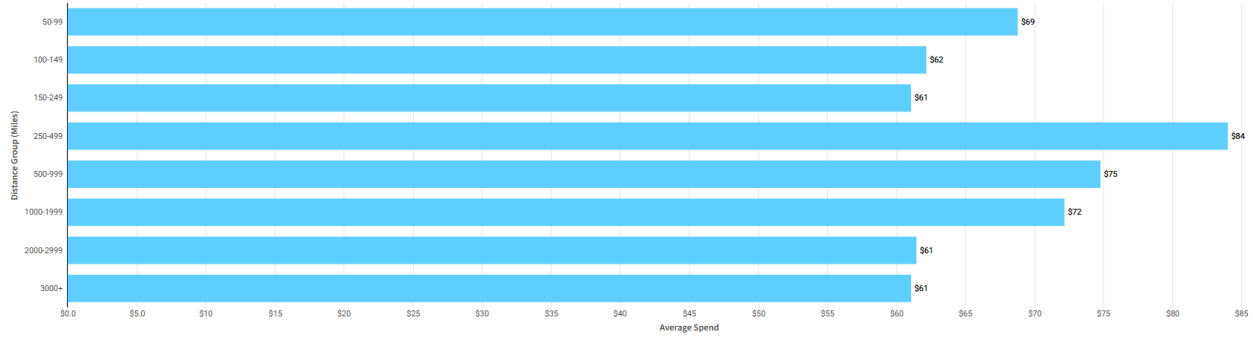
Locals and Visitors Share by Category ①



Distance Traveled

Total Spend **Average Spend** Average Transaction Value

Average Spend by Distance Group



Year-over-Year Change

View by:

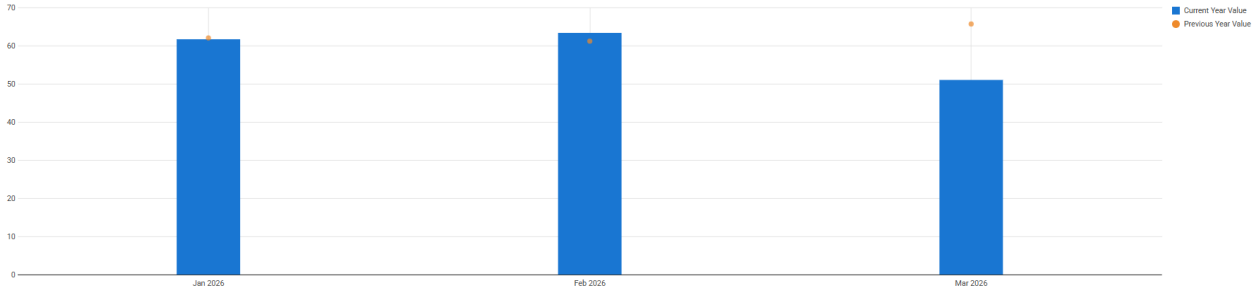
Cardholders **Total Spend** **Average Spend** Average Transaction Value

Data Type:

Values **Year-over-year Change**

Daily **Weekly** **Monthly**

Monthly Average Spend





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 23, 2026
To: City Council Members
From: Dylan Graves, Community Development Planner
RE: Community Development Report
Request for Action: N/A

CDOT Floyd Hill Project Update

I attended the quarterly meeting for the CDOT Construction Technical Team (CTT) as the city's representative on March 16th, 2026. We received some information on the bike shuttle program, which will be entering its third year and provides a shuttle service for cyclists who are navigating the corridor since the Clear Creek Trail is currently closed. In 2025, 404 riders took advantage of the shuttle. They will be running the shuttle again this year from May 22nd through Labor Day.

Another important update is on their current construction progress. They remain on time and on schedule for the construction. They are expecting to be complete with blasting by the end of May, which means there will be no blasting or scaling closures from June onward. This will hopefully have a positive impact on I-70 travel and on Idaho Springs visitor numbers as we get into the summer season.

They will continue pouring foundations into the summer and will start building the actual decking sometime this summer. Work will take place above the highway and no closures are anticipated, so work will be occurring as cars drive below without needing to impact vehicle travel along the corridor.

Indian Hot Springs Letters of Support for Mini Grant and General Grant:

Daniel Kim from the Indian Hot Springs approached the HPRC to ask for a letter of support for two grant applications they are submitting on April 1, 2026, to the State Historical Fund. As you likely recall, the property was designated as a local historic site in 2024.

The first grant is for the competitive mini grant program and is a Geothermal Feasibility Study and Assessment of Historic Plumbing Infrastructure. The purpose of the funding would be to assess the existing historic plumbing infrastructure and the geothermal resources that feed the hot springs pools.

The second grant is for continued improvements that they are making at their site. They first started these improvements soon after they were designated as a local historic site, with help from Colorado Preservation Inc. (CPI). This funding request would help continuing rehabilitation efforts at the property.

In the next year or two, they intend on expanding their facilities to include outdoor pools and additional amenity offerings, largely to the north of the existing pool structure. A Certificate of Appropriateness (COA) review would be required as part of this development process to ensure that the historical integrity of the site is maintained. This work is not directly related to their present grant requests, but is an interesting update that Mr. Kim may be able to provide more information about at this meeting.

HPRC agreed to provide support for the grants for the hot springs.

America 250 – Colorado 150 Grant Application:

We found out on 1/5 that we were awarded \$25,000 from the State Historic Fund to move forward with the digital, multimedia historic tour of Idaho Springs. I am still waiting on the State Historic Fund to finalize the grant. Work will commence once that funding is finalized.

Upcoming Work Session Items

As I discussed in my last report, I have two upcoming work session items that we will be discussing:

1. Hiking trails in the Virginia Canyon Mountain Park

I have been working with COMBA to design some hiking-only trail concepts in the park. They have come up with some ideas for trails that are hiking-only just west of Virginia Canyon Road, between approximately 8th Avenue and Virginia Canyon Road. These trails would be fully separate from bike traffic and would have convenient connections to existing neighborhoods, providing local access to hiking-specific infrastructure. This is scheduled for the April 13 work session.

2. Short-Term Rentals

This will be discussed at the April 13 work session, too. Wonder and I have put together a primer on existing regulations, policies, monitoring procedures, and enforcement. This seems relevant currently because of some complaints amongst residents at recent Council meetings. We have also done some research into fees in 23 other jurisdictions, which may be helpful to discuss.

Other topics:

Another topic that we would like to discuss at a future work session is exterior lighting. The Planning Commission had been reviewing a code amendment around exterior lighting in 2020, which for one reason or another was dropped just before completion. They would like to pick this back up, so I have begun researching what was done in the past and what might be helpful now. I would like to present this later in April or early May.



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 18, 2026
Subject: Staff Report for March 23, 2026

Request for Action: Approve W.E. O’Neil change orders #1 - #10 for the new police station in the amount of \$187,936.00 from line item 21-00-7045.

Chief Buseck Attended:

- 03/09/26 - Police station parking initiative
- 03/10/26 - Clear Creek Advocates Board
- Police station OAC
- Department Heads
- 03/12/26 - City Clean-up Day Planning
- CCHAT / Law Enforcement Connect
- Police station parking initiative
- 03/17/26 - Police station OAC
- Police station – electrical design update
- Meeting with Andy
- 03/18/26 - Police station – parking initiative, landscaping, design impacts
- Sergeant’s meeting
- Mountain Youth Network, monthly coalition
- 03/19/26 - VCMP – Visitor management plan

Code Enforcement:

- Addressing abandoned vehicles and parking complaints
- Has issued 25 warnings to vehicles parked on city streets for expired registration

Staffing:

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

Training:

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

*Commitment to...**I**ntegrity and **S**afety through constitutional **P**olicing and **D**edication to our community.*

Upcoming Training:

03/31/26: Records Coordinator will attend Public/Open Records for Law Enforcement (online)

04/15/26: Chief and Sgt's will attend Supervisory Training (online)

Significant Incidents:

On March 8, 2026, an Idaho Springs Police officer responded to the Post Office for a reported property damage motor vehicle accident. Upon arrival, it was determined that a vehicle had collided with the building, causing significant damage. The adult female driver was issued a citation for careless driving. Appropriate agencies were notified, and the building was temporarily closed pending a structural safety inspection.

On March 13, 2026, an Idaho Springs Police officer conducted a traffic stop on a vehicle displaying no license plates. Upon contact, the driver was identified and found to have three active warrants, including one felony warrant. The adult male was taken into custody without incident and transported to the Clear Creek County Jail.

On March 16, 2026, an Idaho Springs Police officer conducted a traffic stop on I-70 near mile marker 238.5 for a vehicle traveling above the posted speed limit. During the stop, the driver was found to be traveling with two children under the age of 10 who were not properly restrained. The rear seats of the vehicle had been folded down, and the children, along with an adult passenger, were lying horizontally across the rear cargo area. Road conditions were icy, and temperatures were below freezing at the time. The occupants indicated they were unaware that their actions were unsafe or in violation of the law. Based on the circumstances, both parents were issued summonses for child abuse (must appear), and the driver was additionally cited for speeding.

CHANGE ORDER #1



W.E. O'Neil Construction Co. of Colorado
5800 S. Nevada Street
Littleton, CO 80120
Phone: 303-238-7900 Fax: 303-462-2128

October 21, 2025

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

Reference: 1425508 Idaho Springs Police Station
WEO PCI#: EXT0001 100% CDs

Dear Andrew Marsh,

We hereby submit our proposal in the amount of \$118,114.00 associated with the above referenced change to the contract documents for the following:

The purpose of this PCI is to reflect the costs associated with the release of the 100% CDs and incorporation to the project and contract documents. Please reference the attached subcontractor back up.

Scope affected as follows:

- Demolition
- Masonry
- EIFS
- Rough Carpentry
- Framing/Drywall
- Structural Steel & Misc. Steel
- Utilities
- Mechanical and Plumbing
- Electrical

We have enclosed a General Summary with the applicable back-up for your review.

If approved, please direct issuance of a formal Change Order in the above amount, by authorized signature below.

Respectfully,

W.E. O'Neil Construction Co. of Colorado

Brian Taggart



Digitally signed by Brian Taggart
DN: C=US,
E=btaggart@weoneil.com, O=W.E.
O'Neil Construction Co. of
Colorado, CN=Brian Taggart
Date: 2025.10.21 09:43:33-0500

Brian Taggart
Project Manager

Idaho Springs Police Station
1744 Miner Street
Idaho Springs, CO 80452

Idaho Springs

Signature: _____

Print Name: _____

Date: _____



W.E. O'Neil Construction Co. of Colorado

PCI Breakdown

PCI # EXT0001

100% CDs

Idaho Springs Police Station 1744 Miner Street Idaho Springs, CO 80452	Project # 1425508 Tel: (303) 567-4421 Fax:
---	---

Company	Description	Estimated Cost
Engineered Demolition, Inc.	Demolition changes associated with 100% CDs: - Sawcut, demolish and remove an additional 200ft of 6" SOG sidewalk and Curb & Gutter. - Sawcut, Demolish & Remove additional asphalt.	\$8,210
Hi-Tech Electric, Inc.	Electrical changes associated with 100% CDs: - Additional light fixtures. - Additional lighting controls. - Additional mechanical connections. - Added TV receptacle.	\$22,440
Holland Constr. Serv., LLC	Rough Carpentry changes associated with 100% CDs: - Add 2x8 ledger H-3 clips per RFI #07 (S01.1 detail 5/S02.0) - Add 2x8 blocking with clips (S1.2 detail 9/S5.0) - Louver opening (details 11/S6.1 and 9/S6.1) - New mechanical coordination (details 2/S1.2, 12/S6.1 and 2/S1.3) - New drop ceiling (detail 1/S5.7)	\$7,550
Kumar & Associates, Inc.	Materials Testing changes associated with 100% CDs - (1) extra visit for concrete with cylinders testing - (2) extra visits for asphalt testing - (1) extra structural steel and framing inspection visit	\$1,110
Rogers & Sons, Inc.	HVAC & Plumbing changes associated with 100% CDs - Added mechanical Zone and associated material and labor. - (15) additional GRDs. - (1) additional split system unit. - Resized Louver (L-3). - Additional duct work associated with added zone. - Additional insulation associated with added zone. - Plumbing: - Added portion of waste line and new two-way clean out.	\$35,453
JDK Drywall LLC	Drywall changes associated with 100% CDs: - Added labor for patch and repair at existing exterior soffits. - Change in framing members from grid line 4 to 7 changing 6" to 8" members.	\$2,104
BSM Wall Systems	Masonry changes associated with 100% CDs - Additional cultured stone added at the store front location on the east side (cultured stone is now shown going up to and through the entire storefront). - Additional removal and replacement of stone cap to tape and seal transition joints per new detail on A4.0 "Transition Section"	\$9,312
Baker Concrete Solutions, L	Cast In Place Concrete changes associated with 100% CDs - Additional spread footings added at new steel locations. - Additional SOG pour backs for additional demolition needed.	\$4,486
R Nichols Civil Contractors	Site Utilities changes associated with 100% CDs - Additional CCTV Locate of existing sanitary service. - Added replacement of 4" sanitary sewer service. - Changes made to the storm service.	\$16,535
Mile High Metal Works, Inc.	Structural Steel changes associated with 100% CDs - Additional steel pipe bollards per detail 4/A1.0. - New steel columns & kickers due to existing structural conditions.	\$6,760
W.E. O'Neil	Louvers - Credit for louver plug costs included at 50% CD budget.	-\$4,636
W.E. O'Neil	General Liability Insurance - 1.34%	\$1,465
W.E. O'Neil	Builders Risk - 0.50%	\$547
W.E. O'Neil	GC Bond - 1.2%	\$1,312
W.E. O'Neil	Fee - 5%	\$5,466

Total Cost for this PCI:

\$118,114
Page 187 of 239



W.E. O'Neil Construction Co. of Colorado
5800 S. Nevada Street
Littleton, CO 80120
Phone: 303-238-7900 Fax: 303-462-2128

CHANGE ORDER #2

December 1, 2025

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

Reference: 1425508 Idaho Springs Police Station
WEO PCI#: EXT0002 Existing Conditions Delays

Dear Andrew Marsh,

We hereby submit our proposal in the amount of \$20,050.00 associated with the above referenced change to the contract documents for the following:

The purpose of this PCI is reflect the costs associated with the delays caused by the existing conditions encountered. Please reference the attached updated CPM schedule as reference (specifically the impacts section). In total the impacts from unforeseen structural and below grade conditions have resulted in 64 Calendar days of reimbursable delays. These delays have re-established the substantial completion date as June 9th, 2026.

Summary of impacts from the existing conditions encountered:

- Unforeseen Structural Conditions
- Unforeseen Existing Concrete Chunks
- Unforeseen Abandoned Underground Tank (contaminated soils)
- Missing Shoring Detail at Steel Header (Grid D/6)
- Unforeseen Boulder in Foundation Line 4

Please reference the attached schedule for broken out timelines of each impact listed above.

We have enclosed a General Summary with the applicable back-up for your review.

If approved, please direct issuance of a formal Change Order in the above amount, by authorized signature below.

Respectfully,

W.E. O'Neil Construction Co. of Colorado

Brian Taggart
Project Manager

Idaho Springs Police Station
1744 Miner Street
Idaho Springs, CO 80452

Idaho Springs

Signature: _____

Print Name: _____

Date: _____



W.E. O'Neil Construction Co. of Colorado
PCI Breakdown

PCI # EXT0002
Existing Conditions Delays

Idaho Springs Police Station 1744 Miner Street Idaho Springs, CO 80452	Project # 1425508 Tel: (303) 567-4421 Fax:
---	---

Company	Description	Estimated Cost
W.E. O'Neil	Project Manager	\$14,760
W.E. O'Neil	Project Engineer	\$14,560
W.E. O'Neil	Project Superintendent	\$31,680
W.E. O'Neil	Accounting & Administration	\$2,720
W.E. O'Neil	General Expense	\$250
W.E. O'Neil	Field Offices	\$2,000
W.E. O'Neil	Temp Fence & Barricades	\$300
W.E. O'Neil	Temp Toilets	\$600
W.E. O'Neil	Use of Escalation Contingency as directed by the City of Idaho Springs.	-\$21,886
W.E. O'Neil	Field Office Internet / Phone	\$500
The Hiller Companies, LLC	Deduct for the removal of the full Fire Alarm System, includes the following being removed from scope: - Siemens FC901 50 Point Control Panel - Power Supplies for notification. - AES radio for monitoring - Notification systems through out all common areas.	-\$30,851
W.E. O'Neil	General Liability Insurance - 1.34%	\$903
W.E. O'Neil	Builders Risk - 0.50%	\$337
W.E. O'Neil	GC Bond - 1.2%	\$808
W.E. O'Neil	Fee - 5%	\$3,369

Total Cost for this PCI: \$20,050



November 17, 2025

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

Reference: 1425508 Idaho Springs Police Station
WEO PCI#: EXT0003 Unclassified Soils and Contaminated Soil

Dear Andrew Marsh,

We hereby submit our proposal in the amount of \$54,077.00 associated with the above referenced change to the contract documents for the following:

The purpose of this PCI is to reflect the costs associated with mediating the unclassified soils, contaminated soils and unforeseen existing concrete chunks discovered onsite. Please see summary of work for each below.

Unclassified Soils:

- Reference RFI 025 - Unforeseen Unclassified Fill.
- Existing soils conditions contained rock ranging from 6" to 3' in size, as well as brick and other misc. debris from prior renovations.
- Engineer direction was given to remove unsuitable soil and import structural fill that complies with project specifications.

Contaminated Soil:

- During excavation scope an abandoned tank was discovered containing diesel, gasoline, oil, and petroleum hydrocarbons at levels that exceed tolerable allowances.
- Per direction from the CDPHE we removed 12 total truck loads of contaminated soils to mitigate future risks.

Existing Concrete Chunks:

- During excavations existing concrete chunks were discovered in direct conflict with the foundations for the new Sally Port construction. Please reference RFI 024 - Unforeseen Existing Concrete Chunks.
- Per direction from the design team these chunks were removed in order to construct the foundations per the contract documents.

Please note that these costs do not include the final import of structural fill to complete the full back fill on the project post removal of unsuitable soils onsite. Cost for the import will be submitted at a later date once fully identified.

We have enclosed a General Summary with the applicable back-up for your review.

If approved, please direct issuance of a formal Change Order in the above amount, by authorized signature below.

Respectfully,
W.E. O'Neil Construction Co. of Colorado

Brian Taggart
Project Manager

Idaho Springs Police Station
1744 Miner Street
Idaho Springs, CO 80452

Idaho Springs

Signature: _____

Print Name: _____

Date _____



**W.E. O'Neil Construction Co. of Colorado
PCI Breakdown**

PCI # EXT0003

Unclassified Soils and Contaminated Soil

Idaho Springs Police Station 1744 Miner Street Idaho Springs, CO 80452	Project # 1425508 Tel: (303) 567-4421 Fax:
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Company	Description	Estimated Cost
Gakco Corporation	Export of unsuitable soils from foundation excavations (10/10 to 10/13/2025)	\$5,583
Gakco Corporation	Export of unsuitable soils from foundation excavations (10/14 to 10/20/2025)	\$8,202
Gakco Corporation	Export of unsuitable soils from foundation excavations (10/21 to 10/23/2025)	\$5,160
Gakco Corporation	Export of unsuitable soils from foundation excavations and export of contaminated soils (10/28 and 10/29/2025)	\$13,943
Gakco Corporation	Recompacting of foundation areas previously excavated and compacted prior to the removal of the contaminated soils. Re-Work caused by the contaminated soils.	\$7,464
Kumar & Associates, Inc.	3rd Party Costs associated with the testing, reporting and closure of the contaminated soils with CDPHE.	\$9,700
W.E. O'Neil	General Liability Insurance - 1.34%	\$671
W.E. O'Neil	Builders Risk - 0.50%	\$250
W.E. O'Neil	GC Bond - 1.2%	\$601
W.E. O'Neil	Fee - 5%	\$2,503

Total Cost for this PCI: \$54,077



December 24, 2025

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

Reference: 1425508 Idaho Springs Police Station

WEO PCI#: EXT0004 ASI #01 Drawing Release

Dear Andrew Marsh,

We hereby submit our proposal in the amount of \$58,530.00 associated with the above referenced change to the contract documents for the following:

The purpose of this PCI is to reflect the costs associated with the release of ASI #01 and a number of RFI response that made scope changes to the project.

Electrical added scope:

- Telecom handhole was moved from the East side outside near I.T./Storage room to the North end of the building outside of Toilet/Mech. Please reference RFI 033 for more detail.
- Cost includes the additional conduit run needed with new location of the telecom handhole and telecom entrance from exterior to interior of the building.

Shoring added scope:

- Costs associated with the need for additional shoring per the updated details on the East Side between grid line 4 and gridline 7.
- Because the assumed W27 was found to not be a continuous beam and new details/scope at this location was to remove existing steel and brick wall above there is additional shoring needs than originally planned.
- Included in the cost is the credit of the original \$15k allowance included at bid time (see #9 on bid qualifications).

Masonry added scope:

- In reference to RFI 035 Detail 8/S6.0 shows the typical wood joist bearing on the north masonry pilasters. This detail shows only a continuous rim board at the ends of the roof joists, rather than the stucco fascia that extends several feet down from the joists (which is shown to remain on detail 1/A5.0). However, since the CMU is shown to go to the underside of the joists above, the north stucco fascia will need to be removed to be able to physically install this detail. Response from the design team was to remove existing stucco fascia for installation of CMU (updated in ASI #1)
- Cost includes demo of stucco and patch back of stucco after install.

Demolition additional scope:

- Costs associated with sawcut, demolish and removal of approximately 26 LF of masonry wall, steel header and wood knee wall per the updated structural plans on the East side between gridline 4 and 7.

Demolition added scope:

- Costs associated with the saw cutting and removal of existing boulder on the West side. Boulder directly interfered with the south foundations of the sally port. Please reference RFI 031.

Rough Carpentry added scope:

- Added posts and hold downs at existing glue lams in 2 locations per updated detail 10 on S4.1.
- Added kneewall above new steel with kicker per updated details 5 on A9.1, 3 on A7.0 and 1 on S5.0.

HVAC added scope:

- Additional ductwork shown on M2.0 with release of ASI #01.
- From 100%CDs Training room 007 added an additional branch line as well as 2 additional diffusers.

We have enclosed a General Summary with the applicable back-up for your review.

If approved, please direct issuance of a formal Change Order in the above amount, by authorized signature below.

Respectfully,

W.E. O'Neil Construction Co. of Colorado

Brian Taggart
Project Manager

Idaho Springs Police Station
1744 Miner Street
Idaho Springs, CO 80452

Idaho Springs

Signature: _____

Print Name: _____

Date: _____



W.E. O'Neil Construction Co. of Colorado PCI Breakdown

PCI # EXT0004
ASI #01 Drawing Release

Idaho Springs Police Station 1744 Miner Street Idaho Springs, CO 80452	Project # 1425508 Tel: (303) 567-4421 Fax:
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Company	Description	Estimated Cost
Hi-Tech Electric, Inc.	Electrical added scope: - Telecom handhole was moved from the East side outside near I.T./Storage room to the North end of the building outside of Toilet/Mech. Please reference RFI 033 for more detail. - Cost includes the additional conduit run needed with new location of the telecom handhole and telecom entrance from exterior to interior of the building.	\$7,150
R Nichols Civil Contractors	Site Utilities added scope: - additional scoping of existing underground. W.E. O'Neil will cover this cost see credit below to cover.	\$2,624
BrandSafway Solutions, LLC	Shoring added scope: - Costs associated with the need for additional shoring per the updated details on the East Side between grid line 4 and gridline 7. - Because the assumed W27 was found to not be a continuous beam and new details/scope at this location was to remove existing steel and brick wall above there is additional shoring needs than originally planned. - Included in the cost is the credit of the original \$15k allowance included at bid time (see #9 on bid qualifications).	\$21,056
BSM Wall Systems	Masonry added scope: - In reference to RFI 035 Detail 8/S6.0 shows the typical wood joist bearing on the north masonry pilasters. This detail shows only a continuous rim board at the ends of the roof joists, rather than the stucco fascia that extends several feet down from the joists (which is shown to remain on detail 1/A5.0). However, since the CMU is shown to go to the underside of the joists above, the north stucco fascia will need to be removed to be able to physically install this detail. Response from the design team was to remove existing stucco fascia for installation of CMU (updated in ASI #1) - Cost includes demo of stucco and patch back of stucco after install.	\$7,858
Engineered Demolition, Inc.	Demolition additional scope: - Costs associated with sawcut, demolish and removal of approximately 26 LF of masonry wall, steel header and wood knee wall per the updated structural plans on the East side between gridline 4 and 7.	\$9,780
Engineered Demolition, Inc.	Demolition added scope: - Costs associated with the saw cutting and removal of existing boulder on the West side. Boulder directly interfered with the south foundations of the sally port. Please reference RFI 031.	\$2,880
Holland Constr. Serv., LLC	Rough Carpentry added scope: - Added posts and hold downs at existing glue lams in 2 locations per updated detail 10 on S4.1. - Added kneewall above new steel with kicker per updated details 5 on A9.1, 3 on A7.0 and 1 on S5.0.	\$4,172
W.E. O'Neil	Remainder of the \$15,000 allowance carried originally.	-\$2,718
Rogers & Sons, Inc.	HVAC added scope: - Additional ductwork shown on M2.0 with release of ASI #01. - From 100%CDs Training room 007 added an additional branch line as well as 2 additional diffusers.	\$3,996
W.E. O'Neil	W.E. O'Neil Coverage of additional camera scope of existing utilities.	-\$2,624
W.E. O'Neil	General Liability Insurance - 1.34%	\$726
W.E. O'Neil	Builders Risk - 0.50%	\$271
W.E. O'Neil	GC Bond - 1.2%	\$650
W.E. O'Neil	Fee - 5%	\$2,709

Total Cost for this PCI: \$58,530



February 6, 2026

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

Reference: 1425508 Idaho Springs Police Station
WEO PCI#: EXT0005 RFI 052 East Knee Wall Clarifications (Delay & Costs)

Dear Andrew Marsh,

We hereby submit our proposal in the amount of \$34,672.00 associated with the above referenced change to the contract documents for the following:

The purpose of this PCI is to capture the costs and time associated with RFI 052 East Knee Wall Clarifications. Please see below time line of events.

12/18/2025:

- It was identified that the existing east roof structure varied slightly from the structural details provided. Please reference RFI 052 for further Details.
- RFI 052 was submitted for design team review and response.

1/9/2026:

- RFI 052 response from the design team was received.
- Response updated details and required additional steel to complete design.

1/9/2026 to 1/19/2026:

- Procurement timeframe for new added steel elements.

1/20/2026 to 1/23/2026:

- Installation timeframe for new added steel elements.

In summary from 12/18/2025 to 1/23/2026 the critical path was delayed as a result of the items brought up in RFI 052 as well as the required fix for those items (in total 22 working days).

We were able to offset that delay by shortening and moving forward durations for a few activities that offset the full delay by 5 working days. As a result we are requesting a schedule extension of 17 total working days.

Please reference the attached updated schedule which will serve as the new contract schedule.

Additionally please find the following added cost for the structural steel scope as a result of RFI 052.

- Additional stiffener plates attached to new steel beam.
- Additional angle installed at new steel beams.

We have enclosed a General Summary with the applicable back-up for your review.

If approved, please direct issuance of a formal Change Order in the above amount, by authorized signature below.

#5

Respectfully,

W.E. O'Neil Construction Co. of Colorado

Brian Taggart
Digitally signed by Brian Taggart
DN: cn=US,
e=btaggart@weoneil.com, o=W.E.
O'Neil Construction Co. of
Colorado, cn=Brian Taggart
Date: 2026.02.06 12:40:17-07'00'

Brian Taggart
Project Manager

Idaho Springs Police Station
1744 Miner Street
Idaho Springs, CO 80452

Idaho Springs

Signature: _____

Print Name: _____

Date: _____

45



**W.E. O'Neil Construction Co. of Colorado
PCI Breakdown**

PCI # EXT0005

RFI 052 East Knee Wall Clarifications (Delay & Costs)

Idaho Springs Police Station 1744 Miner Street Idaho Springs, CO 80452	Project # 1425508 Tel: (303) 567-4421 Fax:
---	---

Company	Description	Estimated Cost
Mile High Metal Works, Inc.	Structural Steel added in RFI 052: - Additional stiffener plates attached to new steel beam. - Additional angle installed at new steel beams.	\$3,505
W.E. O'Neil	Project Manager	\$5,200
W.E. O'Neil	Project Engineer	\$6,392
W.E. O'Neil	Project Superintendent	\$14,490
W.E. O'Neil	Accounting & Administration	\$680
W.E. O'Neil	General Expense	\$125
W.E. O'Neil	Field Offices	\$1,000
W.E. O'Neil	Temp Toilets	\$300
W.E. O'Neil	Temp Fence & Barricades	\$150
W.E. O'Neil	Field Office Internet / Phone	\$250
W.E. O'Neil	General Liability Insurance - 1.34%	\$430
W.E. O'Neil	Builders Risk - 0.50%	\$160
W.E. O'Neil	GC Bond - 1.2%	\$385
W.E. O'Neil	Fee - 5%	\$1,605

Total Cost for this PCI: \$34,672



W.E. O'Neil Construction Co. of Colorado
 5800 S. Nevada Street
 Littleton, CO 80120
 Phone: 303-238-7900 Fax: 303-462-2128

CHANGE ORDER # 6

March 6, 2026

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

Reference: 1425508 Idaho Springs Police Station

WEO PCI#: EXT0006 Electrical Changes

Dear Andrew Marsh,

We hereby submit our proposal in the amount of \$8,515.00 associated with the above referenced change to the contract documents for the following:

The purpose of this PCI is to reflect the costs associated with the following changes to the electrical scope of work:

- Added type "SG" light fixture and dedicated lighting control zone per RFI 51.
- Changes to type "F8" light fixture per RFI #56.
- Added floor box to training Rm 007.

Please see attached Hi-Tech Electric CORs for additional reference.

We have enclosed a General Summary with the applicable back-up for your review.

If approved, please direct issuance of a formal Change Order in the above amount, by authorized signature below.

Respectfully,

W.E. O'Neil Construction Co. of Colorado

Brian Taggart 
Digitally signed by Brian Taggart
 DN: cn=US,
 email=BrianTaggart@weoneil.com, o=W.E.
 O'Neil Construction Co. of
 Colorado, cn=Brian Taggart
 Date: 2025.03.06 12:45:49-0700

Brian Taggart
 Project Manager

Idaho Springs Police Station
 1744 Miner Street
 Idaho Springs, CO 80452

Idaho Springs

Signature: _____

Print Name: _____

Date: _____

#6



W.E. O'Neil Construction Co. of Colorado

PCI Breakdown

PCI # EXT0006

Electrical Changes

Idaho Springs Police Station 1744 Miner Street Idaho Springs, CO 80452	Project # 1425508 Tel: (303) 567-4421 Fax:
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Company	Description	Estimated Cost
Hi-Tech Electric, Inc.	Added type "SG" light fixture and dedicated lighting control zone per RFI 51.	\$2,625
Hi-Tech Electric, Inc.	Changes to type "F8" light fixture per RFI #56.	\$4,247
Hi-Tech Electric, Inc.	Added floor box to training Rm 007.	\$1,813
Hi-Tech Electric, Inc.	Credit for the return of the original F8 light fixtures.	-\$804
W.E. O'Neil	General Liability Insurance - 1.34%	\$106
W.E. O'Neil	Builders Risk - 0.50%	\$39
W.E. O'Neil	GC Bond - 1.2%	\$95
W.E. O'Neil	Fee - 5%	\$394

Total Cost for this PCI: \$8,515



W.E. O'Neil Construction Co. of Colorado
 5800 S. Nevada Street
 Littleton, CO 80120
 Phone: 303-238-7900 Fax: 303-462-2128

CHANGE ORDER #7

March 6, 2026

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

Reference: 1425508 Idaho Springs Police Station
WEO PCI#: EXT0007 Misc. Carpentry Scope Changes

Dear Andrew Marsh,

We hereby submit our proposal in the amount of \$14,951.00 associated with the above referenced change to the contract documents for the following:

The purpose of this PCI is to reflect the costs associated with a number of misc. carpentry changes due to RFI direction and design considerations. Please see summary on the next page included with the individual costs.

We have enclosed a General Summary with the applicable back-up for your review.

If approved, please direct issuance of a formal Change Order in the above amount, by authorized signature below.

Respectfully,

W.E. O'Neil Construction Co. of Colorado

Brian Taggart
 Project Manager

Idaho Springs Police Station
 1744 Miner Street
 Idaho Springs, CO 80452

Idaho Springs

Signature: _____

Print Name: _____

Date: _____



W.E. O'Neil Construction Co. of Colorado
PCI Breakdown

PCI # EXT0007
Misc. Carpentry Scope Changes

Idaho Springs Police Station 1744 Miner Street Idaho Springs, CO 80452	Project # 1425508 Tel: (303) 567-4421 Fax:
---	---

Company	Description	Estimated Cost
Holland Constr. Serv., LLC	In reference to response of RFI #40: - Additional costs to install new 5/8" OSB existing plywood was not in good enough shape to re-install. Includes additional anchors per updated detail in response to RFI #40. Existing condition not identified on contract documents.	\$1,792
Holland Constr. Serv., LLC	In reference to response of RFI #45: - Additional costs to splice extensions for existing rafters so that they bear on the new installed beam. Existing conditions.	\$2,805
Holland Constr. Serv., LLC	In reference to response of RFI 60: - Additional costs to remove cricket at sally port and 2x framing and sheathing. Existing condition not identified on contract documents.	\$782
Holland Constr. Serv., LLC	Rough Carpentry: - Frame 2x4 hanging wall at Grid E from Grid 5 to 7. Wall had to be demoed to set new steel, this is part of the re-design of structure along Grid E on the East side of the building reference RFI 52.	\$1,492
Holland Constr. Serv., LLC	In reference to response of RFI 60: - Build back West parapet wall at sally port for TPO after cricket demolition.	\$631
Holland Constr. Serv., LLC	In reference to response of RFI 36: - Demo plates and plywood to install temp stl post and beam, drill and install brackets.	\$551
Holland Constr. Serv., LLC	In reference to RFI #60: - install blocking and kickers with A34 clips at top and bottom of kickers at the sally port for the 2x6 parapet wall.	\$1,352
JDK Drywall LLC	Drywall and Framing: - install 1-5/8" furr wall in lieu of hat channel furr out at CMU on grid line C.	\$800
JDK Drywall LLC	Drywall and Framing in reference to RFI 49: - install hard lid ceiling and soffit at breathalyzer room due to changes made in RFI #49.	\$1,369
JDK Drywall LLC	Drywall and framing: - additional plywood need to plane out walls due to existing conditions and to met design intent on the exterior facade.	\$2,265
W.E. O'Neil	General Liability Insurance - 1.34%	\$185
W.E. O'Neil	Builders Risk - 0.50%	\$69
W.E. O'Neil	GC Bond - 1.2%	\$166
W.E. O'Neil	Fee - 5%	\$692

Total Cost for this PCI: \$14,951



W.E. O'Neil Construction Co. of Colorado
 5800 S. Nevada Street
 Littleton, CO 80120
 Phone: 303-238-7900 Fax: 303-462-2128

CHANGE ORDER # 8

March 17, 2026

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

Reference: 1425508 Idaho Springs Police Station
WEO PCI#: EXT0008 Import due to unclassified soils.

- DUE TO GAS TANK FOUND

Dear Andrew Marsh,

We hereby submit our proposal in the amount of \$30,351.00 associated with the above referenced change to the contract documents for the following:

The purpose of this PCI is to reflect the costs associated with additional import to balance the site due to unforeseen unclassified soils. This is in reference to the removal of contaminated soils, unsuitable soils identified by the geotechnical engineer as well as the removals needed for encountering large rocks and boulders that had to be removed from excavation and trenches.

We have enclosed a General Summary with the applicable back-up for your review.

If approved, please direct issuance of a formal Change Order in the above amount, by authorized signature below.

Respectfully,

W.E. O'Neil Construction Co. of Colorado

Brian Taggart

Digitally signed by Brian Taggart
 DN: c=US,
 email=Brian.Taggart@weoneil.com,
 o=W.E. O'Neil Construction Co. of
 Colorado, cn=Brian Taggart
 Date: 2026.03.17 09:45:35-0600'

Brian Taggart
 Project Manager

Idaho Springs Police Station
 1744 Miner Street
 Idaho Springs, CO 80452

Idaho Springs

Signature: _____

Print Name: _____

Date: _____



**W.E. O'Neil Construction Co. of Colorado
PCI Breakdown**

PCI # EXT0008

Import due to unclassified soils.

Idaho Springs Police Station 1744 Miner Street Idaho Springs, CO 80452	Project # 1425508 Tel: (303) 567-4421 Fax:
---	---

Company	Description	Estimated Cost
Gakco Corporation	Earthwork import/export costs due to unsuitable soils onsite.	\$3,720
Gakco Corporation	Earthwork import/export costs due to unsuitable soils onsite.	\$3,116
Gakco Corporation	Earthwork import/export costs due to unsuitable soils onsite.	\$4,644
Gakco Corporation	Earthwork import/export costs due to unsuitable soils onsite.	\$1,670
R Nichols Civil Contractors	Site Utilities: - Import for backfill due to existing conditions of the unsuitable soils that needed to be exported at utility trenches. - Haul off costs for export of unsuitable soils needed at utility trenches.	\$14,943
W.E. O'Neil	General Liability Insurance - 1.34%	\$376
W.E. O'Neil	Builders Risk - 0.50%	\$140
W.E. O'Neil	GC Bond - 1.2%	\$337
W.E. O'Neil	Fee - 5%	\$1,405

Total Cost for this PCI: \$30,351



W.E. O'Neil Construction Co. of Colorado
 5800 S. Nevada Street
 Littleton, CO 80120
 Phone: 303-238-7900 Fax: 303-462-2128

CHANGE ORDER #9

March 6, 2026

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

Reference: 1425508 Idaho Springs Police Station
WEO PCI#: EXT0009 Plenum Rated Ceilings

Dear Andrew Marsh,

We hereby submit our proposal in the amount of \$16,441.00 associated with the above referenced change to the contract documents for the following:

The purpose of this PCI is to reflect the costs associated with needing to upgrade the space between drop ceilings and the old existing roof to a plenum rated space.

This includes:

- cost to upgrade low voltage wiring to be plenum rated.
- cost to patch existing old roof with drywall to achieve a plenum rating with non combustible material in the plenum space.

We have enclosed a General Summary with the applicable back-up for your review.

If approved, please direct issuance of a formal Change Order in the above amount, by authorized signature below.

Respectfully,

W.E. O'Neil Construction Co. of Colorado

Brian Taggart
Digitally signed by Brian Taggart
 DN: cn=Brian Taggart, o=W.E. O'Neil Construction Co. of Colorado, c=United States of America, email=btaggart@weoneil.com, ou=W.E. O'Neil Construction Co. of Colorado, cn=Brian Taggart
 Date: 2026.03.17 09:28:56-0600

Brian Taggart
 Project Manager

Idaho Springs Police Station
 1744 Miner Street
 Idaho Springs, CO 80452

Idaho Springs

Signature: _____

Print Name: _____

Date: _____



W.E. O'Neil Construction Co. of Colorado
PCI Breakdown

PCI # EXT0009
Plenum Rated Ceilings

Idaho Springs Police Station 1744 Miner Street Idaho Springs, CO 80452	Project # 1425508 Tel: (303) 567-4421 Fax:
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Company	Description	Estimated Cost
W.E. O'Neil	General Liability Insurance - 1.34%	\$204
W.E. O'Neil	Builders Risk - 0.50%	\$76
W.E. O'Neil	GC Bond - 1.2%	\$183
W.E. O'Neil	Fee - 5%	\$761

Total Cost for this PCI: \$1,224



W.E. O'Neil Construction Co. of Colorado
 5800 S. Nevada Street
 Littleton, CO 80120
 Phone: 303-238-7900 Fax: 303-462-2128

CHANGE ORDER # 10

March 6, 2026

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

Reference: 1425508 Idaho Springs Police Station
WEO PCI#: EXT0010 Credit for Solar system install.

Dear Andrew Marsh,

We hereby submit our proposal in the amount of \$-27,765.00 associated with the above referenced change to the contract documents for the following:

The purpose of this PCI is to return the costs associated with the solar system install. The City of Idaho Springs is holding the contract for this work with Photon Brothers. W.E. O'Neil will still hold the coordination for install but this is to credit the cost carried back.

We have enclosed a General Summary with the applicable back-up for your review.

If approved, please direct issuance of a formal Change Order in the above amount, by authorized signature below.

Respectfully,

W.E. O'Neil Construction Co. of Colorado

Brian Taggart

Digitally signed by Brian Taggart
 DN: C=US,
 E=btaggart@weoneil.com, O=W.E.
 O'Neil Construction Co. of
 Colorado, CN=Brian Taggart
 Date: 2026.03.06 12:53:36-07'00'

Brian Taggart
 Project Manager

Idaho Springs Police Station
 1744 Miner Street
 Idaho Springs, CO 80452

Idaho Springs

Signature: _____

Print Name: _____

Date: _____



**W.E. O'Neil Construction Co. of Colorado
PCI Breakdown**

**PCI # EXT0010
Credit for Solar system install.**

Idaho Springs Police Station 1744 Miner Street Idaho Springs, CO 80452	Project # 1425508 Tel: (303) 567-4421 Fax:
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Company	Description	Estimated Cost
W.E. O'Neil	Photovoltaic	-\$27,765

Total Cost for this PCI: -\$27,765



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: 3/23/2026

Re. STAFF REPORT PUBLIC WORKS / WATER FACILITIES DEPARTMENTS

- Move to approve proposal from CMH Concrete for curb and gutter repairs throughout town in the amount of \$86,534.00 from line item #23-00-6016 and #20-00-6016.
- Move to approve proposal for CRC park maintenance from Granite Property Services in the amount of \$24,054.49 from line item #10-60-5207.
- Move to approve proposal for repair and maintenance parts for Reactor #1 from Aqua-aerobic systems in the amount of 14,306.06 from line item #52-00-5204.

- Meet with ORC Water Professionals to cover details of contract – Start date 3/19/26

WASTEWATER

	BOD	TSS	NH4	PO4	TIN
Goal	10	10	3	1	10
Current	3	5	0.11	0.59	1.62

- R#1 tank pumping/ cleaning

WATER

Disinfectant Byproducts	TOC	COAGULANT dose	TOC removal	CL2 dose Actual	HAA5 Annual average	TTHM Annual average
Goal	<2		25%	system residual (0.89)	<60	<80
Current	<1			Demand 1.91	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 complete 3/5*

Distribution/ Collection

- *Reactor #2 tank cleaning*
- *Locates*
- *Valve locates and shut-down prep for 23rd St. bridge.*
- *Meter/ Antenna replacements*
- *Valve box cleanouts*

Streets

- *Concrete repair contractor meeting*
- *Sign repair and road cleanup from windstorm*
- *Riverside Dr rock cleanup*
- *Virgina canyon/ Pine slope fixups*

Parks

- *New hire John Mellon*
- *Tree cleanup from windstorm*
- *School Driveway maintenance*

Building Maintenance

On 3/5/2026 the City posted for bid a comprehensive concrete curb and gutter repair/ replacement Request for Proposal. The City received 8 responses to the RFP. After going over all of the proposals, we found that CMH Concrete had completed the lowest complete and responsive package. Other proposals and the totals are listed below.

CMH Concrete	\$86,534.00
Top Notch	\$138,484.06
Buckley contractors	\$137,110.00
ECS	\$99,998.50
Chato's	\$92,794.00
Caraveo	\$87,597.00
MPI	\$76,586.00
Greatland	\$42,789.00

2026



City of Idaho Springs

2026 Concrete Replacement on City Streets Project

5 pm Monday, March 16, 2026:

ATTN: Ed Sigward, Public Works Director • 303 567 4421 • admin@idahospringsco.com

CMH Concrete Bid Response

1. INTRODUCTORY LETTER
2. SCOPE OF SERVICE
3. BID PROPOSAL
4. BIDDER'S QUALIFICATIONS DATA & W9
5. BIDDER'S OFFICIALS DATA
6. PROJECT CONTACTS



CMH Concrete Pumping Inc.
Sullivan Station * Lockbox 370106 • Denver, CO 80237
T 303 862 2280 • E Lee@cmhconcrete.com



1

Introductory Cover Letter

March 13, 2026

Dear Mr. Sigward:

We appreciate the opportunity to submit our proposal for the City of Idaho Springs Concrete Replacement on City Streets Project. CMH Concrete has been in business 12 years and has extensive experience in municipal concrete projects, including recent work for the Town of Castle Rock, City of Arvada, City of Evans, and Greeley.

We have the capacity to start your project within a week since you have indicated that you would like work complete next month before street closures for the Spring and Summer seasons.

Our team has won accolades from both City Inspectors as well as residents in the cities where we have served. We are a financially sound company with the experienced crew and construction management leadership to serve the City of Idaho Springs effectively and professionally.

Sincerely,

Efren Gutierrez
President



CMH Concrete Pumping Inc.
Sullivan Station * Lockbox 370106 • Denver, CO 80237 • T 303 862 2280 • E Lee@cmhconcrete.com
cmhconcrete.com



2

Scope of Service

Section I: Background

The City of Idaho Springs is seeking proposals for the replacement of damaged concrete curb and gutter and flatwork along streets within the City's right of way.

Section II: Scope of Service

The Scope of Service is described in the attached spreadsheet. An approximate summary of the Project is as follows:

- 1,006 linear feet of Concrete Curb & Gutter
- 2,169 square feet of Concrete Flat Work
- 848 square feet of Asphalt
- 530 square feet of Sidewalk demolition that is not being replaced

Due to a planned closure of the 1400-1600 blocks of Miner Street for a pedestrian marketplace, this portion of the Project must be completed by April 29, 2026.

Section III: Proposal Submittal Requirements

Bid submittals must include the attached Scope of Service spreadsheet that states the bid per unit, total bid for each item, subtotals for each part, and the grand total for the project. Interested contractors shall submit deliverables that clearly demonstrate their ability to provide the services as outlined in this Request for Proposals. Submittals shall be organized in the order listed in the Scope of Service to facilitate fair and equitable evaluation of the responses. The City reserves the right to accept all parts of the project, some parts of the project, or no parts of the project.

Please note that the Total Project Bid must include the cost to repair any infrastructure damaged by the Project work--such as adjacent asphalt, pavers and landscaping--to their original condition. The Total Project Bid must also include all logistics related to the work such as mobilization, barricades, traffic control, and weather protection.

All questions, inquiries and requests for clarification shall be submitted via email to Public

Works Director Ed Sigward at esigward@idahospringsco.com by no later than 10:00 a.m. on March 11, 2026. The City shall make responses available by 10:00 a.m. on March 12, 2026.

Submitted proposals are required to be posted on the Rocky Mountain E-Purchasing System or emailed to admin@idahospringsco.com. The City reserves the right to reject any and all proposals and further reserves the right to award the project to the *lowest responsible bidder* even though the successful contractor may not be the lowest bidder.

Section IV: Evaluation Criteria

Evaluation Criteria

The City shall determine whether consultants have the basic qualifications to complete the project. The City will evaluate the proposals based upon the following criteria:

1. The bidder's experience as it relates to Section II,
2. Qualifications of key personnel that will be assigned to the Project (if applicable),
3. Narrative and project approach,
4. Availability during the desired Project timeline; ability to timely complete the Project within the City's goal.
5. Cost competitiveness,
6. Projected ability to work with City staff and other stakeholders involved with the Project,

Note: All respondents must initially represent themselves solely by their written submittal. After the City has reviewed the proposals, certain bidders may be asked to interview with one or more City representatives.



3

Bid Proposal



CMH Concrete

Scope of Service • Concrete Replacement & Asphalt Repair

City of Idaho Springs



Concrete Curb & Gutter - 6 inch Barrier & 2 foot Gutter
 Concrete Flat Work - 6 inch thick for streets, 4 inch thick for sidewalks
 Extra Asphalt - Beyond minor repairs that are related to concrete removal and replacement
 Extra Demolition - Beyond work required for concrete removal and replacement

Item	C&G LF	Flat Work SF	Extra Asphalt SF	Extra Demo SF	Location	Bid Per Unit	Total Per Item	Subtotals Per Part
Part 1 - Downtown Miner St.								
Replace Curb & Gutter	25				Miner St 1300 Blk NS	\$47.00	\$1,175.00	
Replace Curb & Gutter	34				Miner St 1400 Blk SS	\$47.00	\$1,598.00	
Replace Drainage Pan		120			Miner St & 14th Ave NE Corner	\$18.00	\$2,160.00	
Replace Drainage Pan		48			Miner St & 14th Ave SE Corner	\$18.00	\$864.00	
Replace Curb & Gutter		53			Miner St 1500 Blk SS	\$18.00	\$954.00	
Replace Drainage Pan		48			Miner St & 15th Ave SE Corner	\$18.00	\$864.00	
Replace Curb & Gutter	138				Miner St 1600 Blk SS & NS	\$47.00	\$6,486.00	
Replace Curb & Gutter	30				Miner St 1700 Blk SS & NS	\$47.00	\$1,410.00	
							Subtotal Part 1	\$15,511.00
Part 2 - West Miner St.								
Sidewalk & Curb Removal				530	Miner St 800 Blk NS	\$3.00	\$1,590.00	
Install New Curb & Gutter	106				Miner St 800 Blk NS	\$36.00	\$3,816.00	
Install New Asphalt			848		Miner St 800 Blk NS	\$8.00	\$6,784.00	
Replace Curb & Gutter	88				Miner St 1000 Blk SS & NS	\$47.00	\$4,136.00	
Replace Curb & Gutter	21				Miner St 1100 Blk SS	\$47.00	\$987.00	
							Subtotal Part 2	\$17,313.00
Part 3 - Colorado Blvd. & Avenues								
Replace Curb & Gutter	180				9th Ave 200 Blk ES & WS	\$47.00	\$8,460.00	
Replace Curb & Gutter	125				11th Ave 200 Blk ES	\$47.00	\$5,875.00	
Replace Sidewalk		500			11th Ave 200 Blk ES	\$11.00	\$5,500.00	
Replace Curb & Gutter	50				11th Ave 200 Blk WS	\$47.00	\$2,350.00	
Replace Curb & Gutter	15				Colorado Blvd 2900 Blk SS	\$50.00	\$750.00	
Replace Curb & Gutter	10				Colorado Blvd 2400 Blk NS	\$50.00	\$500.00	
Replace Curb & Gutter	10				Colorado Blvd 2000 Blk SS	\$50.00	\$500.00	
							Subtotal for Part 3	\$23,935.00
Part 4 - Downtown Avenues								
Replace Curb & Gutter	12				15th Ave 200 Blk ES	\$50.00	\$600.00	
Replace ADA Sidewalk Ramp		25			15th Ave & Center Alley WS	\$21.00	\$525.00	
Replace ADA Sidewalk Ramp		60			15 Ave & Center Alley ES	\$21.00	\$1,260.00	
Replace Curb & Gutter	150				16th Ave 200 Blk WS	\$47.00	\$7,050.00	
Replace Driveway Pan		75			16th Ave 200 Blk WS	\$21.00	\$1,575.00	
Replace ADA Sidewalk Ramp		40			16h Ave & Center Alley WS	\$21.00	\$840.00	
Replace ADA Sidewalk Ramp		25			16th Ave & Center Alley ES	\$21.00	\$525.00	
Replace Curb & Gutter	12				17th Ave 200 Blk ES	\$50.00	\$600.00	
Replace ADA Sidewalk Ramp		25			17th Ave & Center Alley WS	\$21.00	\$525.00	
Replace ADA Sidewalk Ramp		25			17th Ave & Center Alley ES	\$21.00	\$525.00	
							Subtotal for Part 4	\$14,025.00
Part 5 - Elementary School Entrance								
Replace Driveway Pan		1,125			320 CO 103 - North Entrance	\$14.00	\$15,750.00	
							Subtotal for Part 5	\$15,750.00
Totals	1,006	2,169	848	530			Grand Total for Project	\$86,534.00

Quote written out: Eighty-six thousand, five-hundred thirty-four dollars and no cents.

Signed: Efen Gutierrez
 President

Date: March 13, 2026
 CMH Concrete Pumping Inc.





4

Bidders Qualification Data & W-9

**Please see details and references for city projects in
The Corporate Information Profile Below**





Corporate Information Summary

LEGAL NAME: CMH Concrete Pumping Inc.
ESTABLISHED: 11/28/12
COLORADO ID: 20121658152
SUBSIDIARY: CMH Denver Excavating
DUNS #: 003459275

STRUCTURE: C Corporation
FEDERAL TAX ID: 46-1496891
CORP DBA: CMH Concrete
CORP DBA: Denver Excavating
CORP DBA: CMH Traffic

CORPORATE ADDRESS:

CMH Concrete
1486 S Beach Ct.
Denver, CO 80219
T 303 862 2280
F 206-600-6489

OPERATIONS INDUSTRIAL ADDRESS:

CMH Concrete
5210 E 78th Ave
Commerce City, CO 80022
T 720 474 2708
F 206-600-6489

MAILING ADDRESS:

CMH Concrete
Sullivan Station, Box 370106
Denver, CO 80237

CORPORATE WEB ADDRESSES:

cmhconcrete.com
denexcavating.com
cmhtraffic.com

CORPORATE PHONE:

T 303 862 2280

CORPORATE EMAIL ADDRESSES:

lee@cmhconcrete.com
efren@cmhconcrete.com

CMH LEADERSHIP:

Efren Gutierrez: President - T 720 474 2708
Francisco Corral: Executive Vice President - T 720 474 2708
Carmelina Gutierrez: Vice President - T 720 474 2708
Lee Schissler: Senior Solutions Manager – T 303 862 2280

OPERATIONAL LEADERSHIP EXPERIENCE:

Efren Gutierrez: Over 16 years of experience leading CMH Concrete operations.
PMI Construction: Extensive highway construction.
Complete Basement Systems: Complex foundation repairs
Consultant: Collaboration with structural engineers on wide range of concrete structural projects
Lee Schissler: Nine years of experience in concrete and the home improvement sector.
First Impression Ironworks: Home improvement: Fabrication and installation of iron entry doors
CMH Excavating: Business development with commercial and industrial clients
CMH Concrete: Business development with commercial, industrial and residential clients.

FINANCIAL OVERVIEW: CMH Concrete Pumping Inc.

STABILITY: CMH and none of the DBA's have ever filed for bankruptcy
COMMERCIAL BANKING: Chase Bank, 2980 W Evans Ave, Denver, CO 80219 and
BMO, 123 Colfax Ave., Denver, CO 80111



Corporate Information Summary

CORPORATE MISSION: To provide quality commercial, industrial, and residential improvement solutions throughout Colorado by offering our clients skilled demolition, excavation, and concrete services.

SPECIALIZED SERVICES: Experience includes the following service areas:

- New concrete flatwork and paving
- ADA ramp solutions, cross pans, inlets, and curb and gutter installations
- New construction excavation and concrete foundation work
- Demolition of industrial, commercial, and residential structures
- Excavation of commercial and residential foundations and basements
- Excavation of crawl spaces
- Construction of walk out basements
- Complex foundation repairs in collaboration with structural engineers
- Trenching and backfill for utilities
- Concrete foundation construction: residential and commercial
- Concrete flatwork: slabs, driveways, sidewalks, and patios
- Concrete mono-pour slabs for metal buildings
- Masonry services: brick repair, new masonry work, historic masonry structure repair

CMH RECENT PROJECTS: Here are a few of our recent projects completed by our crews. Commercial project budgets ranged from \$10K to over \$130K. Residential budgets from \$7K to \$85K.

COMMERCIAL, MUNICIPAL, & INDUSTRIAL PROJECTS EXPERIENCE:

City of Arvada: Pedestrian Improvement Project: Concrete demo and installation services for city-wide pedestrian paving program. This included removing and replacing sidewalks, ADA ramps, cross pans and related work on municipal streets. Manager Majid Aslami, City Civil Engineer (720 557 3535)
City of Arvada: 8101 Ralston Rd, Arvada, Colorado 80002 (2025)

Costco Wholesale | Denver & Westminster: Demo and concrete construction work with BSM Construction at 2 Costco Wholesale locations in the metro area. Construction Manager: Justin Briggs, BSM Project Manager (925 639 4065)
Costco, 1471 S Havana St., Aurora, CO 80012 (2025)
Costco, 6400 W 92nd Ave., Westminster, CO 80031 (2025)

Trader Joe's | Denver & Westminster: 2025 Demo and concrete construction work with BSM Construction at 2 Trader Joes locations in the metro area. Construction Manager: Maher Kyrillos (909 714 7818)
Trader Joe's, 750 N Colorado Blvd., Denver, CO 80206 (2025)
Trader Joe's, 9350 Sheridan Blvd., Westminster, CO 80031 (2025)

City of Greeley: Martin Marietta: Concrete demo and installation services for city-wide Keep Greeley Moving program. This included removing and replacing sidewalks, ADA ramps, cross pans and related work on municipal streets. City Engineer / Inspector: Jacob Felix (970 515 2862)
City of Greeley 1000 10th Street Greeley, Colorado 80631 (2022)



Corporate Information Summary

Town of Castle Rock: Concrete demo and installation services for city-wide pedestrian paving program. This included removing and replacing sidewalks, ADA ramps, cross pans and related work on municipal streets. Matthew Seacat, Sr. Construction Manager (303 435 0306)

Town of Castle Rock: 100 N Wilcox St., Castle Rock, Colorado 80104 (2025)

City of Evans: Martin Marietta: Concrete demo and installation services for city-wide paving program. This included removing and replacing sidewalks, ADA ramps, cross pans and related work on municipal streets. Manager Abby Glaser (303 895 1731)

City of Evans: 1100 37th Street Evans, Colorado 80620 (2025)

City of Sheridan: Excavation and installation services for a new paved alley way for new commercial businesses. Manager Randy Mourning, Engineer (303 437 0073)

City of Sheridan: 1995 W Hamilton Pl., Sheridan, CO 80110 (2024)

SunCorp Refinery: NuStar Energy: Excavation and installation of large concrete bridge piers for Enerpipe operations in the SunCorp Refinery Complex. This included industrial hydrovac operations to remove soil to construct 12' deep caissons in high density pipeline areas across refinery property. Worked with construction project manager John Richardson (806 679 2545) on the excavation and concrete installation operations.

NuStar Energy: 3601 E. 56th Ave., Commerce City, CO (2021)

Walmart: Electrify America: Excavation and installation of concrete pads for Tesla Charging Pads at Walmart stores located in Metro Denver. Worked in collaboration with Singletrack Electric to excavate trenching for large Xcel Energy transformers needed to power Tesla Charging Stations in Walmart parking lots. Project manager liaison Chris Bombard and Rob Layman (303 638 0457). Work included installation of concrete charging pads and bollards for new charging operations at:

Aurora Walmart: 5650 S Chambers, Aurora, CO (2020)

Highlands Ranch Walmart: 6675 Business Center Dr., Highlands Ranch, CO (2020)

Lafayette Walmart: 745 US 287, Lafayette, CO (2020)

City of Aurora Water Dept: Concrete repair and masonry repair work at the Aurora Municipal Complex. Project manager Zach Versluis (720 515 9224). Work included concrete grinding, curb repair, and masonry work in the gardens area of the municipal complex.

City of Aurora: 15151 E. Alameda Pkwy., Aurora, CO (2020)

Summit County Schools: Acterra Group Inc: Hired by Acterra Group (fuel tanks) for excavation at School District Operations Center. Excavation and soil removal at Frisco, CO fuel operations center for Summit County Schools. Worked with project manager Greg Maez (303 728 4903) to coordinate operations, including trucking and disposal of soil in Summit County.

Summit County School District: 150 School Rd, Frisco, CO (2020)



Corporate Information Summary

RESIDENTIAL PROJECTS:

Croy Family Foundation Work: Collaborated with structural engineers to repair structural foundation issues on an aging porch structure. Worked with homeowner Amanda Croy (678 687 1362) on concrete repairs and the demo and replacement of joists and flooring to restore the structure.

Croy Family Condo: 1648 Winona Ct., Denver, CO (MAR 2021)

Basements & Beyond: Excavation, concrete and foundation work on several residential project with B&B CEO Wes Cooper (720 635-3629) 921 Santa Fe Dr., Denver, CO 80204. Scope of work typically involved excavation, foundation work, removing and replacing basement concrete floors.

Scott Stack, 2821 E Cedar Ave., Denver, CO 80209 (Crawlspace recovery) (2025)

Mosher Residence, 165 Gilpin St., Denver, CO 80128 (Excavation, foundation, concrete) (2025)

Born-Reingold Residence, 618 N Lafayette St., Denver, CO 80218 (Concrete work) (2025)

Bowen Basement Work: Worked with homeowner Rich Bowen (303 601 0275) on removing and replacing the basement concrete floor in an early 20th Century house.

Bowen Residence: 1609 Cook St., Denver, CO (2024)

Persoff Historic Home: Worked with homeowner Mike Persoff (720 308 1247) on extensive foundation repairs of 19th Century two story home with a brick foundation. Work included excavation of crawl space, installation of concrete pads and steel monopoles under the structure. The installation of steel i-beams to support failing areas in the foundation and the construction of steel reinforced concrete 'sister' walls along the interior of the brick foundation.

Persoff Residence: 274 S. Lincoln St., Denver, CO (2021)

CMH CORPORATE REFERENCES:

FINANCIAL:

BMO
215 South Wadsworth Boulevard
Lakewood, CO 80226

T 303 218 3076

Commercial Banker: Wendy Wolf

SUPPLIERS:

SRM Concrete Inc.
27490 Weld County Road 13
Johnstown, CO, 80534

T 970 396 3402

Operations: Bernie Lucero

Weber Engineering
515 Straight Creek Dr., Ste. 303
Dillon, CO 80435

T 303-501-2458

Structural Engineer: Matt Weber



Corporate Information Summary

CMH SUBCONTRACTORS & VENDORS:

White Cap
701 N. Osage St., Bldg 2, Unit 130
Denver, CO 80204-4207
(303) 534-0661

T 661 586 5679

Service Rep: Travis Bowling

J&J Asphalt & Trucking
Denver, CO

T 303 994 8235

Owner: Gorge Jaime

LICENSES:

CMH Concrete secures licenses in Metro Denver whenever a project is contracted. Because there are numerous building and zoning jurisdictions in the Metro area requiring annual renewal fees, we only pay and activate in those counties or municipalities when we have a signed contract for a project.

We have completed work and projects in these Colorado building and zoning jurisdictions:

COUNTIES:

Denver City / County
Adams County

Jefferson County
Douglas County

Arapahoe County
Weld County

Summit County
Clear Creek County

CITIES:

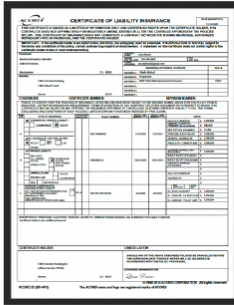
Denver
Lakewood
Broomfield
Evans
Highlands Ranch
Commerce City
Castle Rock
Longmont
Littleton
Centennial

Aurora
Parker
Lafayette
Sheridan
Northglenn
Littleton
Westminster
Boulder
Morrison
Frisco

Englewood
Arvada
Lone Tree
Greeley
Wheat Ridge
Castle Pines
Loveland
Thornton
Evergreen
Idaho Springs



Corporate Information Summary



INSURANCE:

We are fully insured and provide COI's on all major projects to cover all: Comprehensive Public Liability, Workers Compensation & Employers Liability, and Automobile Liability:

Form W-9
 (Rev. March 2024)
 Department of the Treasury
 Internal Revenue Service

Request for Taxpayer Identification Number and Certification
 Go to www.irs.gov/FormW9 for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)
CMH Concrete Inc.

2 Business name/disregarded entity name, if different from above.
CMH Concrete Pumping Inc.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes.
 Individual/sole proprietor C corporation S corporation Partnership Trust/estate
 LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership)
 Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.
 Other (see instructions)

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
 Exempt payee code (if any) _____
 Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____
 (Applies to accounts maintained outside the United States.)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions

5 Address (number, street, and apt. or suite no.). See instructions.
5210 E 78th Ave

6 City, state, and ZIP code
Commerce City, CO 80022

7 List account number(s) here (optional)

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Social security number
 [] - [] - [] [] [] [] [] [] [] []

OR

Employer identification number
 [] [] - [] [] [] [] [] [] [] [] [] []

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person *Francis Johnson* Date *01-30-2026*

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they



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Bidder's Officials Data

BIDDER'S OFFICIALS DATA

Bidder's name CMH Concrete Pumping Inc.
For each officer of a corporation, partner of a firm, or owner of a sole proprietorship, provide the following information:
(Use additional sheets as necessary.)

Name Efren Gutierrez
Title President
Home address 1486 S Beach Ct.
Town, State, Zip Denver, CO 80219
Other companies with whom this person has been affiliated in last 10 years N/A

Has that company ever been disbarred or suspended from participation in the award of contracts with a government? No
Name Lee Schissler
Title Sr. Solutions Manager
Home address 3151 S Jasmine Way
Town, State, Zip Denver, CO 80222
Other companies with whom this person has been affiliated in last 10 years Carillion Inc.

Has that company ever been disbarred or suspended from participation in the award of contracts with a government? No
Name Efren Gutierrez, Jr.
Title Vice President
Home address 1486 S Beach Ct.
Town, State, Zip Denver, CO 80219
Other companies with whom this person has been affiliated in last 10 years N/A

Has that company ever been disbarred or suspended from participation in the award of contracts with a government? No
Name _____
Title _____
Home address _____
Town, State, Zip _____
Other companies with whom this person has been affiliated in last 10 years _____
Has that company ever been disbarred or suspended from participation in the award of contracts with a government?



6

Project Contacts

City of Idaho Springs 2026 Concrete Replacement on City Streets Project

City of Idaho Springs

Ed Sigward, Public Works Director • 303 567 4421 • admin@idahospringsco.com

CMH Concrete Pumping Inc.

Lee Schissler, Senior Solutions Manager • Sullivan Station • Lockbox 370106 • Denver, CO 80237
T 303 862 2280 • E Lee@cmhconcrete.com





Granite Property Services LLC
 720-483-1037
 PO Box 1066
 Idaho Springs, CO 80452

Prepared For
 City of Idaho Springs
 1711 Miner St
 Idaho Springs, CO 80452

Proposal Date
 03/12/2026

Proposal Number
 2026-005

Reference
 CRC Park maintenance,
 2026 calendar year

Pricing

Description	Rate	Qty	Line Total
Line Item 1 Contract price for the 2026 calendar year.	\$24,054.49	1	\$24,054.49
		Subtotal	24,054.49
		Tax	0.00
		Proposal Total (USD)	\$24,054.49

Notes

This is the second year of a three year contract.

Terms

1. PERMITS, LICENSING, AND APPROVALS

UNLESS QUOTED ABOVE, THE CLIENT IS RESPONSIBLE FOR PROCURING ANY PERMITS OR APPROVALS REQUIRED FOR THE COMPLETION OF THE PROJECTS LISTED IN THE SCOPE OF WORK. THIS INCLUDES ANY ZONING CHANGES OR CHANGES TO APPLICABLE COVENANTS OR LOCAL BUILDING GUIDELINES.

GRANITE PROPERTY SERVICES SHALL BE RESPONSIBLE FOR PROFESSIONAL LICENSING REQUIRED FOR THE EXECUTION OF THE WORK OUTLINED IN THE SCOPE OF WORK.

2. INSURANCE AND LOSS OF COVERAGE

THE CLIENT AGREES TO MAINTAIN ADEQUATE PROPERTY INSURANCE TO PROTECT AGAINST LOSS OR DAMAGE DUE TO THEFT, FIRE, VANDALISM, ETC.

GRANITE PROPERTY SERVICES AGREES TO MAINTAIN REASONABLE LIABILITY INSURANCE TO PROTECT AGAINST PERSONAL INJURY OR LOSS.
BOTH PARTIES AGREE TO PROVIDE COPIES OF THEIR CERTIFICATE OF INSURANCE FOR THEIR RESPECTIVE POLICIES TO ONE ANOTHER AS REQUESTED.

3. PROPERTY ACCESS

THE CLIENT AGREES TO BE PRESENT AT THE SCHEDULED WORK TIME TO ENSURE THAT GRANITE PROPERTY SERVICES HAVE REASONABLE ACCESS TO THE WORKING AREA, INCLUDING PARKING. GRANITE PROPERTY SERVICES WILL ATTEMPT TO CONTACT THE CLIENT 24 HOURS PRIOR TO ARRIVAL TO REVIEW ARRIVAL TIME AND AGREES TO MAKE A REASONABLE EFFORT NOT TO DISTURB OR DAMAGE THE CLIENT'S PROPERTY OUTSIDE OF ANY DEMOLITION REQUIRED FOR THE PROJECT LISTED IN THE SCOPE OF WORK.
A CANCELLATION FEE OF 50% WILL BE ASSESSED IF GRANITE PROPERTY SERVICES ARE UNABLE TO GAIN ACCESS TO THE PROPERTY INSIDE OF A 30-MINUTE START TIME WINDOW.

4. SITE CONDITIONS

THE SCOPE OF WORK AND PRICING FOR THIS CONTRACT ARE BASED ON CONVERSATIONS AND ANY WALKTHROUGHS COMPLETED BY GRANITE PROPERTY SERVICES AND THE CLIENT. GRANITE PROPERTY SERVICES HAS TAKEN REASONABLE MEASURES TO ENSURE THAT THE SCOPE OF WORK AND PRICING REPRESENT THE ENTIRE PROJECT REQUIREMENTS, BUT CANNOT GUARANTEE A FINAL PRICE DUE TO THE POSSIBILITY OF UNFORESEEN COMPLICATIONS. IN THE EVENT THAT UNFORESEEN COMPLICATIONS, INCLUDING (BUT NOT LIMITED TO) MOLD, TERMITES, STRUCTURAL DAMAGE, OR BUILDING CODE VIOLATIONS ARE DISCOVERED, AFTER THE PROJECT BEGINS, GRANITE PROPERTY SERVICES WILL CEASE WORK ON THE PROJECT AND DRAFT A CHANGE ORDER LISTING ANY ADDITIONALLY REQUIRED MATERIALS OR LABOR. THE CLIENT AGREES THAT ANY UNFORESEEN COMPLICATIONS MAY INCREASE THE FINAL PRICE OF THE PROJECT.

5. OVERAGES AND ADDITIONAL CHARGES

THE CLIENT ACKNOWLEDGES THAT WHILE GRANITE PROPERTY SERVICES STRIVES TO COMPLETE PROJECTS ON BUDGET, OCCASIONALLY UNFORESEEN EVENTS TAKE PLACE THAT CAUSE OVERAGES AND ADDITIONAL CHARGES. GRANITE PROPERTY SERVICES ATTEMPTS TO REDUCE THESE CIRCUMSTANCES WITH IN-DEPTH ESTIMATES INCLUDING DIGITAL SCANS, AND GPS SERVICES. AN OVERAGE OR ADDITIONAL CHARGE MAY STILL OCCUR. IN THAT EVENT, THE CLIENT WOULD BE RESPONSIBLE FOR THE FULL COST UNTIL 10% OF THE TOTAL INVOICE COST HAS BEEN REACHED. SHOULD THE OVERAGE BE MORE THAN 10% OF THE ORIGINAL ESTIMATE, THE CLIENT WOULD BE RESPONSIBLE FOR THE FIRST 10% FULLY AND 40% THEREAFTER.

6. HOLD HARMLESS

THE CLIENT ACKNOWLEDGES THAT WHILE PRECAUTIONS ARE TAKEN TO PREVENT POSSIBLE DAMAGE TO THE PROPERTY, THERE IS ALWAYS A CHANCE THAT DURING THE NORMAL PROGRESS OF WORK, DAMAGE TO THE PROPERTY MAY OCCUR. IN THIS EVENT GRANITE PROPERTY SERVICES WILL NOTIFY THE CLIENT OF THE DAMAGE AND WILL GIVE AN ESTIMATE FOR THE REPAIR COSTS. UNLESS THE DAMAGE IS CAUSED BY GROSS NEGLIGENCE ON THE PART OF GRANITE PROPERTY SERVICES, THE CLIENT IS RESPONSIBLE FOR THE REPAIR COST.

7. CHANGE ORDERS

GRANITE PROPERTY SERVICES, ITS EMPLOYEES, AND THIRD-PARTY VENDORS (HEREON GRANITE PROPERTY SERVICES) WILL PERFORM ONLY THOSE SERVICES APPROVED IN WRITING BY THE CLIENT. IF THE CLIENT SHALL, AT ANY TIME, REQUIRE SERVICES NOT LISTED IN THE SCOPE OF WORK ATTACHED TO THIS CONTRACT, A WRITTEN CHANGE ORDER SHALL BE CREATED AND SIGNED BY BOTH PARTIES PRIOR TO THE PERFORMANCE OF SUCH WORK.

8. PAYMENT SCHEDULE

8.1. FOR OUR RESIDENTIAL CLIENTS, A 20% BOOKING FEE IS REQUIRED PRIOR TO THE START OF THE PROJECT, 30% IS DUE AT PROJECT START, AND THE REMAINING 50% IS DUE ON COMPLETION.

8.2. FOR OUR COMMERCIAL CLIENTS, A 25% DOWN PAYMENT IS REQUIRED PRIOR TO THE START OF THE PROJECT. A SECOND PAYMENT OF 25% IS REQUIRED AT THE START OF THE PROJECT. THE REMAINING 50% IS DUE WITHIN 5 CALENDAR DAYS OF FINISHING THE PROJECT, REGARDLESS OF THE STATUS OF THE BLUE TAPE FINAL INSPECTION.

8.3 MUNICIPAL CLIENTS DO NOT REQUIRE A DOWNPAYMENT.

8.4.1. GRANITE PROPERTY SERVICES WILL IMPOSE A LATE PAYMENT FEE IN AN AMOUNT, THE GREATER OF:

- FIFTY DOLLARS; OR
- FIVE PERCENT OF THE AMOUNT OF PAST DUE PAYMENT.

8.4.2. GRANITE PROPERTY WILL PLACE A LIEN ON THE CLIENT'S PROPERTY ON THE 11TH DAY AFTER COMMENCEMENT OF THIS PROJECT AND WILL FULLY RELEASE THE LIEN UPON RECEIPT OF FINAL PAYMENT PLUS LATE FEES FROM THE CLIENT.

8.4. THE CLIENT AGREES TO MAKE PAYMENTS VIA CASH, CHECK, CREDIT CARD, OR ACH TRANSFER ON THE TIMELINE LISTED ABOVE.

8.4.1. A 3.5% FEE WILL BE ASSESSED FOR CREDIT CARD PAYMENT

9. FINAL INSPECTION

THE CLIENT WILL HAVE THE OPPORTUNITY TO REVIEW ALL COMPLETED WORK WITH GRANITE PROPERTY SERVICES. THIS "BLUE TAPE INSPECTION" WILL BE COMPLETED FIVE TO SEVEN DAYS AFTER THE PROJECT IS COMPLETED. AT THAT TIME, ALL INCOMPLETE OR UNSATISFACTORY WORK SHALL BE BROUGHT TO THE ATTENTION OF GRANITE PROPERTY SERVICES. GRANITE PROPERTY SERVICES WILL MAKE ALL ARRANGEMENTS TO RESOLVE THE LIST IN A REASONABLE TIME. THIS FINAL INSPECTION AND WORKSMANSHIP GUARANTEE DOES NOT INFLUENCE THE PAYMENT SCHEDULE.

10. WARRANTY

GRANITE PROPERTY SERVICES DOES NOT OFFER OR IMPLY ANY WARRANTY FOR MATERIALS USED FOR THE PROJECT. ANY DEFECT OR FAILURE OF PARTS OR MATERIALS USED IN THE PROJECT SHALL BE THE SOLE RESPONSIBILITY OF THE CLIENT. GRANITE PROPERTY SERVICES SHALL EXTEND A WARRANTY FOR ALL LABOR FOR A PERIOD OF 12 MONTHS. THIS WARRANTY COVERS INSTALLATION AND WORKSMANSHIP. SHOULD THE CLIENT DISCOVER ANY INCOMPLETE, INCORRECT, FAULTY, OR FAILED WORKSMANSHIP DURING THE WARRANTY PERIOD, GRANITE PROPERTY SERVICES SHALL CORRECT SUCH ISSUES AT THEIR SOLE COST AND EXPENSE.

11. DISPUTE RESOLUTION

THE CLIENT AND GRANITE PROPERTY SERVICES AGREE TO MAKE REASONABLE EFFORTS TO RESOLVE ANY DISAGREEMENTS RELATED TO THIS CONTRACT BETWEEN THEMSELVES VIA EMAIL. IN THE EVENT THAT THE TWO PARTIES CANNOT AGREE ON AN ISSUE, BUT THE PARTIES AGREE TO RESOLVE THE ISSUE THROUGH ARBITRATION, THE COSTS ARE TO BE SPLIT. THE DECISION OF THAT ARBITRATION WILL BE CONSIDERED FINAL.

12. PROPOSAL TIMELINE

LISTED IN THE PROPOSAL IS A DAY-BY-DAY TIMELINE. THIS IS GRANITE PROPERTY SERVICES' BEST GUESS AT THE TIMELINE OF WORK TO BE COMPLETED. WHILE IT IS THE GOAL TO STAY ON THIS TIMELINE, UNPLANNED EVENTS MAY CAUSE THE TIMELINE TO FALL BEHIND. GRANITE PROPERTY SERVICES OFFERS NO GUARANTEE TO THE TIMELINE, AND THE CLIENT AGREES TO HOLD NO DAMAGES AGAINST GRANITE PROPERTY SERVICES FOR FAILURE TO MEET THE TIMELINE LISTED.

UNSIGNED PROPOSALS ARE VALID FOR 14 DAYS FROM THE "PROPOSAL DATE" LISTED AT THE TOP OF THE DOCUMENT.

13. ENTIRE AGREEMENT

THIS CONTRACT SHALL CONSTITUTE THE ENTIRE AGREEMENT AND SHALL REPLACE ANY AND ALL WRITTEN OR VERBAL AGREEMENTS MADE BEFORE THIS CONTRACT.



CITY OF IDAHO SPRINGS
1711 Miner Street
P.O. Box 907
Idaho Springs, CO 80452-0907
Telephone (303) 567-2400
FAX (303) 567-0124

FROM: Paul Crain
DATE: February 2025
Re. Parks Maintenance RFP

**Request for Price for Landscape Maintenance Agreement
Courtney-Riley-Cooper Park, Idaho Springs, Colorado
Scope of Services (the "Work")**

@66,000 ftsq, 1 location, 5 areas

Weekly Services

Weekly services shall include the monitoring of landscape areas for loose trash and debris, trimming of turf areas where necessary, weed control in beds, blowing of grass clippings from walks, porches, and curb lines, and mowing of all turf areas to a height of 3"-4" from May to September and twice monthly in April and October. Steel-blade edging along sidewalks and curbs will be performed bimonthly from April to October.

Frequency to include in this Agreement 26

Aeration - Spring

A core aeration of all turf areas shall be performed in the Spring to minimize the compaction of the soil which will promote greater air movement within the ground and, in turn, promote a healthier, stronger root system for the turf.

Frequency included in this Agreement 1

Fertilization - Spring Turf

Spring Fertilization consists of an application of granular fertilizer containing a slow-release nitrogen compound applied to all turf areas. This application is crucial to a strong "green up" during the spring, and with the slow-release nitrogen, the product not only benefits the turf for a longer period of time but also helps it to hold its color later into the season. The Spring Fertilization application of fertilizer is coupled with a granular pre-emergent weed control to mitigate germination of weeds in turf areas, reducing the overall volume of weeds to be controlled with a broadleaf herbicide.

Frequency included in this Agreement 1

Fertilization - Summer Turf

Summer Fertilization consists of an application of granular fertilizer containing a slow-release nitrogen compound applied to all turf areas. This application is crucial to maintaining a strong green appearance through the hot summer season and with the slow-release nitrogen, the product not only benefits the turf for a longer period of time but also helps it to hold its color later into the season.

Frequency included in this Agreement 1

Spring Leaf & Debris Clean-up

Spring leaf & debris clean-up consists of the cleaning of leaves, bed maintenance, and edging along sidewalks and hardscapes as determined by Contractor.

Frequency included in this Agreement 1

Fall Leaf & Debris Clean-up

Fall leaf and debris clean-up includes the raking or blowing of leaves and removal from landscape areas as leaves have fallen from the trees and shrubs on the property. Leaves and debris will be disposed of off site or mulched into the lawn. Work will be done as weather permits.

Frequency included in this Agreement 1

Fall Leaf & Debris Clean-up - Round 2

One additional mobilization for leaf and debris clean-up to rake, blow, and remove leaves and debris from the property. Leaves and debris will be disposed of off site or mulched into the lawn. Work will be done as weather permits.

Frequency included in this Agreement 1

Prune / Cutback Grasses & Perennials

Prune/cutback of grasses and perennials includes the cutting of the ornamental grasses and perennials during the dormant season to promote healthy growth in the next growing season.

Frequency included in this Agreement 1

Prune Trees & Shrubs

Any Tree trimming performed under this landscape maintenance contract will take place on trees and/or limbs below the height of 12 ft

Deadwood/Risk Reduction Pruning:

This straightforward pruning practice removes all dangerous and aesthetically displeasing dead wood

Frequency included in this Agreement 1

Pre-Emergent Application-Beds

This service includes the spraying of a pre-emergent weed control pesticide on all beds and adjacent walks.

Frequency included in this Agreement 1

Broadleaf Application Round 2

This service includes one spot spray or full broadcast application of a selective post-emergent weed control pesticide to all turf areas as needed.

Frequency included in this Agreement 1

Broadleaf Application Round 3

This service includes one additional spot spray or full broadcast application of a selective post-emergent weed control pesticide to all turf areas as needed.

Frequency included in this Agreement 1

Native Mowing
Periodic mowing of the native areas associated with this location.
Frequency included in this Agreement 3

Schedule of Rates


Paul Crain
Public Works Superintendent
City of Idaho Springs
303-961-4942
PCrain@IdahoSpringsCO.com



Idaho Springs Parks



Imagery ©

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[No thanks](#) [Show question](#)

By continuing, you agree Google uses your answers, [account & system info](#) to improve services, per our [Privacy & Terms](#).



Aftermarket Proposal # 83125

TO: Idaho Springs WWTP
980 County Rd. 314
Idaho Springs, Colorado 80452
USA

PROJECT: IDAHO SPRINGS CO
Idaho Springs, CO
USA-MUN

ATN: Edward Sigward

PROPOSAL DATE: March 17, 2026

If billing and/or shipping address is different, please advise.

Qty	Description	Unit Price	Total Price
<p>We are pleased to quote, for acceptance within 30 days of this date, prices and terms on equipment listed below. Shipment of equipment will be completed after receipt of purchase order with mutually acceptable terms and conditions, subject to credit approval. *Note: Availability is quoted on an in-stock basis and may vary at the time of order.</p> <p>***Lead Time: 5-6 Business Weeks***</p>			
5	- 12" Saddle Drop Assembly Replacement		
***Providing at no cost to the buyer, originally \$380.77 per unit ***			
5	- 4" Socket Tee Assembly Replacement		
***Providing at no cost to the buyer, originally \$211.54 per unit ***			
50	- 4" Union Joint O-Ring,		
***Providing at no cost to the buyer, originally \$3.97 per unit ***			
98	- SS Hose Clamp- 48"	\$24.57	\$2,407.86
1,050	- MEMBRANE, AQUARIUS 9" DISK, STANDARD	\$10.55	\$11,077.50
50	- RING, DIFFUSER RETAINING, 9" DIA.	\$7.35	\$367.50
1	- WRENCH, DIFFUSER INSTALLATION - FOR MEMBRANE DISC, FINE BUBBLE DIFFUSER	\$453.20	\$453.20

PROPOSAL NOTES:

1. Freight charges are NOT included in this proposal. Freight charges will be prepaid with actual charges to be added to invoice.
2. Start-up supervision is NOT included.
3. Payable net 30 days from date of shipment subject to credit review, no retainage allowed.
4. State and/or local taxes are not included in the price but will be charged unless we receive a valid sales exemption certificate, direct pay permit, or other documentation required specifically by the taxing entity prior to shipment.
5. Aqua-Aerobic Systems' offer is based upon the supply of Aqua-Aerobic Systems' standard equipment as described within this proposal, including the warranty as included within Terms and Conditions of Aqua-Aerobic Systems, Inc., and Aqua-Aerobic Systems' standard factory test(s) prior to shipment. Aqua-Aerobic Systems' scope of supply does not include any process or performance guarantees or warranties or process or performance testing unless specifically detailed within this proposal.
6. Schedule changes due to supply chain disruption may impact the above quoted shipment time(s). Aqua-Aerobic Systems will advise if/when any such disruption applies.
7. TARIFF PRICE ESCALATION NOTE: This proposal excludes all tariffs, duties, import/export taxes, and any other government-imposed fees. As such, the proposed goods may be affected by the recent U.S. Government proposed tariffs on imported steel, aluminum and other commodities, including but not limited to reciprocal tariffs. Because of this, Aqua-Aerobic Systems reserves the right to adjust the pricing quoted prior to order acceptance. Any pricing adjustments required due to such impacts will be based on products or materials listed in the Harmonized Tariff Schedule of the United States (HTSUS) as published by the USITC.
8. TRADEMARKS: Aqua-Jet® Surface Mechanical Aerator, Aqua-Jet II® Contained Flow Aerator, AquaDDM® Direct-drive Mixer, Endura® Series Limited Maintenance Product, OxyMix® Pure Oxygen Mixer, OxyStar® Aspirating Aerator, Fold-a-Float® Self-Deploying Segmented Float, SAF-T-Float® Safe Accessible Float Technology, TurboStar® Directional Mixer, DualStar™ Directional Mixer, Aqua MixAir® Aeration System, Aqua CAM-D® Combination Aerator/Mixer/Decanter, AquaSBR® Sequencing Batch Reactor, AquaNereda®, Aqua MSBR® Modified Sequencing Batch Reactor, AquaPASS® Phased Activated Sludge System, Aqua EnduraTube® Fine-bubble Tube Diffuser, Aqua EnduraDisc® Fine-bubble Disc Diffuser, Aqua CB-24® Coarse-bubble Diffuser, Aqua TruDense™ True Densified Sequencing Batch Reactor, AquaDisk® Cloth Media Filter, AquaDiamond® Cloth Media Filter, AquaDrum® Pressure Series Cloth Media Filter, Aqua MiniDisk® Cloth Media Filter, Aqua MegaDisk® Cloth Media Filter, AquaPrime® Cloth Media Filter, AquaStorm® Cloth Media Filter, OptiComb® Backwash System, OptiFiber® Cloth Filtration Media, OptiFiber PES-13® Cloth Filtration Media, OptiFiber PA2-12® Cloth Filtration Media, OptiFiber PES-14® Cloth Filtration Media, OptiFiber PF-14® Cloth Filtration Media, OptiFiber UFS-9® Cloth Filtration Media, AquaABF® Automatic Backwash Filter, AquaPRS™ PFAS Removal System, Aqua PR-206™ PFAS Removal Sorbent, Aqua MultiBore® P-Series Polymeric Membrane System, Aqua MultiBore® C-Series Ceramic Membrane System, AquaMB Process® Multiple-Barrier Membrane System, Aqua-Aerobic® MBR Membrane Bioreactor System, Aqua ElectrOzone® F-Series Ozone Generator, IntelliPro® Monitoring and Control System. The Aqua-Aerobic logo, registered trademarks and pending trademarks are the property of Aqua-Aerobic Systems, Inc. Nereda® is a registered trademark of Royal HaskoningDHV. All other products and services mentioned are trademarks of their respective owners.

Pricing Summary

Equipment and/or Accessories: \$14,306.06

Total Job Price: \$14,306.06

Material and/or services not specifically listed in this proposal are not included in the quoted TOTAL JOB PRICE and are to be supplied by others.

Goods quoted above will be sold subject to the terms and conditions of sale set forth on the face hereof and the following pages entitled "Terms and Conditions of Aqua-Aerobic Systems, Inc. (A MetaWater Company)": Any different or additional terms are hereby objected to.

TERMS AND CONDITIONS OF AQUA-AEROBIC SYSTEMS, INC. (A Metawater Company)**Page 1 of 2**

This offer and all of the goods and sales of Aqua-Aerobic Systems, Inc. are subject only to the following terms and conditions. The acceptance of any order resulting from this proposal is based on the express condition that the Buyer agrees to all the terms and conditions herein contained. Any terms and conditions in any order, which are in addition to or inconsistent with the following, shall not be binding upon Aqua-Aerobic Systems, Inc. This proposal and any contract resulting therefrom, shall be governed by and construed in accordance with the laws of the State of Illinois, without regard to conflicts of laws principles.

PAYMENT

Unless specifically stated otherwise, quoted terms are Net 30 Days from shipping date. Past-due charges are 1.5% per month and will apply only on any past-due balance. Aqua-Aerobic Systems, Inc. does not allow retainage of any invoice amount, unless authorized in writing by an authorized representative of our Loves Park, Illinois office.

DURATION OF QUOTATION

This proposal of Aqua-Aerobic Systems, Inc. shall in no event be effective more than 30 days from date thereof, unless specifically stated otherwise, and is subject to change at any time prior to acceptance.

SHIPMENT

Shipping dates are not a guarantee of a particular day of shipment and are approximate, being based upon present production information, and are subject to change per the production schedules existing at time of receipt of purchase order. Aqua-Aerobic Systems, Inc. shall not be responsible for any delay in shipment for causes beyond its control including, but not limited to, war, riots, strikes, labor trouble causing interruption of work, fires, other casualties, transportation delays, modification of order, any act of governmental authorities or acts of God. Quoted shipment dates in this proposal are approximate dates goods will be shipped and, unless agreed to in writing by Aqua-Aerobic Systems, Inc., Buyer may not postpone or delay the dates of shipment of goods from our plant or from our supplier's plants beyond the dates set forth in this proposal.

TITLE AND RISK OF LOSS

All prices and all shipments of goods are F.O.B. Aqua-Aerobic Systems, Inc.'s plant at Loves Park, Illinois unless specifically stated otherwise. Delivery of the goods sold hereunder to the carrier shall be deemed delivery to the Buyer, and upon such delivery, title to such goods and risk of loss or damage shall be upon Buyer.

TAXES

Prices quoted do not include any taxes, customs duties, or import fees. Buyer shall pay any and all use, sales, privilege or other tax or customs duties or import fees levied by any governmental authority with respect to the sale or transportation of any goods covered hereby. If Aqua-Aerobic Systems, Inc. is required by any taxing authority to collect or to pay any such tax, duty or fee, the Buyer shall be separately billed at such time for the amounts Aqua-Aerobic Systems, Inc. is required to pay.

INSURANCE

Unless the goods are sold on a CIF basis, the Buyer shall provide marine insurance for all risks, including war and general coverage.

SECURITY

If at any time the financial responsibility of the Buyer becomes unsatisfactory to Aqua-Aerobic Systems, Inc., or Aqua-Aerobic Systems, Inc. otherwise deems itself insecure as to receipt of full payment of the purchase price from Buyer hereunder, Aqua-Aerobic Systems, Inc. reserves the right to require payment in advance or security or guarantee satisfactory to Aqua-Aerobic Systems, Inc. of payment in full of the purchase price.

LIMITATION OF ACTION

No action shall be brought against Aqua-Aerobic Systems, Inc. for any breach of its contract of sale more than two years after the accrual of the cause of action thereof, and, in no event, unless the Buyer shall first have given written notice to Aqua-Aerobic Systems, Inc., of any claim of breach of contract within 30 days after the discovery thereof.

CANCELLATION CLAUSE

No acceptance of this proposal, by purchase order or otherwise, may be modified except by written consent of Aqua-Aerobic Systems, Inc. nor may it be cancelled except by prior payment to Aqua-Aerobic Systems, Inc. the following sums as liquidated damages therefore: 1) If cancellation is prior to commencement of production and prior to the assumption of any obligations by Aqua-Aerobic Systems, Inc. for any materials or component parts, a sum equal to 15% of the total purchase price; 2) If cancellation is after the commencement of production or after the assumption of any obligations by Aqua-Aerobic Systems, Inc. for any materials or component parts, a sum equal to the total of the direct, out-of-pocket expenses incurred to the date of cancellation for labor, machine time, materials and any charges made to us by suppliers for cancellation, plus 30% of the total purchase price. All charges and expenses shall be as determined by Aqua-Aerobic Systems, Inc. In the event any items are used by Aqua-Aerobic Systems, Inc. to fill a subsequent order, then upon receipt of payment for such order, Aqua-Aerobic Systems, Inc. shall pay the Buyer a sum equal to the direct out-of-pocket expenses previously charged and received from Buyer.

PROPRIETARY INFORMATION

This proposal, including all descriptive data, drawings, material, information and know-how disclosed by Aqua-Aerobic Systems, Inc. to Buyer in relation hereto is confidential information intended solely for the confidential use of Buyer, shall remain the property of Aqua-Aerobic Systems, Inc. and shall not be disclosed or otherwise used to the disadvantage or detriment of Aqua-Aerobic Systems, Inc. in any manner.

TERMS AND CONDITIONS OF AQUA-AEROBIC SYSTEMS, INC. (A Metawater Company)

Page 2 of 2

QUALIFIED ACCEPTANCE AND INDEMNITY

In the event the acceptance of this proposal by Buyer either is contingent upon or subject to the approval by any third party such as, but not limited to, a consulting engineer, with respect to goods, parts, materials, descriptive data, drawings, calculations, or any other matter, then upon such approval by any third party, Aqua-Aerobic Systems, Inc. shall have no liability to Buyer or to any third party so long as the goods sold and delivered by Aqua-Aerobic Systems, Inc. conform to this proposal. In the event any such third party requires modifications in the proposal prior to the approval thereof, Aqua-Aerobic Systems, Inc. may at its sole option and without liability to any party elect to cancel this proposal or return the purchase order to Buyer. In the event Aqua-Aerobic Systems, Inc. elects to modify this proposal to conform to the requirements for approval by any third party, Aqua-Aerobic Systems, Inc. in such event shall have no liability to Buyer or to any third party so long as the goods sold and delivered by Aqua-Aerobic Systems, Inc. conform to this proposal as modified.

Buyer agrees to indemnify and save harmless Aqua-Aerobic Systems, Inc. from and against all costs and expenses and liability of any kind whatsoever arising out of or in connection with claims by third parties so long as the goods sold hereunder conform to the requirements of this proposal as approved by any third party.

WARRANTY; LIMITATION OF LIABILITY; AND DISCLAIMER

In return for purchase and full payment for Aqua-Aerobic Systems, Inc. goods, we warrant new goods provided by us to be free from defects in materials and workmanship under normal conditions and use for a period of one year from the date the goods are put into service, or eighteen months from date of shipment (whichever first occurs). If the goods include an "Endura Series" motor, the complete Endura Series unit shall be warranted by Aqua-Aerobic to be free from defects in materials and workmanship under normal conditions and use for three years from the date the product is put into service or 42 months from the date of shipment (whichever occurs first).

OUR OBLIGATION UNDER THIS WARRANTY IS EXPRESSLY AND EXCLUSIVELY LIMITED to replacing or repairing (at our factory at Loves Park, Illinois) any part or parts returned to our factory with transportation charges prepaid, and which our examination shall show to have been defective. Prior to return of any goods or its parts to our factory, Buyer shall notify Aqua-Aerobic Systems, Inc. of claimed defect, and Aqua-Aerobic Systems, Inc. shall have the privilege of examining the goods at Buyer's place of business at or where the goods have otherwise been placed in service. In the event this examination discloses no defect, Buyer shall have no authority to return the goods or parts to our factory for the further examination or repair. All goods or parts shall be returned to Buyer, F.O.B. Loves Park, Illinois. This warranty shall not apply to any goods or part which has been repaired or altered outside our factory, or applied, operated or installed contrary to our instruction, or subjected to misuse, chemical attack/degradation, negligence or accident. This warranty and any warranty and guaranty of process or performance shall no longer be applicable or valid if any product, including any software program, supplied by Aqua-Aerobic Systems, Inc., is modified or altered without the written approval of Aqua-Aerobic Systems, Inc. Our warranty on accessories and component parts not manufactured by us is expressly limited to that of the manufacturer thereof.

THE FOREGOING WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND OF ALL OTHER LIABILITIES AND OBLIGATIONS ON OUR PART, INCLUDING ANY LIABILITY FOR NEGLIGENCE, STRICT LIABILITY, OR OTHERWISE; AND ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE IS EXPRESSLY DISCLAIMED; AND WE EXPRESSLY DENY THE RIGHT OF ANY OTHER PERSON TO INCUR OR ASSUME FOR US ANY OTHER LIABILITY IN CONNECTION WITH THE SALE OF ANY GOODS PROVIDED BY US. THERE ARE NO WARRANTIES OR GUARANTEES OF PERFORMANCE UNLESS SPECIFICALLY STATED OTHERWISE.

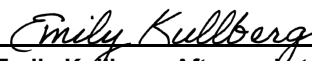
UNDER NO CIRCUMSTANCES, INCLUDING ANY CLAIM OF NEGLIGENCE, STRICT LIABILITY, OR OTHERWISE, SHALL AQUA-AEROBIC SYSTEMS, INC. BE LIABLE FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES, COSTS OF CONNECTING, DISCONNECTING, OR ANY LOSS OR DAMAGE RESULTING FROM A DEFECT IN THE GOODS. LIMIT OF LIABILITY: AQUA-AEROBIC SYSTEMS, INC.'S TOTAL LIABILITY UNDER THE ABOVE WARRANTY IS LIMITED TO THE REPAIR OR REPLACEMENT OF ANY DEFECTIVE PART. THE REMEDIES SET FORTH HEREIN ARE EXCLUSIVE, AND OUR LIABILITY WITH RESPECT TO ANY CONTRACT OR SALE, OR ANYTHING DONE IN CONNECTION THEREWITH, WHETHER IN CONTRACT, IN TORT, UNDER ANY WARRANTY, OR OTHERWISE, SHALL NOT, IN ANY CASE, EXCEED THE PRICE OF THE GOODS UPON WHICH SUCH LIABILITY IS BASED.

Final acceptance of this proposal must be given to Aqua-Aerobic Systems, Inc. at their office in Loves Park, Illinois. Please acknowledge acceptance by signing the proposal and returning it to Aqua-Aerobic Systems, Inc.

Accepted by:

Offer Respectfully Submitted,

By: _____ Date: _____


Emily Kullberg, Aftermarket Sales Representative
Aqua-Aerobic Systems, Inc.