



City Council Regular Meeting Agenda

Monday, May 11, 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 (6:00 pm) & Packet**
 - a. Residential Project Update for former Carlson Elementary School property
 - b. Parking Plan Update
 - c. Food Trucks Update
 - d. Police Station Update
2. **Call to Order Regular Meeting (7:00 P.M.)**
3. **Roll Call**
4. **Pledge of Allegiance**
5. **Agenda Approval**
 - a. Motion to approve the agenda of May 11th, 2026
6. **Conflict of Interest**
7. **Approval of Minutes**
 - a. Motion to approve the minutes from April 27th, 2026
8. **Approval of Bills**
 - a. Motion to approve bills through May 11th, 2026.
9. **Public Comment**
10. **Unscheduled Public Comment**
11. **Liquor Licensing Authority**
 - a. **PUBLIC HEARING:** Modification of Premise Big B's Soup & Grilled Cheese located at 2448 Colorado Blvd, Idaho Springs, CO 80452.
12. **Finance Officer**
13. **Resolutions**

- a. Motion to approve Resolution #10, Series 2026 A Resolution Adopting an Amended City Parking Plan
- b. Motion to approve Resolution #11, Series 2026 A Resolution approving the First Amendment to the Water Supply Agreement between the City had Robert & Christina Edwall and Thomas & Ashley Kulisz.

14. Ordinance First Reading

- a. Motion to approve Ordinance #7, Series 2026 An Emergency Ordinance Adopting by Reference the 2024 International Fire Code as Adopted by the Colorado Department of Public Safety, Division of Fire Prevention and Control, and Making Comforming Amendments to Chapter 18 of the Idaho Springs Municipal Code.
- b. Motion to approve Ordinance #8, Series 2026, an Ordinance annexing to the City of Idaho Springs certain unincorporated lands located in Section 31, Township 3 South, Range 72 West of the Sixth Principal Meridian, and Section 25, Township 3 South, Range 73 West of the Sixth Principal Meridian, in Clear Creek County, Colorado, to be known as the "VCMP Annexation to the City of Idaho Springs"
- c. Motion to approve Ordinance #9, Series 2026, an Ordinance zoning approximately 23.36 acres located in Section 31, Township 3 South, Range 72 West of the Sixth Principal Meridian, and Section 25, Township 3 South, Range 73 West of the Sixth Principal Meridian, in Clear Creek County, Colorado, and known in part as the "VCMP Annexation to the City of Idaho Springs", As Planned Development (PD).

15. Ordinance Second Reading

16. City Attorney

17. City Administrator

- a. Staff report submitted with one request for action. Motion to approve a letter of support for Clear Creek County's Safe Streets and Roads for All (SS4A) planning grant application to develop the County's first Comprehensive Roadway Safety Action Plan

18. Administration Department

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

19. Police Department

- a. Staff Report with 2 requests for action:

1. Motion to Approve W.E. O'Neil change orders #11 - #15 in the amount of \$87,939.00 from line item 21-00-7045.
2. Motion to Approve W.E. O'Neil change order #16 in the amount of \$55,618.00 from line item 59-70-7901.

b. Press release

20. Public Works Department

a. Staff report with no request for action

21. Committee Reports

22. City Clerk/Treasurer

23. Mayor/Council

24. Adjourn

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

Participation

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

General Guidelines

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

MINER STREET APARTMENTS

IDAHO SPRINGS, CLEAR CREEK COUNTY, COLORADO

INDEX TO DRAWINGS

- APO COVER SHEET
- AP1 PROPOSED SITE PLAN
- AP2 BUILDING #1 FIRST & SECOND FLOOR BUILDING PLANS
- AP3 BUILDING #1 THIRD FLOOR BUILDING PLAN
- AP4 BUILDING #2 FIRST & SECOND FLOOR BUILDING PLANS
- AP5 BUILDING #2 THIRD FLOOR BUILDING PLAN
- AP6 BUILDING #1 EXTERIOR ELEVATIONS
- AP7 BUILDING #2 EXTERIOR ELEVATIONS
- AP8 SITE RENDERINGS



PROJECT LOCATION MAP

UNIT & BUILDING TYPE MATRIX

UNIT LABEL	BEDROOM(S) PER UNIT	BATHROOM(S) PER UNIT	NRA PER UNIT	PORCH / PATIO / BALCONY AREA PER UNIT	EXTERIOR STORAGE PER UNIT	BUILDING / LEVEL IDENTIFICATION						TOTAL NUMBER OF BUILDING(S)								
						#1			#2			(2)								
						FIRST	SECOND	THIRD	FIRST	SECOND	THIRD	NUMBER OF UNIT(S) PER BUILDING / FLOOR	NUMBER OF UNIT(S) PER UNIT TYPE	TOTAL NRA	TOTAL PORCH / PATIO / BALCONY AREA	TOTAL EXTERIOR STORAGE				
(11) 1-BR UNIT(S) 22%																				
TYP. 1-BR	1	1	613 SF	50 SF	19 SF	-	-	1	-	3	3	8	4,904 SF	400 SF	152 SF					
FHA 1-BR	1	1	613 SF	50 SF	19 SF	-	-	-	-	-	-	1	613 SF	50 SF	19 SF					
FHA AUDIOVISUAL 1-BR	1	1	613 SF	50 SF	19 SF	1	-	-	-	-	-	1	613 SF	50 SF	19 SF					
UFAS 1-BR	1	1	613 SF	50 SF	19 SF	-	-	-	1	-	-	1	613 SF	50 SF	19 SF					
(24) 2-BR UNIT(S) 48%																				
TYP. 2-BR	2	1	755 SF	50 SF	19 SF	-	5	5	-	3	3	16	12,080 SF	800 SF	304 SF					
FHA 2-BR	2	1	755 SF	50 SF	19 SF	4	-	-	3	-	-	7	5,285 SF	350 SF	133 SF					
UFAS 2-BR	2	1	755 SF	50 SF	19 SF	1	-	-	-	-	-	1	755 SF	50 SF	19 SF					
(15) 3-BR UNIT(S) 30%																				
TYP. 3-BR	3	1 1/2	900 SF	51 SF	19 SF	-	2	2	-	3	3	10	9,000 SF	510 SF	190 SF					
FHA 3-BR	3	1 1/2	900 SF	51 SF	19 SF	2	-	-	2	-	-	4	3,600 SF	204 SF	76 SF					
UFAS 3-BR	3	1 1/2	900 SF	51 SF	19 SF	-	-	-	1	-	-	1	900 SF	51 SF	19 SF					
TOTAL NUMBER OF UNITS PER BUILDING / FLOOR:						8	8	8	8	9	9									
TOTAL NRA PER BUILDING / FLOOR:						6,188 SF	6,188 SF	6,188 SF	6,191 SF	6,504 SF	6,504 SF	50	38,363 SF	2,515 SF	950 SF					
NON-RESIDENTIAL AREA:													TOTAL							
BREEZEWAY AREA PER FLOOR:						1,552 SF	1,552 SF	1,552 SF	1,334 SF	1,334 SF	1,334 SF		8,658 SF							
TOTAL INTERIOR COMMON / UTILITY AREA PER FLOOR:						89 SF	-	-	726 SF	-	-		815 SF							
TOTAL EXTERIOR PORCH / PATIO AREA PER FLOOR:						490 SF	-	-	973 SF	-	-		1,063 SF							
RESIDENTIAL BUILDING(S)													TOTAL RESIDENTIAL AREA:		41,828 SF					
													TOTAL NON-RESIDENTIAL AREA:		10,536 SF					
													RESIDENTIAL BUILDING(S) TOTAL AREA:		52,364 SF					
													TOTAL DEVELOPMENT AREA:		52,364 SF					



ADDRESS:
1300 COLORADO BLVD,
IDAHO SPRINGS, CO 80452

UNITS	
TYPE	QUANTITY
1-BR UNIT(S)	11
2-BR UNIT(S)	24
3-BR UNIT(S)	15
TOTAL:	50

AMENITIES	
(1) DOG RUN W/ OBSERVATION BENCH	
(1) GAZEBO W/ SEATING	
(1) RAISED GARDEN BEDS	
(1) PLAYGROUND W/ OBSERVATION BENCH	
(1) PICNIC AREA	

PARKING PROVIDED	
NOTE: ALL PARKING PROVIDED IS UNCOVERED	
TYPE	QUANTITY
EV SPACE(S)	8
STANDARD SPACE(S)	66
STANDARD ACCESSIBLE SPACE(S)	4
VAN ACCESSIBLE SPACE(S)	1
TOTAL PARKING PROVIDED:	79
LOCAL PARKING REQUIREMENTS:	(1.5) SPACE(S) PER 1-BR UNIT (1.5) SPACE(S) PER 2-BR UNIT (1.75) SPACE(S) PER 3-BR UNIT
PARKING PROVIDED MEETS ZONING REQUIREMENTS	

SITE INFORMATION	
PARCEL AREA:	+/- 1.54 ACRE(S)
EXISTING USE:	ABANDONED
CURRENT ZONING:	C-2
PROPOSED USE:	MULTIFAMILY APARTMENTS
OPEN SPACE PERCENTAGE:	25.52% (17,064 SF)
*AREAS MAINTAINED BY CITY NOT DEDUCTED	
COMMON OPEN SPACE PERCENTAGE:	2.24% (1,497 SF)
PROPERTY LEGAL DESCRIPTION: IDAHO SPRINGS BLOCK: 33 LOT: 6-14, SUBDIVISION: IDAHO SPRINGS BLOCK: 34 LOT: 1-12 CARLSON ELEMENTARY SCHOOL	

UNIT TYPE LEGEND	
TYP.	= TYPICAL UNIT
FHA	= FAIR HOUSING ACT
UFAS	= UNIFORM FEDERAL ACCESSIBILITY STANDARDS
AV	= AUDIOVISUAL

SITE LEGEND	
	UFAS/ADA ACCESSIBLE
	AUDIOVISUAL (AV) ACCESSIBLE

BUILDING INFORMATION	
PROPOSED BUILDING AREA TOTAL:	+/- 18,349 SF
DWELLING UNIT DENSITY:	33 UNITS PER ACRE
MAXIMUM UNITS ALLOWED:	51 UNITS
PROPOSED BUILDING HEIGHT:	35'-0"
*MEASURED TO THE TOP OF THE HIGHEST PARAPET	
TYPE OF CONSTRUCTION:	5B
ESTIMATED WATER/SEWER USAGE:	2,597 GALLONS PER MONTH PER UNIT

OWNER INFORMATION	
MINER STREET APARTMENTS	
ADDRESS: 1405 E COMANCHE ST., DODGE CITY, KS 679801;	
TELEPHONE: (406) 802-4487	
(2) EMPLOYEES - (1) MAINTENANCE AND (1) PROPERTY MANAGER	



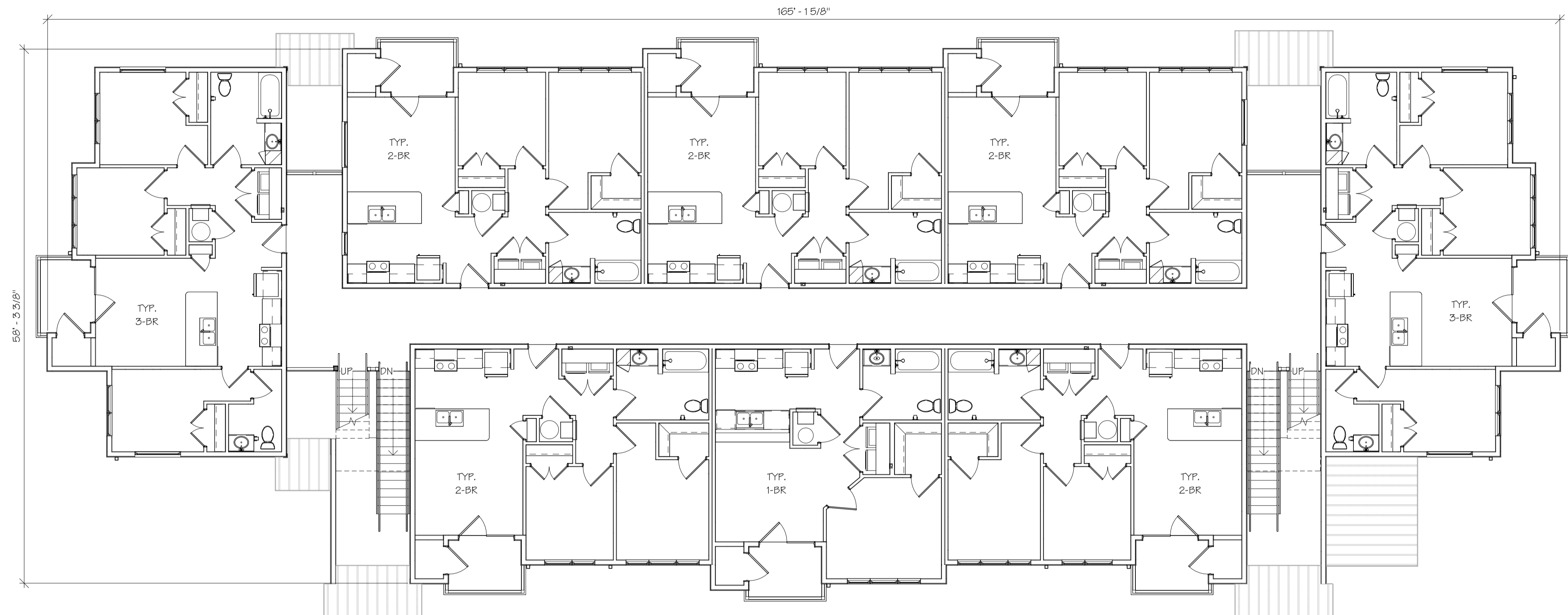
1 PROPOSED SITE PLAN
SCALE: 1" = 30'-0"



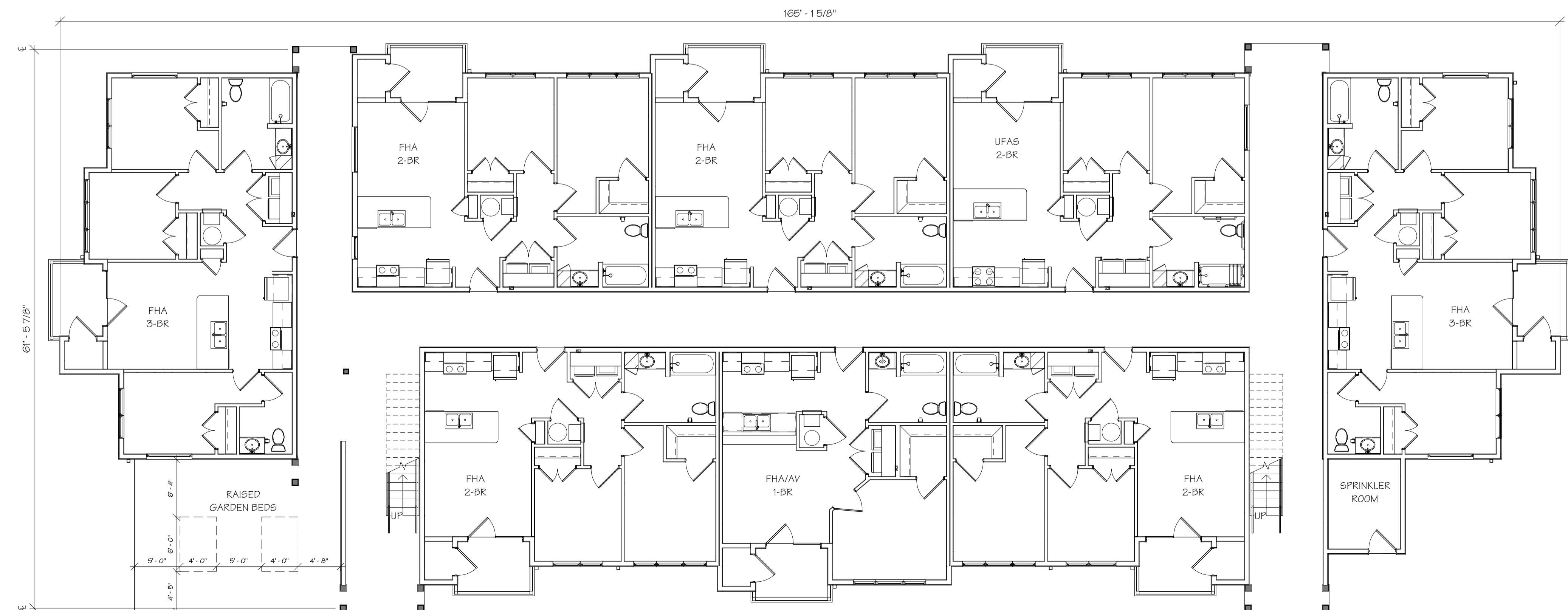
UNIT MATRIX						
NET RENTABLE AREA (NRA) - MEASURED TO THE OUTSIDE OF THE STUDS OF A UNIT OR TO THE MIDDLE OF WALLS IN COMMON WITH OTHER UNITS						
UNIT LABEL	BEDROOM(S) PER UNIT	BATHROOM(S) PER UNIT	NRA PER UNIT	PORCH / PATIO / BALCONY AREA PER UNIT	EXTERIOR STORAGE PER UNIT	
(11) 1-BR UNIT(S) 22%						
TYP. 1-BR	1	1	613 SF	50 SF	19 SF	
FHA 1-BR	1	1	613 SF	50 SF	19 SF	
FHA AUDIO/VISUAL 1-BR	1	1	613 SF	50 SF	19 SF	
UFAS 1-BR	1	1	613 SF	50 SF	19 SF	
(24) 2-BR UNIT(S) 48%						
TYP. 2-BR	2	1	755 SF	50 SF	19 SF	
FHA 2-BR	2	1	755 SF	50 SF	19 SF	
UFAS 2-BR	2	1	755 SF	50 SF	19 SF	
(15) 3-BR UNIT(S) 30%						
TYP. 3-BR	3	1 1/2	900 SF	51 SF	19 SF	
FHA 3-BR	3	1 1/2	900 SF	51 SF	19 SF	
UFAS 3-BR	3	1 1/2	900 SF	51 SF	19 SF	

COMMON AREA MATRIX	
NOTE: SQUARE FOOT CALCULATIONS ARE MEASURED FROM OUTSIDE FACE OF STUD ON EXTERIOR WALLS TO CENTERLINE OF INTERIOR WALLS	
DESCRIPTION	TOTAL
TOTAL INTERIOR COMMON / UTILITY AREA:	815 SF
TOTAL EXTERIOR PORCH / PATIO AREA:	1,063 SF
TOTAL AREA:	1,878 SF

UNIT TYPE LEGEND	
TYP.	= TYPICAL UNIT
FHA	= FAIR HOUSING ACT
UFAS	= UNIFORM FEDERAL ACCESSIBILITY STANDARDS
AV	= AUDIO/VISUAL



BUILDING #1 SECOND FLOOR BUILDING PLAN
 1 AP2 SCALE: 1/8" = 1'-0"

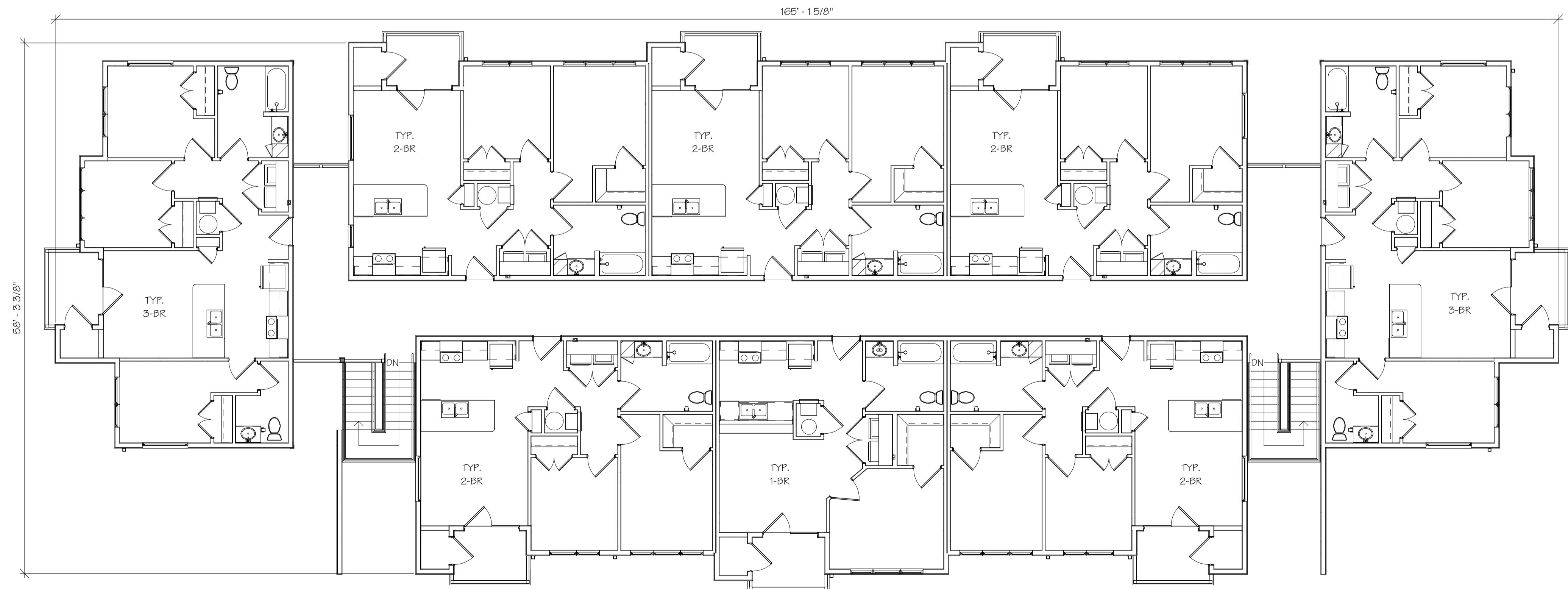


BUILDING #1 FIRST FLOOR BUILDING PLAN
 2 AP2 SCALE: 1/8" = 1'-0"

UNIT MATRIX						
NET RENTABLE AREA (NRA) - MEASURED TO THE OUTSIDE OF THE STUDS OF A UNIT OR TO THE MIDDLE OF WALLS IN COMMON WITH OTHER UNITS						
UNIT LABEL	BEDROOM(S) PER UNIT	BATHROOM(S) PER UNIT	NRA PER UNIT	PORCH / PATIO / BALCONY AREA PER UNIT	EXTERIOR STORAGE PER UNIT	
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FHA 1-BR	1	1	613 SF	50 SF	19 SF	
FHA AUDIO/VISUAL 1-BR	1	1	613 SF	50 SF	19 SF	
UFAS 1-BR	1	1	613 SF	50 SF	19 SF	
(24) 2-BR UNIT(S) 48%						
TYP. 2-BR	2	1	755 SF	50 SF	19 SF	
FHA 2-BR	2	1	755 SF	50 SF	19 SF	
UFAS 2-BR	2	1	755 SF	50 SF </tr		

COMMON AREA MATRIX	
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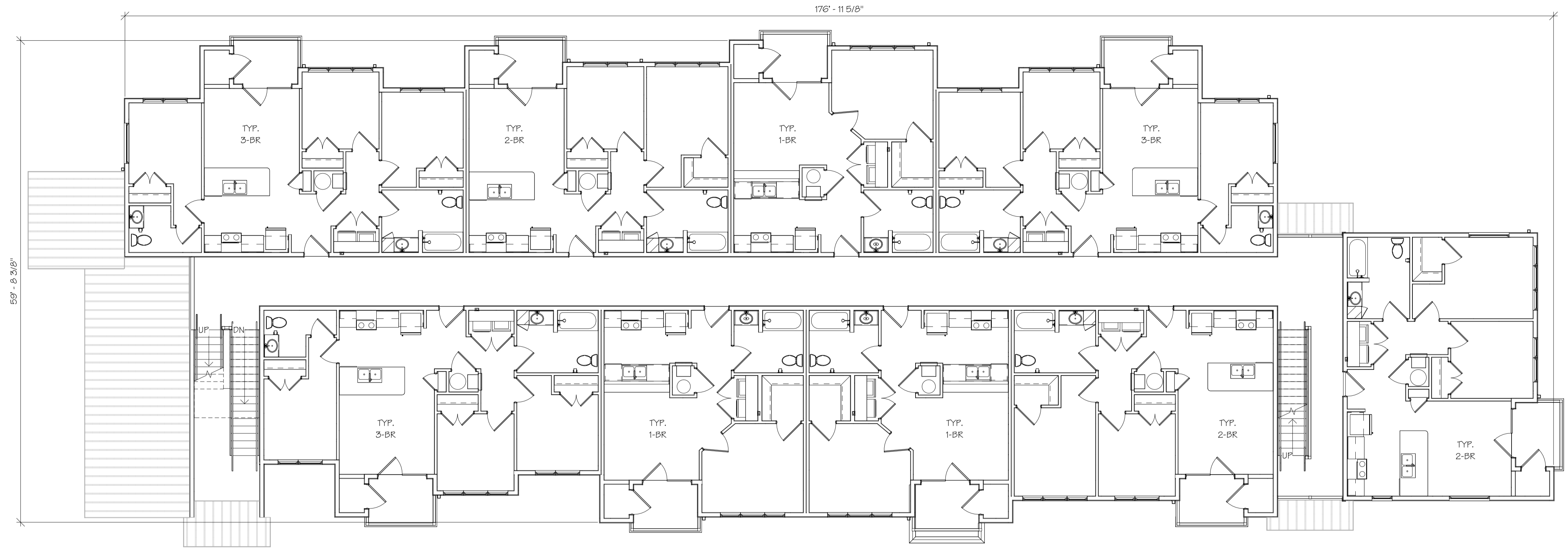


BUILDING #1 THIRD FLOOR BUILDING PLAN
 SCALE: 1/8" = 1'-0"

UNIT MATRIX						
NET RENTABLE AREA (NRA) - MEASURED TO THE OUTSIDE OF THE STUDS OF A UNIT OR TO THE MIDDLE OF WALLS IN COMMON WITH OTHER UNITS						
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UFAS 2-BR	2	1	755 SF	50 SF	19 SF	
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AV	= AUDIO/VISUAL



BUILDING #2 SECOND FLOOR BUILDING PLAN
 1 AP4 SCALE: 1/8" = 1'-0"

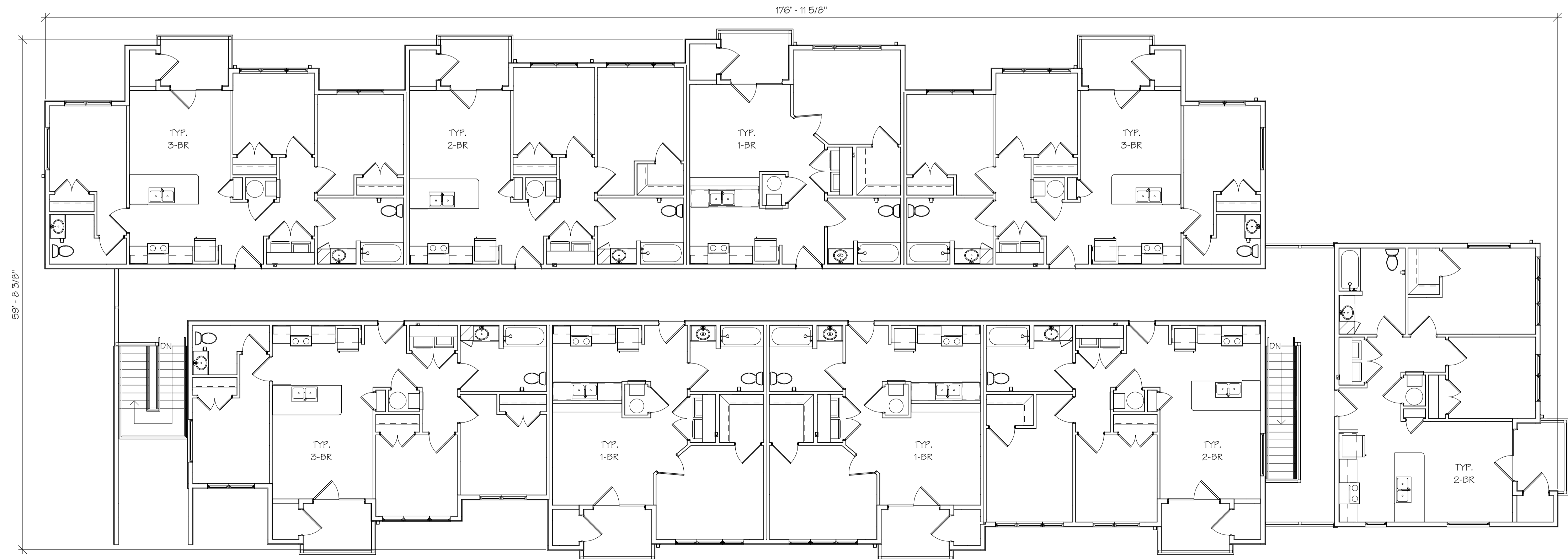


BUILDING #2 FIRST FLOOR BUILDING PLAN
 2 AP4 SCALE: 1/8" = 1'-0"

UNIT MATRIX						
NET RENTABLE AREA (NRA) - MEASURED TO THE OUTSIDE OF THE STUDS OF A UNIT OR TO THE MIDDLE OF WALLS IN COMMON WITH OTHER UNITS						
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COMMON AREA MATRIX	
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BUILDING #2 THIRD FLOOR BUILDING PLAN
 1 AP5 SCALE: 1/8" = 1'-0"

SHINGLE SHAKE SIDING WOODTONE - JAMES HARDIE ROSEWOOD	BOARD & BATTEN JAMES HARDIE NAVJO BEIGE *PARAPET CAP & BREEZEWAY TRIM TO MATCH
HORIZONTAL SIDING #1 WOODTONE - JAMES HARDIE WINCHESTER BROWN	HORIZONTAL SIDING #2 WOODTONE - JAMES HARDIE SAND CASTLE
VERTICAL PANEL SIDING WOODTONE - JAMES HARDIE WINCHESTER BROWN	*BAND BOARD OF SIMILAR COLOR
STANDING METAL SEAM ROOF DARK BROWN *BLACK FASCIA	STAINED AND SEALED WOOD MEDIUM BROWN
	
DOWNSPOUT & SCUPPER BLACK	HVAC COOLANT LINE COVER BLACK
	
ALUMINUM RAILING BLACK	ALUMINUM FLAT PAN AWNING BLACK



BUILDING #1 FRONT ELEVATION
1 AP6 SCALE: 1/8" = 1'-0"



BUILDING #1 LEFT SIDE ELEVATION
2 AP6 SCALE: 1/8" = 1'-0"



BUILDING #1 RIGHT SIDE ELEVATION
3 AP6 SCALE: 1/8" = 1'-0"



BUILDING #1 REAR ELEVATION
4 AP6 SCALE: 1/8" = 1'-0"



1
AP7
BUILDING #2 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2
AP7
BUILDING #2 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



3
AP7
BUILDING #2 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



4
AP7
COMMUNITY AREA ENTRY
SCALE: 1/4" = 1'-0"



5
AP7
BUILDING #2 REAR ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING #1 FRONT
W/ AMENITIES



BUILDING #1 REAR



MINER STREET
APARTMENTS
MAIN ENTRY



CITY WELCOME SIGN
AND CLOCK TOWER



BUILDING #2 FRONT
W/ AMENITIES



BUILDING #2 REAR

CITY OF IDAHO SPRINGS, COLORADO
PARKING PLAN

(Effective 5/11/268/11/2025)

This Parking Plan governs the parking of vehicles within the City of Idaho Springs, Colorado. Parking in violation of this Plan is unlawful as provided by Section 21-4 of the Idaho Springs Municipal Code.

Section 1. Parking motor vehicles on private ground.

No person shall park or stand a motor vehicle or other personal property on premises of another or in the lawful possession of another without the permission of the owner or person in possession thereof. Any vehicles parked in excess of 72 hours may be deemed abandoned.

Section 2. Parking lot use.

No person shall perform maintenance work on vehicles or otherwise use the city parking lots for any other purpose than parking vehicles or repairing temporarily disabled vehicles, unless approved by the City Council.

Section 3. Stopping, standing, or parking in alleys.

No person shall stop, stand or park a vehicle within an alley in a business district, except for the expeditious loading or unloading of materials; and no person shall stop, stand or park a vehicle in any other alley in such a manner or under such conditions as to leave available less than ten (10) feet of the roadway for the free movement of vehicular traffic.

No person shall stop, stand, or park a vehicle within an alley in such a position as to block the driveway or entrance to any abutting property.

Section 4. City parking lot hours.

Except as otherwise provided herein, no person shall park any vehicle for more than twelve (12) consecutive hours in any City Parking Lot unless otherwise designated by official signs. Vehicles registered with residential parking permits and vehicles owned by and registered to political subdivisions of the state of Colorado, including their departments, agencies, etc., are excepted from this time limitation. For the purposes of this Parking Plan, the Parking Lots in the following locations shall be deemed to be “City Parking Lots”:

- a. The North side of Water Street between 14th and 17th Avenues
- b. On the Southwest corner of 16th Avenue and Colorado Blvd.
- c. On the North side of Riverside Drive, the posted areas in the 3200 and 3300 blocks
- d. The South side of Idaho Street between 12th Avenue and 13th Avenue
- e. The east side of Highway 103 across from Carlson Elementary School
- f. The north side of Colorado Boulevard in the 1800 block

g. Visitor Center at Colorado Boulevard and Miner Street

f.h.

Section 5. Handicap parking.

Notice of handicap parking spaces shall be given by posting a single approved sign giving notice of the applicable restrictions, and any time or other limitations thereon, at the front of the space or on a wall or fence beside the space. When possible, the curb in the handicap parking space shall be painted blue.

To be legally parked in a handicap parking space, a vehicle must display an approved appropriate hang tag or license plate.

Permanent handicapped parking spaces shall be provided as follows:

- a. There shall be the following number of handicap parking spaces in the following city parking lots:
 - i. One (1) space in the lot located at 13th Avenue and Idaho Street; and
 - ii. Two (2) spaces in the lot bordered by 15th and 17th Avenues, Water Street and the area known as the “Walking Mall” behind the buildings on the south side of Miner Street between 15th and 17th Avenues.
- b. There shall be one (1) handicap parking space on the west side of 14th Avenue immediately south of Center Alley, in front of the Library. Handicap parking in this space shall be limited to three (3) hours.
- c. There shall be two (2) handicap parking spaces on the east side of 14th Avenue just north of Miner Street adjacent to the Senior Center between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.
- d. There shall be one (1) handicap parking spaces on the north side of Colorado Boulevard, beginning at a point fifteen (15) feet east of the hydrant at the corner of Colorado Boulevard and 16th Avenue.
- e. There shall be one (1) handicap parking space on the west side of 15th Avenue, beginning at the point thirty-four feet (34') north of the north edge of the sidewalk at the corner of Colorado Boulevard and 15th Avenue.
- f. There shall be one (1) handicap parking space on the east side of 17th Avenue, beginning at the point fifteen (15) feet south of the corner of Miner Street and 17th Ave.
- g. There shall be one (1) handicap parking space in the parking lot for the Visitor and Heritage Center.
- h. There shall be one (1) handicap parking space on the north side of Colorado Boulevard in the parking lot for Courtney-Ryley-Cooper Park.
- i. There shall be one (1) handicap parking space on the south side of the 2800 block of Colorado Boulevard just east of Miner Street.
- j. There shall be one (1) handicap parking space on the north side of the 2900 block of Colorado Boulevard just east of Gilson Street.

The City Council may by resolution designate temporary handicap parking spaces to accommodate persons with disabilities who do not have off-street parking available on their property, or whose off-street parking does not permit reasonable access for them.

- k. Such designation shall be requested on forms provided by the city.
- l. Such designation shall be for one (1) year from the date of the resolution approving the same and may be extended one (1) year at a time by making renewal application on forms provided by the city.
- m. If the person for whom such designation was approved dies, relocates, recovers, or becomes rehabilitated with regard to such person’s disability, the authority for the designation shall be immediately revoked and the signs removed.

Section 6. Fifteen (15) & Thirty (30) - Minute Parking Spaces.

Fifteen (15) and/or Thirty (30) – Minute Parking Spaces are hereby established with signage at the following locations:

- Miner Street, north side in front of Library Book Depository
- 14th Avenue, west side, first space south of Miner Street
- 15th Avenue, east side, first space south of Miner Street
- 16th Avenue west side, first space north of Miner Street
- 16th Avenue east side, first space north of Center Alley
- 17th Avenue, west side, first space north of Miner Street
- One space in front of 2736 Colorado Boulevard
- One space in front of 2745 Colorado Boulevard
- Two spaces in front of 2801 Colorado Boulevard
- Two spaces in front of 2812 Colorado Boulevard
- Two spaces in front of 2818 Colorado Boulevard

Section 7. Loading zones.

Loading zones are hereby established in the following locations and parking in such locations is prohibited except to load or unload passengers or materials:

<i>Name of street or alley</i>	<i>Portion affected (terminal limits)</i>
15 th Avenue at Miner Street	Southwest corner, as designated by an official sign, from 8:00 a.m. to 5:00 p.m., except Sat., Sun., and Holidays
16 th Avenue at Miner Street	Northeast corner, as designated by an official sign, from 8:00 a.m. to 5:00 p.m., except Sat., Sun., and Holidays

17 th Avenue at Miner Street	Southwest corner, as designated by an official sign, from 8:00 a.m. to 5:00 p.m., except Sat., Sun., and Holidays
14 th Avenue to 15 th Avenue	Northwest corner of 14 th Avenue to private parking lot at northeast corner before 15 th Avenue, on Idaho Street, as designated by an official sign, from 8:00 a.m. to 5:00 p.m., except Sat., Sun., and Holidays.
Idaho Street	Northwest corner of 14 th Avenue to private parking lot at northeast corner before 15 th Avenue, on Idaho Street, as designated by an official sign, from 8:00 a.m. to 5:00 p.m., except Sat., Sun., and Holidays.
City Parking Lots	As designated by official signs.

The City Council may, by resolution, authorize the Public Works Superintendent to designate special parking zones for loading and unloading passengers or materials and to delete such special parking zones by posting or removing appropriate signs.

When official signs are erected giving notice thereof, no person shall park a vehicle for the purpose of loading or unloading materials within the “Downtown Historic District” * except during the following hours:

Loading of Materials Restricted to 5:00 A.M.-10:00 A.M.

*For purposes of this parking restrictions, the Downtown Historic District shall be The Historic Preservation District of the City, as designated and defined by Section 22-3 of the Idaho Springs Municipal Code from time to time.

All of Blocks 7,8,15,16,20,22,25,28 and 33; the West 1 foot of Lot 9, all of Lots 10,11 and 12, Bloc 9; and the South 40 feet of Lots 1 and 2, Block 17; all within the City of Idaho Springs, County of Clear Creek, Colorado.

Section 8. Parking on certain streets.

Vehicles may be parked on the east side of 8th Avenue from High Street north to the city limits, facing a southerly direction with the left-hand wheels parallel to and within twelve (12) inches of the left-hand curb or as close as practicable to the right edge of the left-hand shoulder.

Section 9. Stopping, standing, or parking during certain hours on certain streets.

When official signs are erected giving notice thereof, no person shall stop, stand, or park a vehicle between the hours specified herein on any day. As defined by the Model Traffic Code currently in force within the City upon any of the streets as follows:

<i>Name of street</i>	<i>Portion affected (terminal limits) Regulations in effect: from – to</i>
Miner Street	From Miner Street Bridge to 13 th Avenue from 3:00 a.m. to 7:00 a.m.
Colorado Boulevard	From 2800-2900 block 3:00 a.m. to 7:00 a.m.
Colorado Boulevard	2000 block in spaces designated for fire department use only

Section 10. Parking prohibited at all times on certain streets.

When official signs are erected giving notice thereof, no person shall at any time park a vehicle upon any of the following described streets or parts thereof:

<i>Name of street</i>	<i>Portion affected (terminal limits)</i>
Virginia Street	North side from Canyon Street to west city limits, 19 th Avenue to Canyon Street
Wall Street	South side from 19 th Avenue to 23 rd Avenue
Idaho Street	South side from 14 th Avenue to 16 th Avenue
Riverside Drive	South side from 13 th Avenue to 15 th Avenue
Miner Street	<u>North side from 12th to 13th Avenues</u>
Miner Street	Virginia Canyon Flume to 23 rd Avenue south side
Miner Street	South side from Miner Street Bridge East to Miner Street and Colorado Junction at the 2300 Block
Miner Street	South side from 3 rd Avenue to 1 st Avenue
Miner Street	South side from 8 th Avenue to 10 th Avenue
Canyon Street	North from Virginia Street to city limits, on either side
11 th Avenue	East side of 11 th Avenue from Idaho Street to Miner Street
12 th Avenue	East and west sides of 12 th Avenue from Idaho Street to Miner Street. West side of 12 th Avenue accesses recreation center off-street parking
13 th Avenue	East side of 13 th Avenue, northerly 40 feet from Virginia Street to city limits. Fire lane.
13 th Avenue	East side of 13 th Avenue between Idaho Street and Colorado Boulevard, except for school loading
14 th Avenue	West side of 14 th Avenue from the north boundary of Highway I-70 to the south boundary of Water Street (extended)

15 th Avenue	East side of 15 th Avenue northward from Virginia Street to the city limits. Fire lane.
20 th Avenue	West side of 20 th Avenue from Miner Street to Colorado Boulevard
Idaho Street	Miner Street to 11 th Avenue
Water Street	South side: 14 th Avenue to 15 th Avenue-from the west boundary of 14 th Avenue to a point 80 feet east thereof
High Street	North side of High Street from 8 th Avenue to 9 th Avenue North side of High Street from 8 th Avenue to a point 73 feet west of 8 th Avenue North side and south side of High Street from 7 th Avenue to a point 200 feet east of 7 th Avenue. Fire lane.
Edwards Street	On the north side between 27 th Avenue and 27 th Place On the south side from 25 th Avenue to the I-70 underpass in accordance with the provisions of the Model Traffic Code currently in effect within the City.
Colorado Boulevard	South side: from the west line of 13 th Avenue, west to a point 60 feet west of said west line of 13 th Avenue
Riverside Drive	Both sides between 23 rd Avenue and the Greenway Bridge over Clear Creek at the west end of the Riverside Townhomes

Section 11. Parking time limited on certain streets.

In accordance with the Model Traffic Code currently in effect within the City and when official signs are erected giving notice thereof, no person shall park a vehicle for a period of time longer than the time periods listed below between the hours listed below upon any streets or parts of streets as follows:

<i>Name of street</i>	<i>Portion affected (terminal limits)</i>
14 th Avenue	West side between Miner Street and Center Alley – one-hour limit
17 th Avenue	East side between Miner Street and Idahoe Mall – one-hour limit

Section 12. Bus/Rafting/Oversize Vehicle Loading/Unloading & Parking.

In accordance with the Model Traffic Code currently in effect within the City and when official signs are erected giving notice thereof:

- a. There shall be a Bus Stop for CDOT Bustang, CDOT Pegasus, Clear Creek County Roundabout, and Greyhound on the south side of Idaho Street beginning at a point seventy-eight (78) feet west of the stop sign at 13th Avenue.
- b. There shall be one (1) tour bus loading/unloading space on the north side of Miner Street in front of the Central Hose House, beginning at the eastern edge of the curb cut and extending 47.1 feet to the west.
- c. There shall be three (3) tour bus and rafting loading/unloading spaces on the north side of Colorado Boulevard just west of 23rd Avenue and across the street from the Visitor and Heritage Center.
- d. Oversize vehicle parking as designated with signage and pavement markings at the City Parking Lot on Highway 103.

Section 13. Parking on certain streets during adverse weather conditions.

Vehicles may be parked on the North side of Wall Street from 19th to 23rd Avenue facing east due to the steep slope during inclement weather conditions for reasons of safety.

Section 14. Paid parking on certain streets.

The following streets are designated for paid parking between 10:00 a.m. and 6:00 p.m. every day, unless posted otherwise such as for a residential property:

- Miner Street between 12th Avenue and Clear Creek
- Idaho Street south side between 11th and 12th Avenues
- 12th Avenue east side between Miner and Idaho Streets
- 13th Avenue between Center Alley and Miner Street
- 14th Avenue between Colorado Boulevard and Idaho Street
- 15th Avenue between Colorado Boulevard and Idaho Mall
- 16th Avenue between Virginia Street~~Colorado Boulevard~~ and Idaho Mall
- 17th Avenue between Center Alley and Idaho Mall
- Colorado Boulevard between 13th Avenue and the roundabout at Interstate 70 Exit 240, except where otherwise posted
- ~~Soda Creek Road between Montane Drive and the north driveway entrance to the Indian Hot Springs~~

Section 15. Paid parking lots.

The following parking lots are designated for paid parking between 10:00 a.m. and 6:00 p.m. every day:

- Downtown West Parking Lot south of Idaho Mall between 14th and 15th Avenues
- Downtown Central Parking Lot south of Idaho Mall between 15th and 16th Avenues
- Downtown East Parking Lot south of Idaho Mall between 16th and 17th Avenues
- Downtown North Parking Lot southwest of Colorado Boulevard and 16th Avenue
- Transit Center Parking Lot southwest of 13th Avenue and Idaho Street
- Highway 103 Parking Lot south of Interstate 70
- City Hall Parking Lot (weekends and holidays only)
- City Parking Lot in the 1800-1900 block of Colorado Boulevard
- Visitor Center Parking Lot southwest of Colorado Boulevard and Miner Street, except for the spaces designated for the Visitor Center only

Section 16. Parking Lots for City Parks

The following parking lots are designated for active users of the designated City park and shall have specific signage to that effect:

- Courtney-Ryley-Cooper Park
- Shelly-Quinn Park

Section 176. Residential Permit Parking Areas.

The following areas—exclusive of the streets designated for paid parking--are designated residential permit parking areas and are restricted to registered residents and their guests, unless posted otherwise:

- The area bounded by Wall Street to the north, Miner Street to the south, 13th Avenue to the east and West Colorado Boulevard to the west.
- The area bounded by Wall Street to the north, Center Alley to the south, 17th Avenue to the east, and 13th Avenue to the west.
- The area bounded by Wall Street to the north, Riverside Drive to the south, 23rd Avenue to the east, and 17th Avenue to the west.
- Miner Street between Clear Creek and Colorado Boulevard.
- Miner Street between the Visitor Center and Safeway.
- Miner Street, 2400-2800 blocks
- Edwards Street, 2300-2700 blocks
- 25th Avenue
- 27th Avenue
- 27th Place
- Spruce Lane
- Miner Circle
- Riverside Drive between the Greenway bridge at the west end of the Riverside Townhomes and the east end of Riverside Drive at the cul de sac.

Section 187. Discount Partnership Program (Business-Set Discount).

Businesses opt into a discount program and display a "Branded Participating in Parking Discounts" decal in their window, using new Visit Idaho Springs branding.

- Discounts are determined by the business (e.g., \$1 off, \$5 off, etc.)
- The ParkIS app and City promotions will highlight participating locations
- Customers can look for the icon and receive exclusive in-store discounts by showing proof they paid for parking.
- Example: "Show us your parking receipt and get \$3 off your purchase"

TO: City Council
CC: City Administrator Andrew Marsh
FROM: Wonder Martell, Deputy City Clerk
Guy Patterson | Assistant City Administrator
DATE: 5/11/2026
SUBJECT: Work Session- Food Trucks



1. HISTORY

In 2023, the City of Idaho Springs experienced a significant increase in requests from mobile food truck operators seeking permission to operate within city limits. At that time, the municipal code contained limited guidance specific to mobile food trucks, creating challenges for staff related to regulation, public safety, and fairness to existing businesses.

Key events in the development of the ordinance include:

- April–June 2023: Initial licensing requests and unauthorized operations highlighted enforcement gaps.
- May 2023: Clear Creek Fire Authority established a separate annual permit requirement.
- June 2023: City Council directed staff to develop a formal Mobile Food Truck ordinance.
- August–September 2023: Planning Commission reviewed draft concepts and designated potential operating locations.
- December 2023: Draft permit application reviewed by Fire Authority.
- January 2024: City Attorney completed draft ordinance.
- January–February 2024: Ordinance #3, Series 2024 adopted by City Council.

The ordinance was designed to establish fair regulations, support economic development, improve safety, and balance the interests of mobile vendors and existing businesses.

2. CURRENT STATUS / SITUATION

The Mobile Food Truck Ordinance has been in effect since early 2024 and provides a structured framework for licensing and operation.

Current conditions include:

- Five pre-approved food truck locations (reduced from six due to competing use by rafting-related parking).
- Three licensed food trucks currently operating within the city.
- Increased implementation of paid parking in areas where some food truck locations exist.

Operational observations since adoption:

- Some designated food truck spaces overlap with areas that could generate paid parking revenue.
- The ordinance does not define how long a food truck may remain at a location.
- There is currently no formal process for adding or proposing new locations beyond the original designated sites.
- There is no cap on the total number of food trucks allowed in the City.
- These factors have created policy considerations related to revenue, fairness, operational clarity, and long-term program management.

3. POLICY QUESTIONS FOR COUNCIL CONSIDERATION

Staff is requesting direction from City Council on the following policy questions:

1. License Fee Structure

- Should the current Mobile Food Truck license fees be adjusted to account for potentially lost revenue from paid parking spaces occupied by food trucks?
- Should there be a cap on total licenses available?

2. Duration of Operation

- Should the ordinance be amended to establish time limits for how long a food truck may remain at a designated location?
- Should daily removal be required, or should longer-term stationary use be allowed under certain conditions?

3. Location Flexibility and Expansion

- Should additional pre-approved food truck locations be designated?
- Should the ordinance allow applicants to propose new locations for review and approval by staff or City Council?

4. Program Balance and Long-Term Management



- How should the City balance economic development opportunities with impacts to parking availability, public space, and existing businesses?

Council direction on these items will allow staff to return with targeted ordinance amendments for formal consideration.

Idaho Springs

Food Truck Approved Locations

Legend

-  Food Truck Occupied
-  Food Truck Unoccupied



CITY OF IDAHO SPRINGS
Clear Creek County, Colorado

Ordinance No. 3, Series 2024

AN ORDINANCE ADOPTING A NEW ARTICLE XIV OF CHAPTER 9 OF THE IDAHO SPRINGS MUNICIPAL CODE TO ESTABLISH A MOBILE FOOD TRUCK LICENSING PROGRAM

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

WHEREAS, pursuant to C.R.S. § 31-15-501, the City, acting through its City Council (the “Council”), is authorized to regulate and license all lawful businesses and occupations; and

WHEREAS, pursuant to such authority, the Council previously adopted various business licensing regulations, codified as Chapter 9 of the Idaho Springs Municipal Code (“Code”); and

WHEREAS, advances in the food service industry have led to the popularity of mobile food trucks, which provide meals outside of the traditional brick and mortar restaurant setting; and

WHEREAS, the Council finds that it is desirable to regulate and license these mobile food trucks to ensure the continued wellbeing of the City’s mobile food truck patrons.

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

Section 1. Chapter 9 of the Code, concerning licenses, permits, and miscellaneous business regulations, is amended by the addition of a new Article XIV to read as follows:

Sec. 9-211. - Purpose and Applicability.

(A) The purpose of this article is to promote the health, safety, comfort, convenience, prosperity, and general welfare of the citizens of the city by establishing reasonable guidelines and regulations for the operation of mobile food trucks within the city.

(B) It shall be unlawful for any person to operate a mobile food truck business unless such person has obtained a mobile food truck license from the City Administrator.

Sec. 9-212. - Definitions.

As used in this article:

City Administrator means the Idaho Springs City Administrator or his or her designee.

Mobile food truck means a motorized or towed wheeled vehicle that must be registered with the Department of Motor Vehicles and is equipped and used to prepare, or serve, and sell food at a transitory or static location, and is not located in a permanent structure as an accessory to a business located in the structure for purposes of primarily serving patrons of the business.

License means a mobile food truck license issued pursuant to this article.

Licensee means a person issued a mobile food truck license pursuant to this article.

Sec. 9-213 - Mobile Food Truck Licenses; License Application.

(A) License applicants shall submit a license application to the City Administrator. The application shall contain all information relevant and necessary to determine whether a license may be issued, including, but not necessarily limited to:

- (1) The applicant's full name, current address, telephone number, mailing address and proof of identity.
- (2) A brief description of the nature, character, and quality of foods to be offered for sale.
- (3) Site plan showing proposed location in compliance with the location requirements outlined in Section 9-214.
- (4) If applicable, written express consent of the property owner to operate a mobile food truck business on the property.
- (5) A copy of a current State of Colorado Health Department Inspection Certificate for the subject vehicle.
- (6) Make, year, model, color, and license number of the mobile food truck to which the license shall apply.
- (7) A signed statement that the applicant shall hold harmless the city and its officers and employees, and shall indemnify the city, its officers, and employees for any claims of property damage or injury to persons which may be occasioned by any activity carried out under the terms of the license.
- (8) If the applicant will be operating on city property or rights of way, the applicant shall also furnish and maintain such public liability, food products liability, and property damage insurance as will protect licensee, property owners, and the city from all claims for damage to property or bodily injury, including death, which may arise from the operations under the license or in connection

therewith. Such insurance shall provide coverage of not less than four hundred thousand dollars (\$400,000.00) per person and one million dollars (\$1,000,000.00) per accident or occurrence. The policy shall further provide that it shall not be cancelled except upon thirty (30) days written notice served upon the City of Idaho Springs, City Administrator, 1711 Miner St, Idaho Springs, Colorado 80452. A license shall be invalid at any time the insurance required herein is not maintained and evidence of continuing coverage is not filed with the City Administrator. Proof of insurance must be shown for each mobile food vehicle in operation.

(9) The application fee as adopted by resolution from time to time by the City Council. Application fees are non-refundable.

(B) The City Administrator shall review each application and upon determining that the applicant is in full compliance with the provisions of this article and with every other applicable requirement of this Code, shall issue a license. A license applicant shall be notified in writing by the City Administrator of the city's decision to issue or deny the license application.

(C) Each license shall show the name and address of the licensee, the nature of the food to be sold, the date of issuance, the date of expiration, and a brief description of the mobile food truck.

(D) An issued license shall be carried with the licensee whenever they are engaged in activities regulated under the license and conspicuously displayed on the mobile food truck.

(E) An issued license shall expire annually at 11:59 p.m. on December 31st. A license may be renewed, provided an application for renewal and license fees are submitted prior to the expiration date of the active license. Any application received after the license expiration date shall be processed as a new application. The City Administrator shall review each application for renewal, and upon determining that the applicant is in full compliance with the provisions of this article and with every other applicable requirement of this Code, shall issue a new license.

(F) The denial of an initial or renewal application may be appealed in the same manner as a suspension or revocation under Section 9-215 hereof.

Sec. 9-214. - Mobile Food Truck Operating Requirements.

(A) All mobile food trucks shall adhere to the following operational requirements:

(1) Mobile food trucks shall be permitted in locations on public property/public right of way as designated on the food truck

location map kept and maintained by the City Administrator. The food truck location map may be amended from time to time at the City Administrator's sole discretion.

(2) Mobile food trucks shall be permitted on developed private property with an existing primary use in areas of the city with underlying commercial and industrial zoning with written owner permission and a City approved parking plan.

(3) Mobile food trucks shall not be permitted on undeveloped property lacking a primary use in any zoning district.

(4) No mobile food truck shall be permitted to operate in areas not previously designated on the food truck location map kept and maintained by the City Administrator.

(5) A licensee shall provide for adequate solid waste receptacles of its own (not City-owned and provided receptacles) and shall be responsible for the cleanliness and neat appearance of the sidewalks, roadways, and other spaces in proximity to their mobile food truck locations by keeping them clean and free of paper, peelings, and refuse of any kind generated from the operation of their business.

(6) No person or entity authorized to engage in the business of mobile food vending under these regulations shall be permitted to do any of the following:

(a) Unduly obstruct pedestrian or motor vehicle traffic.

(b) Obstruct traffic signals or signs.

(c) Stop, stand, or park any mobile food vehicle upon any street or public way for the purpose of selling unless that area has been designated a food zone by the city.

(d) Operate any mobile food vehicle that when fully loaded and operating cannot be easily moved and maintained under control by the licensee, his employee or an attendant.

(e) Sound any device that produces a loud and raucous noise or operate any loudspeaker, public address system, radio, sound amplifier, or similar device to attract public attention.

(f) Conduct his/her business in any way that would restrict or interfere with the ingress or egress of the abutting property owner or tenant, create a nuisance, increase traffic congestion or delay on any public street or travelled way, constitute a hazard to traffic, life or property, or obstruct adequate access to emergency and sanitation vehicles.

(g) Install or erect any free-standing signage.

(h) Run hoses, electric cords, gas lines, or other apparatus to the mobile food truck in any manner that presents an unsafe condition to pedestrians or the motoring public.

(i) Use electrical lighting other than that reasonably necessary to illuminate the interior of the mobile food truck.

(j) Violate any other section of this Code.

(7) A mobile food truck is subject to all regulations established by the health department.

(8) Mobile food trucks located within a public street shall serve food only from the side of a vehicle that is parked abutting and parallel to the curb or edge of travelled way.

(8) Mobile food trucks shall not operate between the hours of 1:00 a.m. and 7:00 a.m.

Sec. 9-215. - Suspension and Revocation of Mobile Food Truck License

(A) Any license issued pursuant to this article may be suspended or revoked for any of the following reasons:

(1) Fraud, misrepresentation or knowingly providing a false statement in a license application.

(2) A violation of any requirement or provision of this Article or other applicable requirement or provision of this Code.

(3) Cancellation of health department authorization unit due to uncorrected health or sanitation violations.

(4) The licensee is in default on any payments owed to the city.

(B) The City Clerk shall provide written notice of the proposed suspension or revocation in a brief statement setting forth the complaint and the grounds for suspension or revocation. Such notice shall be mailed to the address shown on the licensee's license application by certified mail, return receipt requested.

(1) A decision of revocation or suspension by the City Administrator may be appealed to the City Administrator by filing a written notice of appeal with the City Administrator within ten (10) days of the date of the decision being appealed. The City Clerk shall promptly schedule the appeal before the City Administrator. Any decision rendered by the City Administrator, and any suspension or revocation rendered by the City Clerk which is not timely appealed in accordance with this Section, shall constitute the City's final decision on the matter.

(C) The city may choose, at its sole discretion, to offer the licensee the opportunity to pay a fine in lieu of license suspension or revocation. In that event, the licensee shall be subject to a fine of up to five hundred dollars (\$500.00) per violation. Each violation shall constitute a separate and distinct offense. Each day shall be considered a separate offense.

(D) If the City Administrator revokes a license, the fee already paid for the license shall be forfeited. A person whose license has been revoked under this section may not apply for a new license for a period of one (1) year from the date that the revocation took effect.

Sec. 9-216. Violations; Penalties.

(A) It is unlawful to operate a food truck within the City without a valid City food truck license issued pursuant to this Article.

(B) It is unlawful to operate a food truck within the City in violation of any of the requirements of this Article or this Code.

(C) A violation of this Section constitutes a civil offense and, upon conviction thereof, a violator may be fined up to two thousand six hundred fifty dollars (\$2,650.00) per violation in accordance with Subsection 1-8(C) of this Code. With respect to continuing violations, a separate offense shall be deemed committed for each day the violation occurs or continues.

Section 2. Should any one or more sections or provisions of this Ordinance or of any Code provision enacted hereby be judicially determined invalid or unenforceable, such judgment shall not affect, impair or invalidate the remaining provisions of this Ordinance or of such Code provision, the intention being that the various sections and provisions are severable.

Section 3. Any and all Ordinances or Codes or parts thereof in conflict or inconsistent herewith are, to the extent of such conflict or inconsistency, hereby repealed; provided, however,

that the repeal of any such Ordinance or Code provision or part thereof shall not revive any other section or part of any Ordinance or Code provision heretofore repealed or superseded.

INTRODUCED, READ AND ORDERED PUBLISHED at a Regular Meeting of the City Council of the City of Idaho Springs, Colorado, held on the 22nd day of January 2024.

Chuck Harmon, Mayor

ATTESTED AND CERTIFIED:

Diane Breece, City Clerk

PASSED, ADOPTED AND APPROVED at a Regular Meeting of the City Council of the City of Idaho Springs, Colorado, held on the 12th day of February 2024.

Chuck Harmon, Mayor

ATTESTED AND CERTIFIED:

Diane Breece, City Clerk



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: 05/11/26
Subject: Police station renovation update

The following change orders #11, #12, #13, #14, #15, #16 for the police station renovation are described below:

EXT0011 – Remove and replace additional siding and weather barrier

The project originally planned to remove only a very small portion of siding; however, as work began, it was discovered that most of the south side of the building lacked any weather barrier (insulation). The upper portion of the west side was also lacking proper insulation. Therefore, it became obvious that all the old siding would need to be removed, a proper weather barrier installed, and then new siding installed.

EXT0012 – Electrical services changes

The original building had a 400-amp service. Due to technology upgrades, including modern HVAC systems, garage doors, and a large number of powered data ports, the electrical system needed to be upgraded to a 600-amp service because the electrical load could not be supported by a 400-amp service.

EXT0013 – Revised fence sizing/security

The fence, as originally designed along the south side of the building, was insufficient for proper security. A more robust fence structure was needed to prevent vehicles from easily driving into the building (where a disconnected natural gas line is located).

EXT0014 – Re-finishing existing timber

As construction was underway, the decision was made to proceed with refinishing the existing timber while scaffolding and equipment were on site.

EXT0015 – Additional building signage

The team determined that an additional “Idaho Springs Police Department” sign was needed on the east side of the building to more clearly identify the building.

EXT0016 – ASI #3 – Parking lot re-design

The original design was for minimal patchwork of the existing lot and installation of an electrical vehicle charging station. As the project progressed, the City recognized there was an opportunity to help create additional parking spaces along Colorado Blvd., however, this happened after the original design was

completed. There is an opportunity to move the entire lot to the south, which would be much closer to the building (requiring the installation of 5 bollards). There are both design/engineering costs, as well as additional construction costs, to do this. City staff recommend this change because it would be the initial phase of creating additional parking spaces along Colorado Blvd.

As a reminder, the City received a \$1 million DOLA grant for this project, which has helped to offset about 1/3 of the overall cost. The City's approved 2026 budget accounted for a potential cost increase to the project as these items were discovered in the fall of 2025 (line item #21-00-7045, \$2.5 million); therefore, we do not currently anticipate needing additional funds at this time. This update provides clear, concise, transparent documentation of where the project currently stands as of 5/11/26. The anticipated completion/occupancy date remains July 2026.



April 9, 2026

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

Reference: 1425508 Idaho Springs Police Station
WEO PCI#: EXT0011 Remove and Replace Additional Siding and Weather Barrier

Dear Andrew Marsh,

We hereby submit our proposal in the amount of \$20,731.00 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 additional removal of existing siding and old weather barrier and replace with new Tyvek and new siding due to the condition of the existing materials. This is in an effort to increase the overall weather proofing and weather barrier for the building. Please see attached mark up for extents of removal and replacement.

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 # EXT0011

Remove and Replace Additional Siding and Weather Barrier

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	Rough Carpentry	\$19,189
W.E. O'Neil	General Liability Insurance - 1.34%	\$257
W.E. O'Neil	Builders Risk - 0.50%	\$96
W.E. O'Neil	GC Bond - 1.2%	\$230
W.E. O'Neil	Fee - 5%	\$959

Total Cost for this PCI: \$20,731

HOLLAND CONSTRUCTION SERVICES, INC
CHANGE ORDER REQUEST/EXTRA WORK TICKET

PROJECT: WE Oneil

DATE: 3.5.2026

CONTRACTOR/DEVELOPER: Police Station

CHANGE ORDER # ISPS - 018

1.)DESCRIPTION OF WORK: Remove and replace siding per redlined drawing.
Includes Siding, tyvek wrap, parapet cap and dentals.

2.)REASON FOR WORK: _____

3.)WHERE WAS WORK PERFORMED: _____

NAME/DESCRIPTION	HOURS	RATE	VERTIM	BURDEN	TOTAL	MATERIAL	QTY	COST	TOTAL
Carpenter Demo	24	65			\$1,560.00	4x8x5/8 RS Ply	48	130	\$ 6,240.00
Carpenter Tyvek	16	65			\$1,040.00	3/4" x * Flashing	18	8	\$ 144.00
Carpenter	0	65			\$0.00	1x3x12 Batten	67	12	\$ 804.00
Carpenter Siding	44	65			\$2,860.00	2x12x12 RS	9	36	\$ 324.00
Carpenter Siding	44	65			\$2,860.00	2x4x12 RS	4	18	\$ 72.00
Carpenter	0	65			\$0.00	5x200' Tyvek	1	220	\$ 220.00
Carpenter	0	65			\$0.00	2" Tyvek Tape	6	7	\$ 42.00
Carpenter	0	65			\$0.00		0	0	\$ -
Laborer	0	65			\$0.00				\$ 7,846.00
Forman	8	65			\$520.00				
						TOTAL LABOR			\$8,840.00
					\$8,840.00	TOTAL MATERIAL			\$7,846.00
						PROFIT/Overhead 15%			\$2,502.90
						GRAND TOTAL			\$19,188.90

Exterior

Description

Taken Date
02/26/2026 at 08:59 am

Upload Date
02/26/2026 at 09:04 am

Uploaded By
Michael Matz

File Name
E80CD6E8-97AF-4B62-9...





April 16, 2026

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

Reference: 1425508 Idaho Springs Police Station
WEO PCI#: EXT0012 RFI 098 and Electrical Service Changes

Dear Andrew Marsh,

We hereby submit our proposal in the amount of \$54,345.00 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 RFI 098 and the changes made to the electrical service changes shown on the plans dated 4/14/2026.

The additional costs and scope include:

- 600A CT cabinet
- 600A disconnect
- 14x14x96 wireway
- 200A disconnects
- Panel L3 and breakers
- Additional breakers for panel L1
- Feeders from Xcel's pole to CT cabinet
- Allowance for hand digging to cross newly installed sanitary lines
- Feeders to service disconnect and panels (including added panel L3)
- New branch conduit/wiring and equipment for CU and AH units

W.E. O'Neil has included an allowance of \$5,000 to cover drywall and paint repairs for areas that are finished currently and will have to be cut into to complete the revised electrical scope.

Please reference the attached Hi-Tech Electrical request for change order #9 for a full itemized breakdown of equipment, this includes a credit of the original scope and the add of the new scope for clarity.

At this time W.E. O'Neil is not showing a schedule delay for this issue, but hold the right to re-evaluate the construction schedule once shipping and delivery dates on the new equipment are confirmed.

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: _____



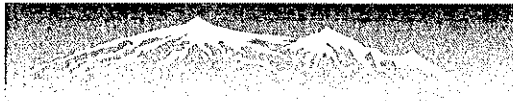
W.E. O'Neil Construction Co. of Colorado
PCI Breakdown

PCI # EXT0012
RFI 098 and Electrical Service 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.	Electrical cost changes for RFI 98 and Service Changes. Cost includes: <ul style="list-style-type: none">- 600A CT cabinet- 600A disconnect- 14x14x96 wireway- 200A disconnects- Panel L3 and breakers- Additional breakers for panel L1- Feeders from Xcel's pole to CT cabinet- Allowance for hand digging to cross newly installed sanitary lines- Feeders to service disconnect and panels (including added panel L3)- New branch conduit/wiring and equipment for CU and AH units	\$45,300
W.E. O'Neil	Drywall allowance for patching walls, repairs and painting for where finished areas will have to be removed to complete the electrical install.	\$5,000
W.E. O'Neil	General Liability Insurance - 1.34%	\$674
W.E. O'Neil	Builders Risk - 0.50%	\$252
W.E. O'Neil	GC Bond - 1.2%	\$604
W.E. O'Neil	Fee - 5%	\$2,515

Total Cost for this PCI: \$54,345



HI-TECH ELECTRIC

7006 S. ALTON WAY
BLDG. E. SUITE 200
CENTENNIAL, CO 80112
(303) 796-8800
(303) 796-9944 FAX

REQUEST FOR CHANGE ORDER #9

April 15, 2026

**W.E. O'Neil Construction Company of Colorado
5800 S Nevada St.
Littleton, CO 80120**

Page 1 of 1
Phone (303) 238-7900
Fax (303) 462-2128

Attention: Brian Taggart

Location: Idaho Springs PD.

We hereby request a Contract Change Order for all electrical changes pertaining to RFI #98 plans dated 3/31/26 and Service Revision plans dated 4/14/26.

Total net change: Forty-five thousand, three hundred dollars even.

\$45,300.00

Respectfully submitted by:

Shay Shipman

Shay Shipman
Project Manager

Approved by:

This is an itemized breakdown including the credit of the original design and the add for the new design.

CCN #
 Date: 4/15/2026
 Project Name: Idaho Springs Police Station
 Project Number: Idaho Springs Police Station
 Page Number: 1

Client Address:

W.E. O'Neil Construction Co. of Colorado
 Contact: Brian Taggart
 5800 S. Nevada Street
 Littleton, CO 80120

Site Address:

1744 Miner Street
 Idaho Springs, CO 80452

Itemized Breakdown

Description	Qty	ade Price	U	Disc %	nk Price	cost Adj %	Net Cost	Adj %
3/4" CONDUIT - EMT	215	71.21	C	35.00	0.00	0.000	46.29	0.000
2" CONDUIT - EMT	70	248.36	C	35.00	0.00	0.000	161.43	0.000
3" CONDUIT - EMT	-10	491.28	C	35.00	0.00	0.000	319.33	0.000
2" ELBOW 90 DEG - EMT	4	2,236.54	C	20.00	0.00	0.000	1,789.23	0.000
3" ELBOW 90 DEG - EMT	10	8,118.97	C	20.00	0.00	0.000	6,495.18	0.000
3/4" CONN SS STL - EMT	-6	199.55	C	20.00	0.00	0.000	159.64	0.000
2" CONN SS STL - EMT	6	1,503.82	C	20.00	0.00	0.000	1,203.06	0.000
3" CONN SS STL - EMT	10	5,838.50	C	20.00	0.00	0.000	4,670.80	0.000
3/4" COUPLING SS STL - EMT	-8	245.43	C	20.00	0.00	0.000	196.34	0.000
2" COUPLING SS STL - EMT	12	1,649.68	C	20.00	0.00	0.000	1,319.74	0.000
3" COUPLING SS STL - EMT	8	4,530.94	C	20.00	0.00	0.000	3,624.75	0.000
3/4" CONN COMP STL - EMT	12	226.78	C	20.00	0.00	0.000	181.42	0.000
3/4" COUPLING COMP STL - EMT	31	266.12	C	20.00	0.00	0.000	212.90	0.000
3/4" CONN COMP STL INSUL - EMT	8	255.19	C	20.00	0.00	0.000	204.15	0.000
2" TYPE LB STD CONDUIT BODY - EMT -	4	82.53	E	20.00	0.00	0.000	66.02	0.000
3" LOCKNUT - STEEL	4	387.19	C	20.00	0.00	0.000	309.75	0.000
2" BUSHING - PLASTIC	8	159.38	C	20.00	0.00	0.000	127.50	0.000
3" BUSHING - PLASTIC	12	376.04	C	20.00	0.00	0.000	300.83	0.000
3/4" 1-H STRAP - EMT - STEEL	15	33.48	C	20.00	0.00	0.000	26.78	0.000
3" 1-H STRAP - RMC / EMT- STEEL	2	472.22	C	20.00	0.00	0.000	377.78	0.000
2" SPRING STL CONDUIT CLAMP W/ BOL	8	85.66	C	10.00	0.00	0.000	77.09	0.000
3" SPRING STL CONDUIT CLAMP W/ BOL	4	121.71	C	10.00	0.00	0.000	109.54	0.000
1/2 OR 3/4" SNAP CLOSE CLIP - BTM MNT C	20	99.73	C	10.00	0.00	0.000	89.76	0.000
2" CONDUIT CLAMP - BTM MNT TO 5/8" F	-1	182.75	C	10.00	0.00	0.000	164.48	0.000
1/2 OR 3/4" CONDUIT+BOX SUPPORT - BTM	-3	336.92	C	10.00	0.00	0.000	303.23	0.000
3" CONDUIT - PVC40	160	699.26	C	35.00	0.00	0.000	454.52	0.000
3" ELBOW 90 DEG - PVC40	4	1,535.00	C	35.00	0.00	0.000	997.75	0.000
3" COUPLING - PVC	4	394.32	C	35.00	0.00	0.000	256.31	0.000
3" ADAPTER MALE - PVC	4	485.02	C	35.00	0.00	0.000	315.26	0.000
PVC CEMENT STANDARD (1-GALLON)	1	90.06	E	35.00	0.00	0.000	58.54	0.000
#12 THHN BLACK	-406	209.38	M	30.00	0.00	0.000	146.57	0.000
#10 THHN BLACK	577	321.30	M	30.00	0.00	0.000	224.91	0.000
# 8 THHN BLACK	58	553.82	M	30.00	0.00	0.000	387.67	0.000
# 6 THHN BLACK	426	943.07	M	30.00	0.00	0.000	660.15	0.000

Site Address:s:

1744 Miner Street
 Idaho Springs, CO 80452
 Littleton, CO 80120

CCN #

Date:

Project Name:

Project Number:

Page Number:

9 RFI 98 AND GEAR CHANGE

4/15/2026

Idaho Springs Police Station

Idaho Springs Police Station

2

Description	Qty	ade	Price U	Disc %	nk	Price	post	Adj %	Net Cost	Adj %
# 4 THHN BLACK	115		1,484.22 M	30.00		0.00	0.000	0.000	1,038.95	0.000
#3/0 THHN BLACK	270		5,454.31 M	30.00		0.00	0.000	0.000	3,818.02	0.000
#350 THHN BLACK	240		11,341.10 M	30.00		0.00	0.000	0.000	7,938.77	0.000
#500 THHN BLACK	150		16,075.00 M	30.00		0.00	0.000	0.000	11,252.50	0.000
#600 THHN BLACK	-405		19,303.90 M	30.00		0.00	0.000	0.000	13,512.73	0.000
# 6 THHN GREEN	-15		943.07 M	30.00		0.00	0.000	0.000	660.15	0.000
# 3 THHN GREEN	-70		1,864.44 M	30.00		0.00	0.000	0.000	1,305.11	0.000
# 1 THHN GREEN	195		2,962.18 M	30.00		0.00	0.000	0.000	2,073.53	0.000
#500 THHN BLACK - AL	690		5,919.78 M	30.00		0.00	0.000	0.000	4,143.85	0.000
#12/2C CABLE MC - ALUM ARMOR	-230		1,000.00 M	30.00		0.00	0.000	0.000	700.00	0.000
CONDUIT MEASURING TAPE	200		25.89 M	10.00		0.00	0.000	0.000	23.30	0.000
4x 1 1/2" SQ BOX COMB KO	-3		523.13 C	50.00		0.00	0.000	0.000	261.57	0.000
4" SQ BLANK COVER	-3		194.53 C	50.00		0.00	0.000	0.000	97.27	0.000
4 11/16x 1 1/2" SQ BOX COMB KO	2		1,096.04 C	50.00		0.00	0.000	0.000	548.02	0.000
4 11/16" SQ BLANK COVER	2		350.84 C	50.00		0.00	0.000	0.000	175.42	0.000
6x 6x 4" BOX SCREW CVR PNTD - NEMA	2		19.32 E	10.00		0.00	0.000	0.000	17.39	0.000
12x 12x 4" BOX SCREW CVR PNTD - NEMA	3		44.78 E	10.00		0.00	0.000	0.000	40.30	0.000
18x 18x 4" BOX SCREW CVR PNTD - NEMA	1		80.12 E	10.00		0.00	0.000	0.000	72.11	0.000
1 5/8x 1 5/8x 12G STRUT GALV	10		704.20 C	10.00		0.00	0.000	0.000	633.78	0.000
1/4-20x 1 3/4 WEDGE ANCHOR - 1 1/8" MIN	28		51.75 C	20.00		0.00	0.000	0.000	41.40	0.000
3/8-16x 2 1/4 WEDGE ANCHOR - 1 1/2" MIN	1		78.68 C	20.00		0.00	0.000	0.000	62.94	0.000
#8 TO #10x 7/8 PLAS ANCHOR (3/16)	15		5.33 C	20.00		0.00	0.000	0.000	4.26	0.000
1/4" THREADED ROD - PLTD	23		88.50 C	20.00		0.00	0.000	0.000	70.80	0.000
3/8" THREADED ROD - PLTD	11		149.00 C	20.00		0.00	0.000	0.000	119.20	0.000
1/4-20x 1/2 HEX HEAD BOLT - PLTD STL	-6		3.72 C	20.00		0.00	0.000	0.000	2.98	0.000
1/4-20 HEX NUT - PLTD STL	9		1.71 C	20.00		0.00	0.000	0.000	1.37	0.000
3/8-16 HEX NUT - PLTD STL	7		4.23 C	20.00		0.00	0.000	0.000	3.38	0.000
#10x 1 P/H SELF-TAP SCREW	15		8.48 C	20.00		0.00	0.000	0.000	6.78	0.000
BEAM CLAMP TO 5/8" FLNG W/ 1/4-20 THR	-0		163.06 C	10.00		0.00	0.000	0.000	146.75	0.000
HAMMER-ON CLIP TO 1/4" FLANGE W/ 1/4'	8		84.01 C	10.00		0.00	0.000	0.000	75.61	0.000
HAMMER-ON CLIP TO 1/4" FLANGE W/ 3/8'	4		88.27 C	10.00		0.00	0.000	0.000	79.44	0.000
#8x 1/2 WAFER HEAD SHEET MTL SCREW	-6		3.34 C	10.00		0.00	0.000	0.000	3.01	0.000
30A 250/600V DSN SW NON-FUS - NEMA 3	3		286.80 E	25.00		0.00	0.000	0.000	215.10	0.000
60A 250/600V DSN SW NON-FUS - NEMA 1	1		286.80 E	25.00		0.00	0.000	0.000	215.10	0.000
60A 250/600V DSN SW NON-FUS - NEMA 3	3		531.00 E	25.00		0.00	0.000	0.000	398.25	0.000
600A CT	1		75.00 E	0.00		0.00	0.000	0.000	75.00	0.000
600A DISCO	1		75.00 E	0.00		0.00	0.000	0.000	75.00	0.000
14X14X96" WIREWAY	1		125.00 E	0.00		0.00	0.000	0.000	125.00	0.000
200A DISCO	2		50.00 E	0.00		0.00	0.000	0.000	50.00	0.000
PNL L3	1		75.00 E	0.00		0.00	0.000	0.000	75.00	0.000
BONDING	1		280.00 E	0.00		0.00	0.000	0.000	280.00	0.000
HAND DIGGING ALLOWANCE	1		0.00 E	0.00		0.00	0.000	0.000	0.00	0.000

Totals 2,541

Description	Qty	Net Price	DB Labor	Labor U	ab Adj %	Total Mat.	Total Hrs.
3/4" CONDUIT - EMT	215	46.29	3.52	3.52 C	0.000	99.52	7.57
2" CONDUIT - EMT	70	161.43	7.60	7.60 C	0.000	113.00	5.32
3" CONDUIT - EMT	-10	319.33	10.40	10.40 C	0.000	-31.93	-1.04
2" ELBOW 90 DEG - EMT	4	1,789.23	45.00	45.00 C	0.000	71.57	1.80
3" ELBOW 90 DEG - EMT	10	6,495.18	60.00	60.00 C	0.000	649.52	6.00
3/4" CONN SS STL - EMT	-6	159.64	10.00	10.00 C	0.000	-9.58	-0.60
2" CONN SS STL - EMT	6	1,203.06	18.00	18.00 C	0.000	72.18	1.08
3" CONN SS STL - EMT	10	4,670.80	28.00	28.00 C	0.000	467.08	2.80
3/4" COUPLING SS STL - EMT	-8	196.34	0.00	0.00 C	0.000	-15.71	-0.00
2" COUPLING SS STL - EMT	12	1,319.74	0.00	0.00 C	0.000	158.37	0.00

Site Address:s:

1744 Miner Street
 Idaho Springs, CO 80452
 Littleton, CO 80120

CCN #

Date:

Project Name:

Project Number:

Page Number:

9 RFI 98 AND GEAR CHANGE

4/15/2026

Idaho Springs Police Station

Idaho Springs Police Station

3

Description	Qty	Net Price	DB Labor	Labor U	ab Adj %	Total Mat.	Total Hrs.
3" COUPLING SS STL - EMT	8	3,624.75	0.00	0.00 C	0.000	289.98	0.00
3/4" CONN COMP STL - EMT	12	181.42	12.50	12.50 C	0.000	21.77	1.50
3/4" COUPLING COMP STL - EMT	31	212.90	0.00	0.00 C	0.000	66.00	0.00
3/4" CONN COMP STL INSUL - EMT	8	204.15	12.50	12.50 C	0.000	16.33	1.00
2" TYPE LB STD CONDUIT BODY - EMT -	4	66.02	1.30	1.30 E	0.000	264.08	5.20
3" LOCKNUT - STEEL	4	309.75	9.80	9.80 C	0.000	12.39	0.39
2" BUSHING - PLASTIC	8	127.50	5.80	5.80 C	0.000	10.20	0.46
3" BUSHING - PLASTIC	12	300.83	8.40	8.40 C	0.000	36.10	1.01
3/4" 1-H STRAP - EMT - STEEL	15	26.78	5.40	5.40 C	0.000	4.02	0.81
3" 1-H STRAP - RMC / EMT- STEEL	2	377.78	13.40	13.40 C	0.000	7.56	0.27
2" SPRING STL CONDUIT CLAMP W/ BOL	8	77.09	10.10	10.10 C	0.000	6.17	0.81
3" SPRING STL CONDUIT CLAMP W/ BOL	4	109.54	15.00	15.00 C	0.000	4.38	0.60
1/2 OR 3/4" SNAP CLOSE CLIP - BTM MNT C	20	89.76	8.20	8.20 C	0.000	17.95	1.64
2" CONDUIT CLAMP - BTM MNT TO 5/8" F	-1	164.48	13.60	13.60 C	0.000	-1.64	-0.14
1/2 OR 3/4" CONDUIT+BOX SUPPORT - BTM	-3	303.23	9.20	9.20 C	0.000	-9.10	-0.28
3" CONDUIT - PVC40	160	454.52	10.20	10.20 C	0.000	727.23	16.32
3" ELBOW 90 DEG - PVC40	4	997.75	68.00	68.00 C	0.000	39.91	2.72
3" COUPLING - PVC	4	256.31	0.00	0.00 C	0.000	10.25	0.00
3" ADAPTER MALE - PVC	4	315.26	28.00	28.00 C	0.000	12.61	1.12
PVC CEMENT STANDARD (1-GALLON)	1	58.54	4.00	4.00 E	0.000	58.54	4.00
#12 THHN BLACK	-406	146.57	5.15	5.15 M	0.000	-59.51	-2.09
#10 THHN BLACK	577	224.91	5.65	5.65 M	0.000	129.77	3.26
# 8 THHN BLACK	58	387.67	7.00	7.00 M	0.000	22.48	0.41
# 6 THHN BLACK	426	660.15	8.90	8.90 M	0.000	281.22	3.79
# 4 THHN BLACK	115	1,038.95	10.20	10.20 M	0.000	119.48	1.17
#3/0 THHN BLACK	270	3,818.02	18.80	18.80 M	0.000	1,030.87	5.08
#350 THHN BLACK	240	7,938.77	31.50	31.50 M	0.000	1,905.30	7.56
#500 THHN BLACK	150	11,252.50	38.80	38.80 M	0.000	1,687.88	5.82
#600 THHN BLACK	-405	13,512.73	42.40	42.40 M	0.000	-5,472.66	-17.17
# 6 THHN GREEN	-15	660.15	8.90	8.90 M	0.000	-9.90	-0.13
# 3 THHN GREEN	-70	1,305.11	11.90	11.90 M	0.000	-91.36	-0.83
# 1 THHN GREEN	195	2,073.53	13.50	13.50 M	0.000	404.34	2.63
#500 THHN BLACK - AL	690	4,143.85	35.00	35.00 M	0.000	2,859.26	24.15
#12/2C CABLE MC - ALUM ARMOR	-230	700.00	15.80	15.80 M	0.000	-161.00	-3.63
CONDUIT MEASURING TAPE	200	23.30	3.00	3.00 M	0.000	4.66	0.60
4x 1 1/2" SQ BOX COMB KO	-3	261.57	23.00	23.00 C	0.000	-7.85	-0.69
4" SQ BLANK COVER	-3	97.27	2.50	2.50 C	0.000	-2.92	-0.07
4 11/16x 1 1/2" SQ BOX COMB KO	2	548.02	25.00	25.00 C	0.000	10.96	0.50
4 11/16" SQ BLANK COVER	2	175.42	2.50	2.50 C	0.000	3.51	0.05
6x 6x 4" BOX SCREW CVR PNTD - NEMA	2	17.39	0.60	0.60 E	0.000	34.78	1.20
12x 12x 4" BOX SCREW CVR PNTD - NEMA	3	40.30	0.80	0.80 E	0.000	120.90	2.40
18x 18x 4" BOX SCREW CVR PNTD - NEMA	1	72.11	1.10	1.10 E	0.000	72.11	1.10
1 5/8x 1 5/8x 12G STRUT GALV	10	633.78	10.00	10.00 C	0.000	63.38	1.00
1/4-20x 1 3/4 WEDGE ANCHOR - 1 1/8" MIN	28	41.40	8.00	8.00 C	0.000	11.59	2.24
3/8-16x 2 1/4 WEDGE ANCHOR - 1 1/2" MIN	1	62.94	12.00	12.00 C	0.000	0.63	0.12
#8 TO #10x 7/8 PLAS ANCHOR (3/16)	15	4.26	6.00	6.00 C	0.000	0.64	0.90
1/4" THREADED ROD - PLTD	23	70.80	2.50	2.50 C	0.000	16.28	0.57
3/8" THREADED ROD - PLTD	11	119.20	3.00	3.00 C	0.000	13.11	0.33
1/4-20x 1/2 HEX HEAD BOLT - PLTD STL	-6	2.98	3.00	3.00 C	0.000	-0.18	-0.18
1/4-20 HEX NUT - PLTD STL	9	1.37	2.00	2.00 C	0.000	0.12	0.18
3/8-16 HEX NUT - PLTD STL	7	3.38	2.20	2.20 C	0.000	0.24	0.15
#10x 1 P/H SELF-TAP SCREW	15	6.78	3.00	3.00 C	0.000	1.02	0.45
BEAM CLAMP TO 5/8" FLNG W/ 1/4-20 THR	-0	146.75	8.00	0.00 C	0.000	-0.00	-0.00
HAMMER-ON CLIP TO 1/4" FLANGE W/ 1/4'	8	75.61	7.00	7.00 C	0.000	6.05	0.56
HAMMER-ON CLIP TO 1/4" FLANGE W/ 3/8'	4	79.44	7.00	7.00 C	0.000	3.18	0.28
#8x 1/2 WAFER HEAD SHEET MTL SCREW	-6	3.01	1.50	1.50 C	0.000	-0.18	-0.09

Site Address:s:

1744 Miner Street
 Idaho Springs, CO 80452
 Littleton, CO 80120

CCN #

Date:

Project Name:

Project Number:

Page Number:

9 RFI 98 AND GEAR CHANGE

4/15/2026

Idaho Springs Police Station

Idaho Springs Police Station

4

Description	Qty	Net Price	DB Labor	Labor U	ab Adj %	Total Mat.	Total Hrs.
30A 250/600V DSN SW NON-FUS - NEMA 3	3	215.10	1.10	1.10 E	0.000	645.30	3.30
60A 250/600V DSN SW NON-FUS - NEMA 1	1	215.10	1.00	1.00 E	0.000	215.10	1.00
60A 250/600V DSN SW NON-FUS - NEMA 3	3	398.25	1.25	1.25 E	0.000	1,194.75	3.75
600A CT	1	75.00	0.00	8.00 E	0.000	75.00	8.00
600A DISCO	1	75.00	0.00	8.00 E	0.000	75.00	8.00
14X14X96" WIREWAY	1	125.00	0.00	9.00 E	0.000	125.00	9.00
200A DISCO	2	50.00	0.00	4.00 E	0.000	100.00	8.00
PNL L3	1	75.00	0.00	7.50 E	0.000	75.00	7.50
BONDING	1	280.00	0.00	4.00 E	0.000	280.00	4.00
HAND DIGGING ALLOWANCE	1	0.00	0.00	10.00 E	0.000	0.00	10.00
Totals	2,541					8,952.11	164.53

Description	Qty	Material	Cond.	Labor	Cond.	Date	Manufacturer	Nan
3/4" CONDUIT - EMT	215	Normal	Normal	4/7/2007	CONDUIT RIGID-EM			
2" CONDUIT - EMT	70	Normal	Normal	4/7/2007	CONDUIT RIGID-EM			
3" CONDUIT - EMT	-10	Normal	Normal	4/7/2007	CONDUIT RIGID-EM			
2" ELBOW 90 DEG - EMT	4	Normal	Normal	4/7/2007	CONDUIT FTGS RIC			
3" ELBOW 90 DEG - EMT	10	Normal	Normal	4/7/2007	CONDUIT FTGS RIC			
3/4" CONN SS STL - EMT	-6	Normal	Normal	4/7/2007	CONDUIT & CBL FT			
2" CONN SS STL - EMT	6	Normal	Normal	4/7/2007	CONDUIT & CBL FT			
3" CONN SS STL - EMT	10	Normal	Normal	4/7/2007	CONDUIT & CBL FT			
3/4" COUPLING SS STL - EMT	-8	Normal	No Labor	4/7/2007	CONDUIT & CBL FT			
2" COUPLING SS STL - EMT	12	Normal	No Labor	4/7/2007	CONDUIT & CBL FT			
3" COUPLING SS STL - EMT	8	Normal	No Labor	4/7/2007	CONDUIT & CBL FT			
3/4" CONN COMP STL - EMT	12	Normal	Normal	4/7/2007	CONDUIT & CBL FT			
3/4" COUPLING COMP STL - EMT	31	Normal	No Labor	4/7/2007	CONDUIT & CBL FT			
3/4" CONN COMP STL INSUL - EMT	8	Normal	Normal	4/7/2007	CONDUIT & CBL FT			
2" TYPE LB STD CONDUIT BODY - EMT -	4	Normal	Normal	4/7/2007	BRIDGEPORT			
3" LOCKNUT - STEEL	4	Normal	Normal	4/7/2007	CONDUIT & CBL FT			
2" BUSHING - PLASTIC	8	Normal	Normal	4/7/2007	CONDUIT & CBL FT			
3" BUSHING - PLASTIC	12	Normal	Normal	4/7/2007	CONDUIT & CBL FT			
3/4" 1-H STRAP - EMT - STEEL	15	Normal	Normal	4/7/2007	CONDUIT & CBL FT			
3" 1-H STRAP - RMC / EMT- STEEL	2	Normal	Normal	4/7/2007	CONDUIT & CBL FT			
2" SPRING STL CONDUIT CLAMP W/ BOL	8	Normal	Normal	4/7/2007	ERICO			
3" SPRING STL CONDUIT CLAMP W/ BOL	4	Normal	Normal	4/7/2007	ERICO			
1/2 OR 3/4" SNAP CLOSE CLIP - BTM MNT C	20	Normal	Normal	4/7/2007	ERICO			
2" CONDUIT CLAMP - BTM MNT TO 5/8" F	-1	Normal	Normal	4/7/2007	ERICO			
1/2 OR 3/4" CONDUIT+BOX SUPPORT - BTM	-3	Normal	Normal	4/7/2007	ERICO			
3" CONDUIT - PVC40	160	Normal	Normal	4/7/2007	CONDUIT & FTGS F			
3" ELBOW 90 DEG - PVC40	4	Normal	Normal	4/7/2007	CONDUIT & FTGS F			
3" COUPLING - PVC	4	Normal	No Labor	4/7/2007	CONDUIT & FTGS F			
3" ADAPTER MALE - PVC	4	Normal	Normal	4/7/2007	CONDUIT & FTGS F			
PVC CEMENT STANDARD (1-GALLON)	1	Normal	Normal	4/7/2007	CARLON			
#12 THHN BLACK	-406	Normal	Normal	4/7/2007	COPPER WIRE			
#10 THHN BLACK	577	Normal	Normal	4/7/2007	COPPER WIRE			
# 8 THHN BLACK	58	Normal	Normal	4/7/2007	COPPER WIRE			
# 6 THHN BLACK	426	Normal	Normal	4/7/2007	COPPER WIRE			
# 4 THHN BLACK	115	Normal	Normal	4/7/2007	COPPER WIRE			
#3/0 THHN BLACK	270	Normal	Normal	4/7/2007	COPPER WIRE			
#350 THHN BLACK	240	Normal	Normal	4/7/2007	COPPER WIRE			
#500 THHN BLACK	150	Normal	Normal	4/7/2007	COPPER WIRE			
#600 THHN BLACK	-405	Normal	Normal	4/7/2007	COPPER WIRE			
# 6 THHN GREEN	-15	Normal	Normal	4/7/2007	COPPER WIRE			
# 3 THHN GREEN	-70	Normal	Normal	4/7/2007	COPPER WIRE			
# 1 THHN GREEN	195	Normal	Normal	4/7/2007	COPPER WIRE			

Site Address:s:

1744 Miner Street
 Idaho Springs, CO 80452
 Littleton, CO 80120

CCN # 9 RFI 98 AND GEAR CHANGE
 Date: 4/15/2026
 Project Name: Idaho Springs Police Station
 Project Number: Idaho Springs Police Station
 Page Number: 5

Description	Qty	Material	Cond.	Labor	Cond.	Date	Manufacturer	Nar
#500 THHN BLACK - AL	690		Normal		Normal	4/7/2007	ALUMINUM WIRE	
#12/2C CABLE MC - ALUM ARMOR	-230		Normal		Normal	4/7/2007	COPPER WIRE	
CONDUIT MEASURING TAPE	200		Normal		Normal	4/7/2007	GB INC	
4x 1 1/2" SQ BOX COMB KO	-3		Normal		Normal	4/7/2007	RACO	
4" SQ BLANK COVER	-3		Normal		Normal	4/7/2007	RACO	
4 11/16x 1 1/2" SQ BOX COMB KO	2		Normal		Normal	4/7/2007	RACO	
4 11/16" SQ BLANK COVER	2		Normal		Normal	4/7/2007	RACO	
6x 6x 4" BOX SCREW CVR PNTD - NEMA	2		Normal		Normal	4/7/2007	HOFFMAN	
12x 12x 4" BOX SCREW CVR PNTD - NEMA	3		Normal		Normal	4/7/2007	HOFFMAN	
18x 18x 4" BOX SCREW CVR PNTD - NEMA	1		Normal		Normal	4/7/2007	HOFFMAN	
1 5/8x 1 5/8x 12G STRUT GALV	10		Normal		Normal	4/7/2007	B-LINE SYSTEMS	
1/4-20x 1 3/4 WEDGE ANCHOR - 1 1/8" MIN	28		Normal		Normal	4/7/2007	POWERS	
3/8-16x 2 1/4 WEDGE ANCHOR - 1 1/2" MIN	1		Normal		Normal	4/7/2007	POWERS	
#8 TO #10x 7/8 PLAS ANCHOR (3/16)	15		Normal		Normal	4/7/2007	POWERS	
1/4" THREADED ROD - PLTD	23		Normal		Normal	4/7/2007	B-LINE SYSTEMS	
3/8" THREADED ROD - PLTD	11		Normal		Normal	4/7/2007	B-LINE SYSTEMS	
1/4-20x 1/2 HEX HEAD BOLT - PLTD STL	-6		Normal		Normal	4/7/2007	ACORN FASTENER	
1/4-20 HEX NUT - PLTD STL	9		Normal		Normal	4/7/2007	ACORN FASTENER	
3/8-16 HEX NUT - PLTD STL	7		Normal		Normal	4/7/2007	ACORN FASTENER	
#10x 1 P/H SELF-TAP SCREW	15		Normal		Normal	4/7/2007	SCREWS-NUTS-BO	
BEAM CLAMP TO 5/8" FLNG W/ 1/4-20 THR	-0		Normal		Normal	4/7/2007	ERICO	
HAMMER-ON CLIP TO 1/4" FLANGE W/ 1/4'	8		Normal		Normal	4/7/2007	ERICO	
HAMMER-ON CLIP TO 1/4" FLANGE W/ 3/8'	4		Normal		Normal	4/7/2007	ERICO	
#8x 1/2 WAFER HEAD SHEET MTL SCREW	-6		Normal		Normal	4/7/2007	ERICO	
30A 250/600V DSN SW NON-FUS - NEMA 3	3		Normal		Normal	4/7/2007	CUTLER-HAMMER I	
60A 250/600V DSN SW NON-FUS - NEMA 1	1		Normal		Normal	4/7/2007	CUTLER-HAMMER I	
60A 250/600V DSN SW NON-FUS - NEMA 3	3		Normal		Normal	4/7/2007	CUTLER-HAMMER I	
600A CT	1		Normal		Normal	4/15/2026		
600A DISCO	1		Normal		Normal	4/15/2026		
14X14X96" WIREWAY	1		Normal		Normal	4/15/2026		
200A DISCO	2		Normal		Normal	4/15/2026		
PNL L3	1		Normal		Normal	4/15/2026		
BONDING	1		Normal		Normal	4/15/2026		
HAND DIGGING ALLOWANCE	1		Normal		Normal	4/15/2026		
Totals	2,541							

Description	Qty	Catalog	Nurr	Price	Code	Referenc	Supplier	Na	Supplier	Cc
3/4" CONDUIT - EMT	215			9800100200		101004				
2" CONDUIT - EMT	70			9800100200		101016				
3" CONDUIT - EMT	-10			9800100200		101022				
2" ELBOW 90 DEG - EMT	4			9800200202		101604				
3" ELBOW 90 DEG - EMT	10			9800200202		101610				
3/4" CONN SS STL - EMT	-6			9800701350		101181				
2" CONN SS STL - EMT	6			9800701350		101193				
3" CONN SS STL - EMT	10			9800701350		101199				
3/4" COUPLING SS STL - EMT	-8			9800701356		101379				
2" COUPLING SS STL - EMT	12			9800701356		101391				
3" COUPLING SS STL - EMT	8			9800701356		101397				
3/4" CONN COMP STL - EMT	12			9800701362		101211				
3/4" COUPLING COMP STL - EMT	31			9800701369		101409				
3/4" CONN COMP STL INSUL - EMT	8			9800701364		101271				
2" TYPE LB STD CONDUIT BODY - EMT -	4	LB-36		7817470313		101460				
3" LOCKNUT - STEEL	4			9800701200		103236				
2" BUSHING - PLASTIC	8			9800701212		103452				
3" BUSHING - PLASTIC	12			9800701212		103458				

Site Address:s:

1744 Miner Street
Idaho Springs, CO 80452
Littleton, CO 80120

CCN #
Date:
Project Name:
Project Number:
Page Number:

9 RFI 98 AND GEAR CHANGE
4/15/2026
Idaho Springs Police Station
Idaho Springs Police Station
6

Description	Qty	Catalog	Nurr	Price	Code	Referenc	Supplier Na	Supplier Co
3/4" 1-H STRAP - EMT - STEEL	15			9800701406		101679		
3" 1-H STRAP - RMC / EMT- STEEL	2			9800701303		103971		
2" SPRING STL CONDUIT CLAMP W/ BOL	8	CD5B		7828561200		140718		
3" SPRING STL CONDUIT CLAMP W/ BOL	4	CD7B		7828561200		140724		
1/2 OR 3/4" SNAP CLOSE CLIP - BTM MNT C	20	812M24		7828561621		140733		
2" CONDUIT CLAMP - BTM MNT TO 5/8" F	-1	BC200CD5B		7828561933		141393		
1/2 OR 3/4" CONDUIT+BOX SUPPORT - BTM	-3	812MB1824		7828565200		141306		
3" CONDUIT - PVC40	160			9800600600		106080		
3" ELBOW 90 DEG - PVC40	4			9800600604		106422		
3" COUPLING - PVC	4			9800600610		106194		
3" ADAPTER MALE - PVC	4			9800600620		106116		
PVC CEMENT STANDARD (1-GALLON)	1	VC9961P		0344810500		106629		
#12 THHN BLACK	-406	THHN-12-BLK		9801002290		108816		
#10 THHN BLACK	577	THHN-10-BLK		9801002300		108819		
# 8 THHN BLACK	58	THHN-8-BLK		19801002310		108831		
# 6 THHN BLACK	426	THHN-6-BLK		19801002315		108834		
# 4 THHN BLACK	115	THHN-4-BLK		19801002320		108837		
#3/0 THHN BLACK	270	THHN-3/0-BLK		9801002341		108855		
#350 THHN BLACK	240	THHN-350-BL		9801002343		108867		
#500 THHN BLACK	150	THHN-500-BL		9801002344		108873		
#600 THHN BLACK	-405	THHN-600-BL		9801002344		108876		
# 6 THHN GREEN	-15	THHN-6-GRN		9801002319		109173		
# 3 THHN GREEN	-70	THHN-3-GRN		9801002329		109179		
# 1 THHN GREEN	195	THHN-1-GRN		9801002339		109185		
#500 THHN BLACK - AL	690	THHN-500-BL		9801205354		109344		
#12/2C CABLE MC - ALUM ARMOR	-230			9801003470		109752		
CONDUIT MEASURING TAPE	200	TT31		0320763071		1123453		
4x 1 1/2" SQ BOX COMB KO	-3	192		0501699019		124314		
4" SQ BLANK COVER	-3	752		0501699075		124377		
4 11/16x 1 1/2" SQ BOX COMB KO	2	247		0501690024		124452		
4 11/16" SQ BLANK COVER	2	8832		0501690083		124473		
6x 6x 4" BOX SCREW CVR PNTD - NEMA	2	A-SE6X6X4		7835104301		1124761		
12x 12x 4" BOX SCREW CVR PNTD - NEMA	3	A-SE12X12X4		7835104309		124770		
18x 18x 4" BOX SCREW CVR PNTD - NEMA	1	A-SE18X18X4		7835104689		126459		
1 5/8x 1 5/8x 12G STRUT GALV	10	B22-10FT-GAL		7810112113		142527		
1/4-20x 1 3/4 WEDGE ANCHOR - 1 1/8" MIN	28	7400		0753520740		139605		
3/8-16x 2 1/4 WEDGE ANCHOR - 1 1/2" MIN	1	7410		0753520741		139608		
#8 TO #10x 7/8 PLAS ANCHOR (3/16)	15	7569		0753520756		139596		
1/4" THREADED ROD - PLTD	23	ATR14X120		7810116901		139671		
3/8" THREADED ROD - PLTD	11	ATR38X120		7810116903		139674		
1/4-20x 1/2 HEX HEAD BOLT - PLTD STL	-6	HCS1412		7810352800				
1/4-20 HEX NUT - PLTD STL	9	N1420		7810351700		139731		
3/8-16 HEX NUT - PLTD STL	7	N3816		7810351701		139734		
#10x 1 P/H SELF-TAP SCREW	15			9800807205		140193		
BEAM CLAMP TO 5/8" FLNG W/ 1/4-20 THR	-0	BC200		7828561930		141321		
HAMMER-ON CLIP TO 1/4" FLANGE W/ 1/4'	8	4TI24		7828561140		141426		
HAMMER-ON CLIP TO 1/4" FLANGE W/ 3/8'	4	6TI24		7828561140		141435		
#8x 1/2 WAFER HEAD SHEET MTL SCREW	-6	SMS8		7828563047		142380		
30A 250/600V DSN SW NON-FUS - NEMA 3	3	DH361URK		7821132055		149076		
60A 250/600V DSN SW NON-FUS - NEMA 1	1	DH362UGK		7821132060		149154		
60A 250/600V DSN SW NON-FUS - NEMA 3	3	DH362URK		7821132060		149157		
600A CT	1							
600A DISCO	1							
14X14X96" WIREWAY	1							
200A DISCO	2							
PNL L3	1							

Site Address:s:

1744 Miner Street
Idaho Springs, CO 80452
Littleton, CO 80120

CCN #

Date:

Project Name:

Project Number:

Page Number:

9 RFI 98 AND GEAR CHANGE

4/15/2026

Idaho Springs Police Station

Idaho Springs Police Station

7

Description	Qty	Catalog Num	Price	Code	Referenc	Supplier Na	Supplier Co
BONDING	1						
HAND DIGGING ALLOWANCE	1						
Totals	2,541						

Description	Qty	rt Code 1	rt Code 2	rt Code 3	rt Code 4
3/4" CONDUIT - EMT	215	1000	0	100	0
2" CONDUIT - EMT	70	1000	0	100	0
3" CONDUIT - EMT	-10	1000	0	100	0
2" ELBOW 90 DEG - EMT	4	1000	0	100	0
3" ELBOW 90 DEG - EMT	10	1000	0	100	0
3/4" CONN SS STL - EMT	-6	1000	0	100	0
2" CONN SS STL - EMT	6	1000	0	100	0
3" CONN SS STL - EMT	10	1000	0	100	0
3/4" COUPLING SS STL - EMT	-8	1000	0	100	0
2" COUPLING SS STL - EMT	12	1000	0	100	0
3" COUPLING SS STL - EMT	8	1000	0	100	0
3/4" CONN COMP STL - EMT	12	1000	0	100	0
3/4" COUPLING COMP STL - EMT	31	1000	0	100	0
3/4" CONN COMP STL INSUL - EMT	8	1000	0	100	0
2" TYPE LB STD CONDUIT BODY - EMT -	4	1000	0	100	0
3" LOCKNUT - STEEL	4	1000	0	100	0
2" BUSHING - PLASTIC	8	1000	0	100	0
3" BUSHING - PLASTIC	12	1000	0	100	0
3/4" 1-H STRAP - EMT - STEEL	15	1000	0	100	0
3" 1-H STRAP - RMC / EMT- STEEL	2	1000	0	100	0
2" SPRING STL CONDUIT CLAMP W/ BOL	8	1000	0	100	0
3" SPRING STL CONDUIT CLAMP W/ BOL	4	1000	0	100	0
1/2 OR 3/4" SNAP CLOSE CLIP - BTM MNT C	20	8000	0	100	0
2" CONDUIT CLAMP - BTM MNT TO 5/8" F	-1	8000	0	100	0
1/2 OR 3/4" CONDUIT+BOX SUPPORT - BTM	-3	8000	0	100	0
3" CONDUIT - PVC40	160	1000	0	100	0
3" ELBOW 90 DEG - PVC40	4	1000	0	100	0
3" COUPLING - PVC	4	1000	0	100	0
3" ADAPTER MALE - PVC	4	1000	0	100	0
PVC CEMENT STANDARD (1-GALLON)	1	1000	0	100	0
#12 THHN BLACK	-406	2000	0	200	0
#10 THHN BLACK	577	2000	0	200	0
# 8 THHN BLACK	58	2000	0	200	0
# 6 THHN BLACK	426	2000	0	200	0
# 4 THHN BLACK	115	2000	0	200	0
#3/0 THHN BLACK	270	2000	0	200	0
#350 THHN BLACK	240	2000	0	200	0
#500 THHN BLACK	150	2000	0	200	0
#600 THHN BLACK	-405	2000	0	200	0
# 6 THHN GREEN	-15	2000	0	320	0
# 3 THHN GREEN	-70	2000	0	320	0
# 1 THHN GREEN	195	2000	0	320	0
#500 THHN BLACK - AL	690	2000	0	200	0
#12/2C CABLE MC - ALUM ARMOR	-230	2000	0	100	0
CONDUIT MEASURING TAPE	200	4000	0	200	0
4x 1 1/2" SQ BOX COMB KO	-3	5000	0	100	0
4" SQ BLANK COVER	-3	5000	0	100	0
4 11/16x 1 1/2" SQ BOX COMB KO	2	5000	0	100	0
4 11/16" SQ BLANK COVER	2	5000	0	100	0
6x 6x 4" BOX SCREW CVR PNTD - NEMA	2	5000	0	100	0

Site Address:s:

1744 Miner Street
Idaho Springs, CO 80452
Littleton, CO 80120

CCN #

Date:

Project Name:

Project Number:

Page Number:

9 RFI 98 AND GEAR CHANGE

4/15/2026

Idaho Springs Police Station

Idaho Springs Police Station

8

Description	Qty	Sort Code 1	Sort Code 2	Sort Code 3	Sort Code 4
12x 12x 4" BOX SCREW CVR PNTD - NEMA	3	5000	0	100	0
18x 18x 4" BOX SCREW CVR PNTD - NEMA	1	5000	0	100	0
1 5/8x 1 5/8x 12G STRUT GALV	10	8000	0	100	0
1/4-20x 1 3/4 WEDGE ANCHOR - 1 1/8" MIN	28	8000	0	100	0
3/8-16x 2 1/4 WEDGE ANCHOR - 1 1/2" MIN	1	8000	0	100	0
#8 TO #10x 7/8 PLAS ANCHOR (3/16)	15	8000	0	100	0
1/4" THREADED ROD - PLTD	23	8000	0	100	0
3/8" THREADED ROD - PLTD	11	8000	0	100	0
1/4-20x 1/2 HEX HEAD BOLT - PLTD STL	-6	8000	0	100	0
1/4-20 HEX NUT - PLTD STL	9	8000	0	100	0
3/8-16 HEX NUT - PLTD STL	7	8000	0	100	0
#10x 1 P/H SELF-TAP SCREW	15	8000	0	100	0
BEAM CLAMP TO 5/8" FLNG W/ 1/4-20 THR	-0	8000	0	100	0
HAMMER-ON CLIP TO 1/4" FLANGE W/ 1/4"	8	8000	0	100	0
HAMMER-ON CLIP TO 1/4" FLANGE W/ 3/8"	4	8000	0	100	0
#8x 1/2 WAFER HEAD SHEET MTL SCREW	-6	8000	0	100	0
30A 250/600V DSN SW NON-FUS - NEMA 3	3	10700	0	300	0
60A 250/600V DSN SW NON-FUS - NEMA 1	1	10700	0	300	0
60A 250/600V DSN SW NON-FUS - NEMA 3	3	10700	0	300	0
600A CT	1	0	0	0	0
600A DISCO	1	0	0	0	0
14X14X96" WIREWAY	1	0	0	0	0
200A DISCO	2	0	0	0	0
PNL L3	1	0	0	0	0
BONDING	1	0	0	0	0
HAND DIGGING ALLOWANCE	1	0	0	0	0
Totals	2,541				

Description	Qty	Sort Code 5	Sort Code 6
3/4" CONDUIT - EMT	215	1000 Conduit & Fittings	<NO CODE>
2" CONDUIT - EMT	70	1000 Conduit & Fittings	<NO CODE>
3" CONDUIT - EMT	-10	1000 Conduit & Fittings	<NO CODE>
2" ELBOW 90 DEG - EMT	4	1000 Conduit & Fittings	<NO CODE>
3" ELBOW 90 DEG - EMT	10	1000 Conduit & Fittings	<NO CODE>
3/4" CONN SS STL - EMT	-6	1000 Conduit & Fittings	<NO CODE>
2" CONN SS STL - EMT	6	1000 Conduit & Fittings	<NO CODE>
3" CONN SS STL - EMT	10	1000 Conduit & Fittings	<NO CODE>
3/4" COUPLING SS STL - EMT	-8	1000 Conduit & Fittings	<NO CODE>
2" COUPLING SS STL - EMT	12	1000 Conduit & Fittings	<NO CODE>
3" COUPLING SS STL - EMT	8	1000 Conduit & Fittings	<NO CODE>
3/4" CONN COMP STL - EMT	12	1000 Conduit & Fittings	<NO CODE>
3/4" COUPLING COMP STL - EMT	31	1000 Conduit & Fittings	<NO CODE>
3/4" CONN COMP STL INSUL - EMT	8	1000 Conduit & Fittings	<NO CODE>
2" TYPE LB STD CONDUIT BODY - EMT -	4	1000 Conduit & Fittings	<NO CODE>
3" LOCKNUT - STEEL	4	1000 Conduit & Fittings	<NO CODE>
2" BUSHING - PLASTIC	8	1000 Conduit & Fittings	<NO CODE>
3" BUSHING - PLASTIC	12	1000 Conduit & Fittings	<NO CODE>
3/4" 1-H STRAP - EMT - STEEL	15	1000 Conduit & Fittings	<NO CODE>
3" 1-H STRAP - RMC / EMT- STEEL	2	1000 Conduit & Fittings	<NO CODE>
2" SPRING STL CONDUIT CLAMP W/ BOL	8	1000 Conduit & Fittings	<NO CODE>
3" SPRING STL CONDUIT CLAMP W/ BOL	4	1000 Conduit & Fittings	<NO CODE>
1/2 OR 3/4" SNAP CLOSE CLIP - BTM MNT C	20	8000 Fasteners & Hangers	<NO CODE>
2" CONDUIT CLAMP - BTM MNT TO 5/8" F	-1	8000 Fasteners & Hangers	<NO CODE>
1/2 OR 3/4" CONDUIT+BOX SUPPORT - BTM	-3	8000 Fasteners & Hangers	<NO CODE>
3" CONDUIT - PVC40	160	1000 Conduit & Fittings	<NO CODE>

Site Address:s:

1744 Miner Street
Idaho Springs, CO 80452
Littleton, CO 80120

CCN #
Date:
Project Name:
Project Number:
Log Number:

9 RFI 98 AND GEAR CHANGE
4/15/2026
Idaho Springs Police Station
Idaho Springs Police Station
9

Description	Qty	Sort Code 5	Sort Code 6
3" ELBOW 90 DEG - PVC40	4	1000 Conduit & Fittings	<NO CODE>
3" COUPLING - PVC	4	1000 Conduit & Fittings	<NO CODE>
3" ADAPTER MALE - PVC	4	1000 Conduit & Fittings	<NO CODE>
PVC CEMENT STANDARD (1-GALLON)	1	1000 Conduit & Fittings	<NO CODE>
#12 THHN BLACK	-406	2000 Wire & Cable	<NO CODE>
#10 THHN BLACK	577	2000 Wire & Cable	<NO CODE>
# 8 THHN BLACK	58	2000 Wire & Cable	<NO CODE>
# 6 THHN BLACK	426	2000 Wire & Cable	<NO CODE>
# 4 THHN BLACK	115	2000 Wire & Cable	<NO CODE>
#3/0 THHN BLACK	270	2000 Wire & Cable	<NO CODE>
#350 THHN BLACK	240	2000 Wire & Cable	<NO CODE>
#500 THHN BLACK	150	2000 Wire & Cable	<NO CODE>
#600 THHN BLACK	-405	2000 Wire & Cable	<NO CODE>
# 6 THHN GREEN	-15	2000 Wire & Cable	<NO CODE>
# 3 THHN GREEN	-70	2000 Wire & Cable	<NO CODE>
# 1 THHN GREEN	195	2000 Wire & Cable	<NO CODE>
#500 THHN BLACK - AL	690	2000 Wire & Cable	<NO CODE>
#12/2C CABLE MC - ALUM ARMOR	-230	2000 Wire & Cable	<NO CODE>
CONDUIT MEASURING TAPE	200	4000 Wire & Cable Accessori	<NO CODE>
4x 1 1/2" SQ BOX COMB KO	-3	5000 Boxes & Cabinets	<NO CODE>
4" SQ BLANK COVER	-3	5000 Boxes & Cabinets	<NO CODE>
4 11/16x 1 1/2" SQ BOX COMB KO	2	5000 Boxes & Cabinets	<NO CODE>
4 11/16" SQ BLANK COVER	2	5000 Boxes & Cabinets	<NO CODE>
6x 6x 4" BOX SCREW CVR PNTD - NEMA	2	5000 Boxes & Cabinets	<NO CODE>
12x 12x 4" BOX SCREW CVR PNTD - NEMA	3	5000 Boxes & Cabinets	<NO CODE>
18x 18x 4" BOX SCREW CVR PNTD - NEMA	1	5000 Boxes & Cabinets	<NO CODE>
1 5/8x 1 5/8x 12G STRUT GALV	10	8000 Fasteners & Hangers	<NO CODE>
1/4-20x 1 3/4 WEDGE ANCHOR - 1 1/8" MIN	28	8000 Fasteners & Hangers	<NO CODE>
3/8-16x 2 1/4 WEDGE ANCHOR - 1 1/2" MIN	1	8000 Fasteners & Hangers	<NO CODE>
#8 TO #10x 7/8 PLAS ANCHOR (3/16)	15	8000 Fasteners & Hangers	<NO CODE>
1/4" THREADED ROD - PLTD	23	8000 Fasteners & Hangers	<NO CODE>
3/8" THREADED ROD - PLTD	11	8000 Fasteners & Hangers	<NO CODE>
1/4-20x 1/2 HEX HEAD BOLT - PLTD STL	-6	8000 Fasteners & Hangers	<NO CODE>
1/4-20 HEX NUT - PLTD STL	9	8000 Fasteners & Hangers	<NO CODE>
3/8-16 HEX NUT - PLTD STL	7	8000 Fasteners & Hangers	<NO CODE>
#10x 1 P/H SELF-TAP SCREW	15	8000 Fasteners & Hangers	<NO CODE>
BEAM CLAMP TO 5/8" FLNG W/ 1/4-20 THR	-0	8000 Fasteners & Hangers	<NO CODE>
HAMMER-ON CLIP TO 1/4" FLANGE W/ 1/4'	8	8000 Fasteners & Hangers	<NO CODE>
HAMMER-ON CLIP TO 1/4" FLANGE W/ 3/8'	4	8000 Fasteners & Hangers	<NO CODE>
#8x 1/2 WAFER HEAD SHEET MTL SCREW	-6	8000 Fasteners & Hangers	<NO CODE>
30A 250/600V DSN SW NON-FUS - NEMA 3	3	10700 Manual Disconnects	<NO CODE>
60A 250/600V DSN SW NON-FUS - NEMA 1	1	10700 Manual Disconnects	<NO CODE>
60A 250/600V DSN SW NON-FUS - NEMA 3	3	10700 Manual Disconnects	<NO CODE>
600A CT	1	<NO CODE>	<NO CODE>
600A DISCO	1	<NO CODE>	<NO CODE>
14X14X96" WIREWAY	1	<NO CODE>	<NO CODE>
200A DISCO	2	<NO CODE>	<NO CODE>
PNL L3	1	<NO CODE>	<NO CODE>
BONDING	1	<NO CODE>	<NO CODE>
HAND DIGGING ALLOWANCE	1	<NO CODE>	<NO CODE>

Totals

2,541

Description	Qty	Sort Code 7	Sort Code 8
3/4" CONDUIT - EMT	215	100 Conduit - Fittings - Boxes - C	<NO CODE>
2" CONDUIT - EMT	70	100 Conduit - Fittings - Boxes - C	<NO CODE>

Site Address:s:

1744 Miner Street
Idaho Springs, CO 80452
Littleton, CO 80120

CCN #

Date:

Project Name:

Project Number:

Page Number:

9 RFI 98 AND GEAR CHANGE

4/15/2026

Idaho Springs Police Station

Idaho Springs Police Station

10

Description	Qty	Sort Code 7	Sort Code 8
3" CONDUIT - EMT	-10	100 Conduit - Fittings - Boxes - C<NO CODE>	
2" ELBOW 90 DEG - EMT	4	100 Conduit - Fittings - Boxes - C<NO CODE>	
3" ELBOW 90 DEG - EMT	10	100 Conduit - Fittings - Boxes - C<NO CODE>	
3/4" CONN SS STL - EMT	-6	100 Conduit - Fittings - Boxes - C<NO CODE>	
2" CONN SS STL - EMT	6	100 Conduit - Fittings - Boxes - C<NO CODE>	
3" CONN SS STL - EMT	10	100 Conduit - Fittings - Boxes - C<NO CODE>	
3/4" COUPLING SS STL - EMT	-8	100 Conduit - Fittings - Boxes - C<NO CODE>	
2" COUPLING SS STL - EMT	12	100 Conduit - Fittings - Boxes - C<NO CODE>	
3" COUPLING SS STL - EMT	8	100 Conduit - Fittings - Boxes - C<NO CODE>	
3/4" CONN COMP STL - EMT	12	100 Conduit - Fittings - Boxes - C<NO CODE>	
3/4" COUPLING COMP STL - EMT	31	100 Conduit - Fittings - Boxes - C<NO CODE>	
3/4" CONN COMP STL INSUL - EMT	8	100 Conduit - Fittings - Boxes - C<NO CODE>	
2" TYPE LB STD CONDUIT BODY - EMT -	4	100 Conduit - Fittings - Boxes - C<NO CODE>	
3" LOCKNUT - STEEL	-4	100 Conduit - Fittings - Boxes - C<NO CODE>	
2" BUSHING - PLASTIC	8	100 Conduit - Fittings - Boxes - C<NO CODE>	
3" BUSHING - PLASTIC	12	100 Conduit - Fittings - Boxes - C<NO CODE>	
3/4" 1-H STRAP - EMT - STEEL	15	100 Conduit - Fittings - Boxes - C<NO CODE>	
3" 1-H STRAP - RMC / EMT- STEEL	2	100 Conduit - Fittings - Boxes - C<NO CODE>	
2" SPRING STL CONDUIT CLAMP W/ BOL	8	100 Conduit - Fittings - Boxes - C<NO CODE>	
3" SPRING STL CONDUIT CLAMP W/ BOL	4	100 Conduit - Fittings - Boxes - C<NO CODE>	
1/2 OR 3/4" SNAP CLOSE CLIP - BTM MNT C	20	100 Conduit - Fittings - Boxes - C<NO CODE>	
2" CONDUIT CLAMP - BTM MNT TO 5/8" F	-1	100 Conduit - Fittings - Boxes - C<NO CODE>	
1/2 OR 3/4" CONDUIT+BOX SUPPORT - BTM	-3	100 Conduit - Fittings - Boxes - C<NO CODE>	
3" CONDUIT - PVC40	160	100 Conduit - Fittings - Boxes - C<NO CODE>	
3" ELBOW 90 DEG - PVC40	4	100 Conduit - Fittings - Boxes - C<NO CODE>	
3" COUPLING - PVC	4	100 Conduit - Fittings - Boxes - C<NO CODE>	
3" ADAPTER MALE - PVC	4	100 Conduit - Fittings - Boxes - C<NO CODE>	
PVC CEMENT STANDARD (1-GALLON)	1	100 Conduit - Fittings - Boxes - C<NO CODE>	
#12 THHN BLACK	-406	200 Wire Pulling <NO CODE>	
#10 THHN BLACK	577	200 Wire Pulling <NO CODE>	
# 8 THHN BLACK	58	200 Wire Pulling <NO CODE>	
# 6 THHN BLACK	426	200 Wire Pulling <NO CODE>	
# 4 THHN BLACK	115	200 Wire Pulling <NO CODE>	
#3/0 THHN BLACK	270	200 Wire Pulling <NO CODE>	
#350 THHN BLACK	240	200 Wire Pulling <NO CODE>	
#500 THHN BLACK	150	200 Wire Pulling <NO CODE>	
#600 THHN BLACK	-405	200 Wire Pulling <NO CODE>	
# 6 THHN GREEN	-15	320 Grounding <NO CODE>	
# 3 THHN GREEN	-70	320 Grounding <NO CODE>	
# 1 THHN GREEN	195	320 Grounding <NO CODE>	
#500 THHN BLACK - AL	690	200 Wire Pulling <NO CODE>	
#12/2C CABLE MC - ALUM ARMOR	-230	100 Conduit - Fittings - Boxes - C<NO CODE>	
CONDUIT MEASURING TAPE	200	200 Wire Pulling <NO CODE>	
4x 1 1/2" SQ BOX COMB KO	-3	100 Conduit - Fittings - Boxes - C<NO CODE>	
4" SQ BLANK COVER	-3	100 Conduit - Fittings - Boxes - C<NO CODE>	
4 11/16x 1 1/2" SQ BOX COMB KO	2	100 Conduit - Fittings - Boxes - C<NO CODE>	
4 11/16" SQ BLANK COVER	2	100 Conduit - Fittings - Boxes - C<NO CODE>	
6x 6x 4" BOX SCREW CVR PNTD - NEMA	2	100 Conduit - Fittings - Boxes - C<NO CODE>	
12x 12x 4" BOX SCREW CVR PNTD - NEMA	3	100 Conduit - Fittings - Boxes - C<NO CODE>	
18x 18x 4" BOX SCREW CVR PNTD - NEMA	1	100 Conduit - Fittings - Boxes - C<NO CODE>	
1 5/8x 1 5/8x 12G STRUT GALV	10	100 Conduit - Fittings - Boxes - C<NO CODE>	
1/4-20x 1 3/4 WEDGE ANCHOR - 1 1/8" MIN	28	100 Conduit - Fittings - Boxes - C<NO CODE>	
3/8-16x 2 1/4 WEDGE ANCHOR - 1 1/2" MIN	1	100 Conduit - Fittings - Boxes - C<NO CODE>	
#8 TO #10x 7/8 PLAS ANCHOR (3/16)	15	100 Conduit - Fittings - Boxes - C<NO CODE>	
1/4" THREADED ROD - PLTD	23	100 Conduit - Fittings - Boxes - C<NO CODE>	
3/8" THREADED ROD - PLTD	11	100 Conduit - Fittings - Boxes - C<NO CODE>	

Site Address:s:

1744 Miner Street
Idaho Springs, CO 80452
Littleton, CO 80120

CCN #
Date:
Project Name:
Project Number:
Page Number:

9 RFI 98 AND GEAR CHANGE
4/15/2026
Idaho Springs Police Station
Idaho Springs Police Station
11

Description	Qty	Sort Code 7	Sort Code 8
1/4-20x 1/2 HEX HEAD BOLT - PLTD STL	-6	100 Conduit - Fittings - Boxes - C <NO CODE>	
1/4-20 HEX NUT - PLTD STL	9	100 Conduit - Fittings - Boxes - C <NO CODE>	
3/8-16 HEX NUT - PLTD STL	7	100 Conduit - Fittings - Boxes - C <NO CODE>	
#10x 1 P/H SELF-TAP SCREW	15	100 Conduit - Fittings - Boxes - C <NO CODE>	
BEAM CLAMP TO 5/8" FLNG W/ 1/4-20 THR	-0	100 Conduit - Fittings - Boxes - C <NO CODE>	
HAMMER-ON CLIP TO 1/4" FLANGE W/ 1/4'	8	100 Conduit - Fittings - Boxes - C <NO CODE>	
HAMMER-ON CLIP TO 1/4" FLANGE W/ 3/8'	4	100 Conduit - Fittings - Boxes - C <NO CODE>	
#8x 1/2 WAFER HEAD SHEET MTL SCREW	-6	100 Conduit - Fittings - Boxes - C <NO CODE>	
30A 250/600V DSN SW NON-FUS - NEMA 3	3	300 Distribution Installation & Ter <NO CODE>	
60A 250/600V DSN SW NON-FUS - NEMA 1	1	300 Distribution Installation & Ter <NO CODE>	
60A 250/600V DSN SW NON-FUS - NEMA 3	3	300 Distribution Installation & Ter <NO CODE>	
600A CT	1	<NO CODE>	<NO CODE>
600A DISCO	1	<NO CODE>	<NO CODE>
14X14X96" WIREWAY	1	<NO CODE>	<NO CODE>
200A DISCO	2	<NO CODE>	<NO CODE>
PNL L3	1	<NO CODE>	<NO CODE>
BONDING	1	<NO CODE>	<NO CODE>
HAND DIGGING ALLOWANCE	1	<NO CODE>	<NO CODE>
Totals	2,541		

Description	Qty	Quick Takeoff (
3/4" CONDUIT - EMT	215	1101
2" CONDUIT - EMT	70	1105
3" CONDUIT - EMT	-10	1107
2" ELBOW 90 DEG - EMT	4	1705
3" ELBOW 90 DEG - EMT	10	1707
3/4" CONN SS STL - EMT	-6	1301
2" CONN SS STL - EMT	6	1305
3" CONN SS STL - EMT	10	1307
3/4" COUPLING SS STL - EMT	-8	1501
2" COUPLING SS STL - EMT	12	1505
3" COUPLING SS STL - EMT	8	1507
3/4" CONN COMP STL - EMT	12	
3/4" COUPLING COMP STL - EMT	31	
3/4" CONN COMP STL INSUL - EMT	8	
2" TYPE LB STD CONDUIT BODY - EMT -	4	1605
3" LOCKNUT - STEEL	4	2607
2" BUSHING - PLASTIC	8	2705
3" BUSHING - PLASTIC	12	2707
3/4" 1-H STRAP - EMT - STEEL	15	1801
3" 1-H STRAP - RMC / EMT- STEEL	2	
2" SPRING STL CONDUIT CLAMP W/ BOL	8	
3" SPRING STL CONDUIT CLAMP W/ BOL	4	
1/2 OR 3/4" SNAP CLOSE CLIP - BTM MNT C	20	
2" CONDUIT CLAMP - BTM MNT TO 5/8" F	-1	
1/2 OR 3/4" CONDUIT+BOX SUPPORT - BTM	-3	
3" CONDUIT - PVC40	160	4007
3" ELBOW 90 DEG - PVC40	4	4507
3" COUPLING - PVC	4	4407
3" ADAPTER MALE - PVC	4	4107
PVC CEMENT STANDARD (1-GALLON)	1	
#12 THHN BLACK	-406	
#10 THHN BLACK	577	3402
# 8 THHN BLACK	58	3403
# 6 THHN BLACK	426	3404

Site Address:s:

1744 Miner Street
Idaho Springs, CO 80452
Littleton, CO 80120

CCN #
Date:
Project Name:
Project Number:
Page Number:

9 RFI 98 AND GEAR CHANGE
4/15/2026
Idaho Springs Police Station
Idaho Springs Police Station
12

Description	Qty Quick Takeoff (
# 4 THHN BLACK	115 3405
#3/0 THHN BLACK	270 3411
#350 THHN BLACK	240
#500 THHN BLACK	150
#600 THHN BLACK	-405
# 6 THHN GREEN	-15
# 3 THHN GREEN	-70
# 1 THHN GREEN	195
#500 THHN BLACK - AL	690
#12/2C CABLE MC - ALUM ARMOR	-230
CONDUIT MEASURING TAPE	200
4x 1 1/2" SQ BOX COMB KO	-3
4" SQ BLANK COVER	-3
4 11/16x 1 1/2" SQ BOX COMB KO	2 3000
4 11/16" SQ BLANK COVER	2
6x 6x 4" BOX SCREW CVR PNTD - NEMA	2
12x 12x 4" BOX SCREW CVR PNTD - NEMA	3
18x 18x 4" BOX SCREW CVR PNTD - NEMA	1
1 5/8x 1 5/8x 12G STRUT GALV	10
1/4-20x 1 3/4 WEDGE ANCHOR - 1 1/8" MIN	28
3/8-16x 2 1/4 WEDGE ANCHOR - 1 1/2" MIN	1
#8 TO #10x 7/8 PLAS ANCHOR (3/16)	15
1/4" THREADED ROD - PLTD	23
3/8" THREADED ROD - PLTD	11
1/4-20x 1/2 HEX HEAD BOLT - PLTD STL	-6
1/4-20 HEX NUT - PLTD STL	9
3/8-16 HEX NUT - PLTD STL	7
#10x 1 P/H SELF-TAP SCREW	15 6402
BEAM CLAMP TO 5/8" FLNG W/ 1/4-20 THR	-0
HAMMER-ON CLIP TO 1/4" FLANGE W/ 1/4"	8
HAMMER-ON CLIP TO 1/4" FLANGE W/ 3/8"	4
#8x 1/2 WAFER HEAD SHEET MTL SCREW	-6
30A 250/600V DSN SW NON-FUS - NEMA 3	3
60A 250/600V DSN SW NON-FUS - NEMA 1	1
60A 250/600V DSN SW NON-FUS - NEMA 3	3
600A CT	1
600A DISCO	1
14X14X96" WIREWAY	1
200A DISCO	2
PNL L3	1
BONDING	1
HAND DIGGING ALLOWANCE	1
Totals	2,541

Summary

General Materials		8,952.11
ADDED GEAR		13,650.00
Total Material		22,602.11
FOREMAN	(164.53 Hrs @ \$95.00)	15,630.35
PM	(4.00 Hrs @ \$125.00)	500.00
EXCAVATOR	(1.00 @ 1.00 @ \$1,500.00 + 0.000 % + 0.000 % + 0.000 %)	1,500.00
TAMPER	(1.00 @ 1.00 @ \$500.00 + 0.000 % + 0.000 % + 0.000 %)	500.00
DELIVERY	(1.00 @ 1.00 @ \$450.00 + 0.000 % + 0.000 % + 0.000 %)	450.00

See below for description of labor adds.

Site Address:s:

1744 Miner Street
Idaho Springs, CO 80452
Littleton, CO 80120

CCN #

Date:

Project Name:

Project Number:

Page Number:

9 RFI 98 AND GEAR CHANGE

4/15/2026

Idaho Springs Police Station

Idaho Springs Police Station

13

Summary (Cont'd)

Subtotal		41,182.46
Markup	(@ 10.000 %)	4,118.25
Subtotal		45,300.71
Final Amount		\$45,300.71

CONTRACTOR CERTIFICATION

Name: _____

Date: _____

Signature: _____

I hereby certify that this quotation is complete and accurate based on the information provided.

Labor Description:

- There is a total credit of 49 hours with the deduction in material outlined above, this include all feeders and branch conduit/wiring for originally specified CU and AH units.
- The total adders equaled a total of 213 hours which comes to a 164 hours of add.
- This is the list of items that increased the labor:
 - 600A CT cabinet
 - 600A disconnect
 - 14x14x96 wireway
 - 200A disconnects
 - Panel L3 and breakers
 - Additional breakers for panel L1
 - Feeders from Xcel's pole to CT cabinet
 - Allowance for hand digging to cross newly installed sanitary lines
 - Feeders to service disconnect and panels (including added panel L3)
 - New branch conduit/wiring and equipment for CU and AH units



April 16, 2026

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

Reference: 1425508 Idaho Springs Police Station

WEO PCI#: EXT0013 Revised Fence Sizing

Dear Andrew Marsh,

We hereby submit our proposal in the amount of \$14,854.00 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 sizing up the gauge and post spacing on for the fence on the south end of the building. The new fence would be 22 ea. 4"x4"x9' 11ga SQ posts. This also includes upgrading the concrete footer to 12"x36" DEEP every 4' on center in lieu of the original 8' on center.

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 # EXT0013

Revised Fence Sizing

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

Company	Description	Estimated Cost
CE Fence Company, LLC	Fencing & Gates	\$13,749
W.E. O'Neil	General Liability Insurance - 1.34%	\$184
W.E. O'Neil	Builders Risk - 0.50%	\$69
W.E. O'Neil	GC Bond - 1.2%	\$165
W.E. O'Neil	Fee - 5%	\$687

Total Cost for this PCI: \$14,854



CE Fence Company

9861 Titan Park Circle
Littleton, CO 80125
720.586.8520

DATE: 02/04/2026

SALES PERSON: Andres Cruz

WORK ORDER #: 25-0158

PO #: 25-0158

Revised

02/04/2026 2:46:36 PM

CHANGE ORDER #: 002.02

(BILLING INFO)

SOLD TO: W.E. O'Neil Construction

JOB NAME: Idaho Springs PD

ADDRESS: 5800 S. Nevada Street
Littleton, CO 80120

CONTACT NAME: Laila Al-Ghareeb

CONTACT NAME: Laila Al-Ghareeb

PHONE #: 303.238.7900

PHONE #: 303.238.7900

CHANGE ORDER:

ORIGINAL CONTRACT AMOUNTS:

Fence and Gates only: \$21,900.00
Automation for 2 Gates only: \$14,000.00
TOTAL CONTRACT AMOUNT = \$35,900.00

CHANGE ORDER DEDUCT for the following:

2.5"SQ posts and footers, Brackets, Labor
TOTAL DEDUCT = <\$5,051.00>

NEW CONTRACT AMOUNT AFTER DEDUCT = **\$30,849.00**

FENCE UPGRADE = \$18,800.00

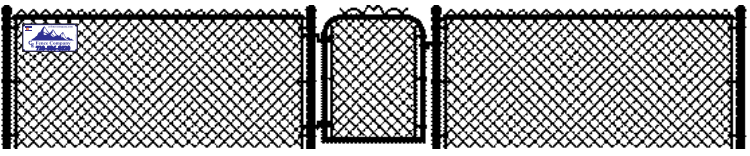
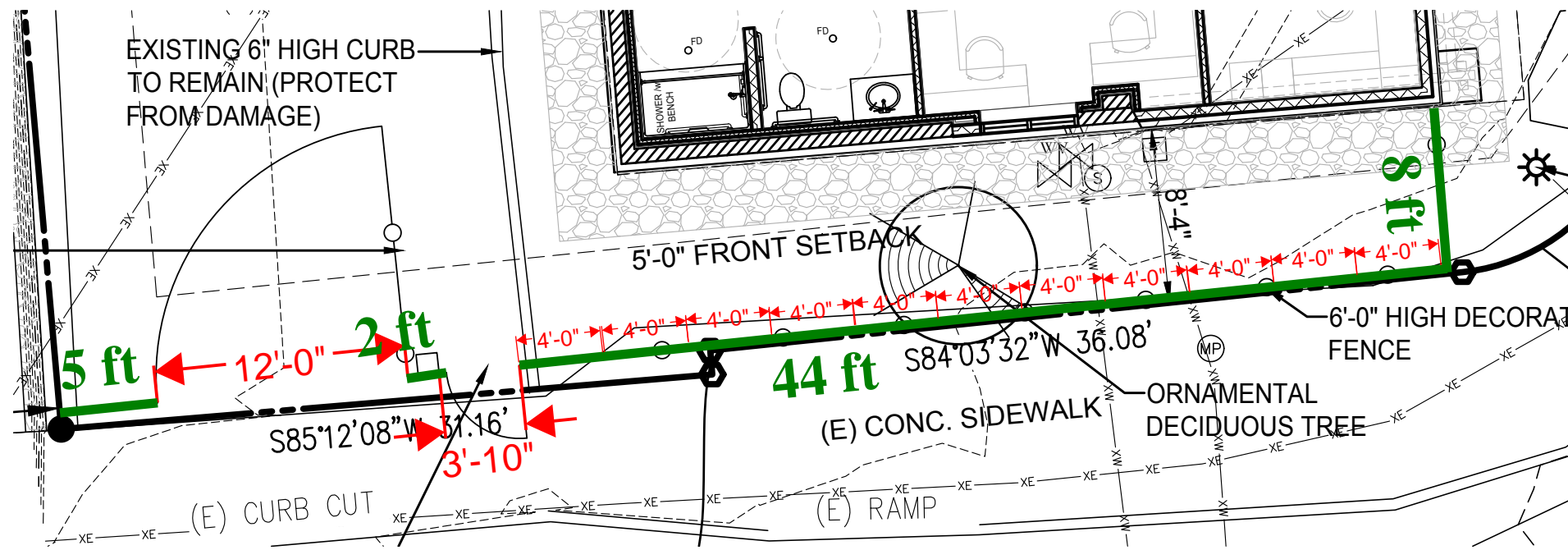
Furnish and Install 22 ea 4"x4"x9' 11ga SQ posts in lieu of the original bid fence posts
2.5"x2.5" SQ , this also includes upgrading the concrete footer to 12"x36" DEEP ever 4' on center in lieu
of the original 8' on center.

New contract amount with change orders = **\$49,649.00**

Change order #02.02 = 1 LS @ \$13,749.00

CUSTOMER APPROVAL SIGNATURE DATE

Andres Cruz 02/04/2026
CE FENCE COMPANY REPRESENTATIVE



LINE OF FENCE

CE FENCE SUBMITTAL #03

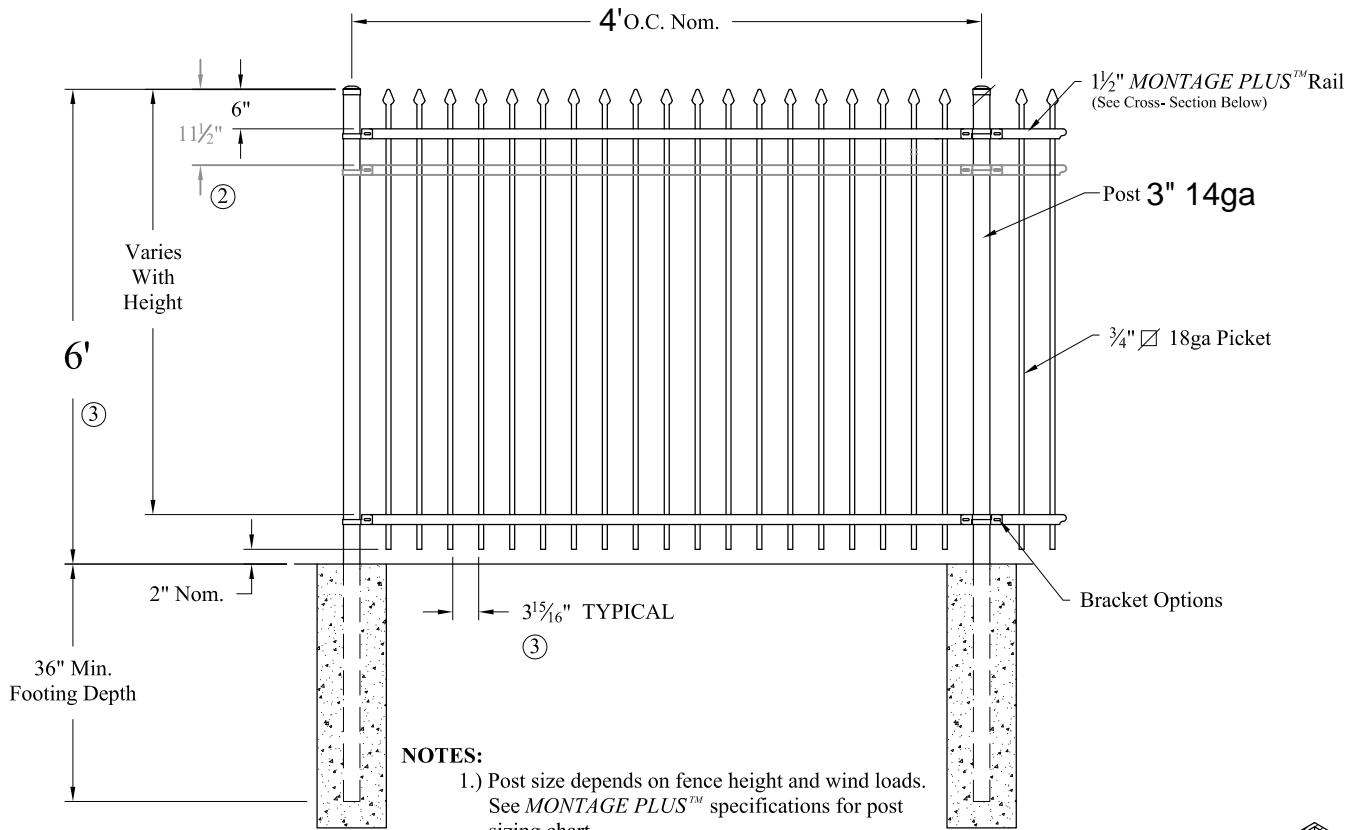
Drawn By: Andres Cruz
File/Project Number: 25-0158

Leave us a Review!

CE Fence Company

"We Fence Colorado"

9861 Titan Park Circle Building A
Littleton CO 80125



NOTES:

- 1.) Post size depends on fence height and wind loads. See *MONTAGE PLUS™* specifications for post sizing chart.
- 2.) Third rail required for *Double Rings*.
- 3.) Available in 3" air space and/or Flush Bottom on most heights.

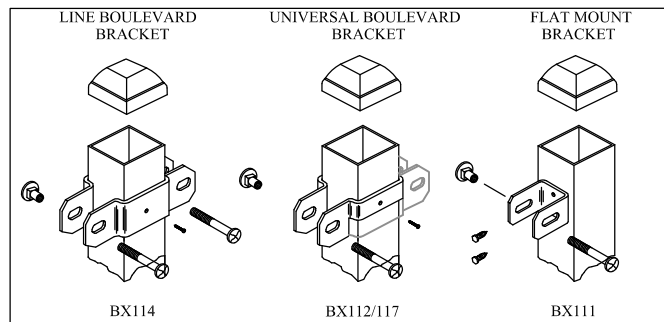
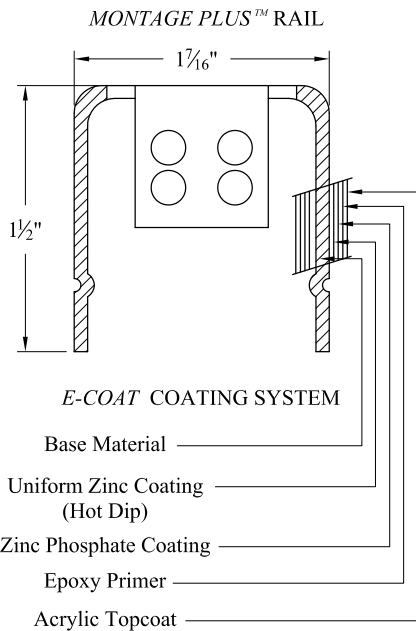
RAKING DIRECTIONAL ARROW

Welded panel can be raked 30" over 8' with arrow pointing down grade.

PROFUSION™ WELDING PROCESS

No exposed welds, Good Neighbor profile - Same appearance on both sides

MONTAGE PLUS™ RAIL
Specially formed high strength architectural shape.



**COMMERCIAL STRENGTH WELDED STEEL PANEL
PRE-ASSEMBLED**

Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

IRCSIO

Title: MONTAGE PLUS CLASSIC 3-RAIL			
DR: CI	SH . 1 of 1	SCALE: DO NOT SCALE	
CK: ME	Date 6/28/10	REV: e	



May 5, 2026

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

Reference: 1425508 Idaho Springs Police Station
WEO PCI#: EXT0014 Re-Finishing Existing Timber

Dear Andrew Marsh,

We hereby submit our proposal in the amount of \$6,267.00 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 re-finishing/re-staining the existing timber in the front of the building.

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 # EXT0014

Re-Finishing Existing Timber

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	AeroBarrier	\$5,800
W.E. O'Neil	General Liability Insurance - 1.34%	\$78
W.E. O'Neil	Builders Risk - 0.50%	\$29
W.E. O'Neil	GC Bond - 1.2%	\$70
W.E. O'Neil	Fee - 5%	\$290

Total Cost for this PCI: \$6,267



Alpine Log & Timber Finishes Co.

20 Conifer Road
Golden, CO 80401

John Schmitz 720.244.3531 john@alpinechinking.com
www.ALPINECHINKING.com

Project Name: Idaho Springs Police Department
Location: 1744 Miner Street
Idaho Springs, CO 80452

Contract No.: 1-2026
Date: April 9, 2026

Client Contact: WE Oneil
Client Address: Michael Matz
5800 S. Nevada St
Littleton, CO 80120

Billing Contact: Same
Billing Address:

Voice: 303.238.7900
402.881.1548
e-mail: mmatz@weoneil.com

Voice:
e-mail:

The following services, related fee, and Standard Terms and Conditions upon acceptance, shall be considered the extent of the agreement.

SCOPE OF SERVICE:

EXTERIOR REFINISHING OF TIMBER STRUCTURE AND NEW TRIM AT FRONT OF BUILDING:

1. The bird spikes will be removed from the top of the timbers.
2. All exposed timbers (*trusses, posts, supports, front of building trim*) below roof will be electric and hand sanded.
3. The sanded timbers will be stained with one of two options of a quality stain. Color to be determined.
4. All staining will be completed by bucket and brush (no spraying). Stain will be back brushed thoroughly for uniformity and proper adhesion.
5. Both stains are oil based for better exterior performance.

CHARGE: **Option 1- 1 coat stain Prolux Cetol SRD (*flat sheen*) \$5,800**
 Option 2- 2 coat stain* Sashco Transformation Log & Timber (*gloss sheen*) \$7,600

*2nd coat applied next day after 1st coat

ASSUMPTIONS:

1. Alpine Log & Timber Finishes to maintain a clean job site and removal of job-related trash. Job site dumpsters to be made available when present.
2. Alpine Log & Timber Finishes will not be held responsible for water leaks into the structure or fogged glass due to power washing.
3. Work to be completed in a timely manner with respect to weather considerations.

BILLING AND PAYMENT TERMS

Made according to the construction draw schedule.

PROPOSAL EXPIRATION DATE: April 24, 2026



TERMS AND CONDITIONS

1. Payment Terms:

The Client understands that services will be billed in full upon job completion and are payable upon receipt.

If the Client has questions about a bill, the Client agrees to discuss them with Alpine Log & Timber Finishes within **7 days** after receiving the bill. Further, the Client agrees that any bill not questioned in said time period shall be deemed correct and acceptable, and therefore payable in full. If the Client fails to pay any bill within thirty (30) days, the Client agrees that Alpine Log & Timber Finishes may assess a finance charge of five percent (5%) per month of the unpaid bill. Without waiving any other rights, Alpine Log & Timber Finishes has the option to treat late payments as a constructive notice from the Client to suspend services until payments are made current. Should a delinquent account remain unpaid thirty (30) days after the initial billing, the Client shall pay all Alpine Log & Timber Finishes' costs of collection, including without limitation, county filing fees and / or reasonable attorney's fees and costs. Payment for services rendered shall be due regardless of any subsequent suspension or termination of the Agreement by either party. Alpine Log & Timber Finishes shall not be held liable for any damages which may occur or for delays to the Project for such suspension of services.

2. Termination of Agreement:

This Agreement may be terminated by either party upon 30 days advance written notice of the termination date. In such event, the Client shall pay Alpine Log & Timber Finishes compensation for professional services and reimbursable expenses up to and including said termination date, plus all expenses directly attributable to termination for which Alpine Log & Timber Finishes is not otherwise compensated, in accordance with this Agreement.

3. Insurance:

Alpine Log & Timber Finishes shall maintain General Liability and Worker's Compensation Insurance sufficient to cover industry standard liabilities that may arise from the work to be performed pursuant to this agreement. Certificate of Additional Insured will be issued.

4. Limitation of Liability:

In recognition of the relative risks, rewards and benefits of the project to both the Client and Alpine Log & Timber Finishes, the risks have been allocated so that, to the fullest extent permitted by law, the Client agrees to limit Alpine Log & Timber Finishes' liability to the Client and to all Contractors and Subcontractors on the Project due to actual or alleged negligent acts, breach of contract, errors or omissions, injuries, claims, losses, expenses, and damages for potential liability claims including but not limited to claims for the insured's (and other parties identified herein) strict liability, and breach of an express or implied warranty, such that the total aggregate liability of Alpine Log & Timber Finishes, Alpine Log & Timber Finishes' officers, directors, partners, employees, agents and consultants to all those named shall not exceed the amount paid by the Client to Alpine Log & Timber Finishes for services. The Client shall include provisions in the Client - General Contractor Agreement requiring that the contractor defend, indemnify and hold harmless Alpine Log & Timber Finishes and Alpine Log & Timber Finishes' subconsultants for claims by the contractor's employees. The contractor shall also procure contractual liability coverage sufficient to cover the defense and indemnity obligations being assumed and provide evidence of this coverage to all indemnified parties.

5. Exposure to Asbestos or Other Toxic Substances:

The Client will have the duty to inform Alpine Log & Timber Finishes of the presence, or suspected presence, of asbestos, mold or any other toxic or harmful substance associated with the work at such time as the Client becomes aware of any such actual or suspected presence. Alpine Log & Timber Finishes shall have no responsibility for the discovery, presence, handling, removal or disposal of or exposure of persons to hazardous materials or toxic substances in any form at the Project Site. If asbestos, mold, and other toxic substance, or risks of exposure thereto is discovered by Alpine Log & Timber Finishes during work on the Project, Alpine Log & Timber Finishes shall, at its sole discretion and without liability for direct,



Alpine Log & Timber Finishes Co.

20 Conifer Road
Golden, CO 80401

John Schmitz 720.244.3531 john@alpinechinking.com
www.ALPINECHINKING.com

consequential or any other damages, have the right to suspend work on the Project until the Client retains appropriate consultants or contractors to identify and abate or remove the hazardous materials and warrants that the jobsite is in full compliance with all applicable laws and regulations. The Client shall have the duty to promptly retain a qualified expert to safely remove, encapsulate or satisfy any and all regulatory agency's requirements for the resolution of such asbestos or other toxic substance.

6. Additional Services:

Additional services not expressly included in the basic services set forth in this Agreement shall be compensated on a time and materials basis, using the hourly rates set forth in. Additional services shall be provided only if authorized by the Client.

7. Governing Law:

The laws of the State of Colorado shall govern the validity of this Agreement, its interpretation and performance.

8. Delay:

The Client agrees that Alpine Log & Timber Finishes is not responsible for damages arising directly or indirectly from any delays for causes beyond Alpine Log & Timber Finishes' Control. For purposes of this Agreement, such causes include but are not limited to; severe weather disruptions or other natural disasters; fires, riots, wars, armed conflicts, or other emergencies or acts of God; failure of any government agency to act in a timely manner; failure of performances by the Client or the Client's contractors, subcontractors, or consultants; or discovery of any hazardous substances or differing site conditions.

In addition, if the delays resulting from any such causes increase the cost or time required by Alpine Log & Timber Finishes to perform its services in an orderly and efficient manner, Alpine Log & Timber Finishes shall be entitled to an equitable adjustment of schedule and compensation.

9. Address for Payments:

20 Conifer Road Golden, CO 80401

10. Publicity:

Alpine Log & Timber Finishes shall be permitted to place its site sign at the construction site upon permission. Alpine Log & Timber Finishes shall have the right to include photographs of the Project among Alpine Log & Timber Finishes' promotional and professional materials. However, Alpine Log & Timber Finishes' materials shall not include the Client's confidential or proprietary information.

APPROVED BY:

Alpine Log & Timber Finishes

Signature:

Typed Name and Title: John Schmitz, President

Date: April 9, 2026

CLIENT

Signature:

Typed Name & Title:

Date:

Prepared By: JDS



Alpine Log & Timber Finishes Co.

20 Conifer Road
Golden, CO 80401

John Schmitz 720.244.3531 john@alpinechinking.com
www.ALPINECHINKING.com



April 30, 2026

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

Reference: 1425508 Idaho Springs Police Station

WEO PCI#: EXT0015 Additional Building Sign

Dear Andrew Marsh,

We hereby submit our proposal in the amount of \$6,596.00 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 adding an additional building sign to the East side of the building near the main entrance.

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 # EXT0015

Additional Building Sign

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
Boyd Sign Systems LLC	Signage	\$6,105
W.E. O'Neil	General Liability Insurance - 1.34%	\$82
W.E. O'Neil	Builders Risk - 0.50%	\$31
W.E. O'Neil	GC Bond - 1.2%	\$73
W.E. O'Neil	Fee - 5%	\$305

Total Cost for this PCI: \$6,596



BSS Job# 253184 .
Change Order # 1

Sign Location	Ship to	Sold to
Idaho Springs Police Station Brian Taggart 1744 Miner St. Idaho Springs, CO 80452 btaggart@weoneil.com 303-810-1716	Idaho Springs Police Station Brian Taggart 1744 Miner St. Idaho Springs, CO 80452 btaggart@weoneil.com 303-810-1716 phone -- fax	W.E. O'Neill Kevin Mullooney 229 Vallejo Street Denver, CO 80223 kmullooney@weoneil.com ph: 303-238-7900 x409 fax:
Billing: W.E. O'Neill, 229 Vallejo Street, Denver, CO 80223		

Boyd Sign Systems' Contacts

Sales Rep: Jay Hartzler (Office) 303-761-5741 jay@boydsignsystems.com
 Project Manager: John Dear (Office) 303-761-5741 jdear@boydsignsystems.com

Change Order Overview Request to fabricate 3rd aluminum cut out letter signage with added installation.

Item	Sign Type	Description	Qty	Unit Price	Total
1	C4	FCO Copy- 1/4" aluminum FCO Copy ('Idaho Springs Police Department'); stud-mounted, painted 1 color	1	2,450.00	2,450.00

Subtotal	2,450.00
Shipping & Crating	0.00
Other Services	417.00
Client Responsible for -	0.000%
Sales Tax	0.00
Installation	3,238.00
Grand Total	6,105.00

Sign Permits only. Does not include CSP, engineering, road closures.

The Original Contract Sum was	11,443.00
Previous Change Orders	-
Amount of this change Order	6,105.00
The new Contract Sum including this Change Order will be	<u>17,548.00</u>

This Change Order becomes part of and in conformance with the existing proposal. This document must be signed and returned to Boyd Sign Systems. Lack of execution of this document can cause production and/or completion delays. Your signature indicates agreement with this change order. All work to be performed under same terms and conditions as specified in original proposal unless otherwise stipulated.

Customer Approval:

Customer Signature: _____ Date: _____

Print Name: _____ Title: _____

Boyd Sign Systems LLC

SIG

Date: 4/9/2026

Jay Hartzler



May 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#: EXT0016 ASI #3 - Parking Lot Re-Design

Dear Andrew Marsh,

We hereby submit our proposal in the amount of \$55,618.00 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 updated parking-lot design included in the release of ASI#3. Please see below for break down of each scope.

Asphalt:

- 5,650 of new standard duty 5.5" asphalt paving.

Concrete:

- added concrete paving at entry to parking lot.
- concrete for 5 additional bollards.
- added curb and gutter.

Steel:

- 5 added bollards.

Sitework:

- Demo of existing asphalt parking lot.
- Demo of concrete paving and curbs at parking lot entrance.
- Demo of existing trash enclosure (including full depth footings)
- Minor over lot cut to fill grading using onsite soils.
- Finish grading for new asphalt, curb/gutter and sidewalks.

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 # EXT0016
ASI #3 - Parking Lot Re-Design

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	Credit for original 50%CD Asphalt Patch Back	-\$5,203
W.E. O'Neil	Site Concrete credit (allowance of concrete repairs)	-\$2,500
W.E. O'Neil	Credit of Asphalt Patch back updated in ASI #1 - 100% CDs	-\$5,203
W.E. O'Neil	Costs associated with re-paving the entire parking lot area with full depth standard duty asphalt at 5.5" in thickness.	\$32,575
Gakco Corporation	Earthwork costs associated with removing the entirety of the existing asphalt and regrading for new asphalt and additional curb & gutter.	\$19,445
Baker Concrete Solutions, L	Cast In Place Concrete	\$9,990
Mile High Metal Works, Inc.	Cost associated with supplying 5 additional bollards.	\$2,375
W.E. O'Neil	General Liability Insurance - 1.34%	\$690
W.E. O'Neil	Builders Risk - 0.50%	\$257
W.E. O'Neil	GC Bond - 1.2%	\$618
W.E. O'Neil	Fee - 5%	\$2,574

Total Cost for this PCI: \$55,618



Colorado Pavement Solutions	Quote #	25244
11327 Cottontail Lane	Date:	4/20/2026
Parker, CO 80138	Customer:	WE O'Neil
Brian Lowe	Contact:	Brian Taggart
brian@copavementsolutions.com	Phone:	303-810-1716
Mobile: 307-331-6120	Email:	btaggart@weoneil.com
	Project:	Idaho Springs Police Station
Customer PO#	Addenda:	
www.copavementsolutions.com	Location:	1744 Miner St. Idaho Springs

Colorado Pavement Solutions, LLC. hereby offers to furnish the materials and labor required to perform the specified work for Customer upon the terms and conditions set forth herein. Upon acceptance by Customer, this offer shall become the Contract for the work set forth herein upon the terms and conditions set forth herein. The Contract price for the work shall be the sum of the items set forth herein. The price of measured items is approximate and subject to accurate measurement upon completion of the work. Prices are valid for 15 days from the bid date of the proposal.

Item #	Scope of Work	Quantity	Units	Unit Price	Total Price
1	MOBILIZATION - INCLUDES: * 1 Each Paving Crew	1	EA	\$1,500.00	\$1,500.00
2	STANDARD DUTY ASPHALT PAVING - INCLUDES: * Install 5.5" PG 64-22 (20% RAP) asphalt mix.	5,650	SF	\$5.50	\$31,075.00
TOTAL:					\$32,575.00

ALT Item #	ALT - Scope of Work	Quantity	Units	Unit Price	Total Price
1A	MOBILIZATION - INCLUDES: * 1 Each Grading Crew * 1 Each Paving Crew	2	EA	\$1,500.00	\$3,000.00
2A	STANDARD DUTY AGGREGATE BASE COURSE - INCLUDES: * Install 6" Aggregate Base Course	5,650	SF	\$1.40	\$7,910.00
3A	STANDARD DUTY ASPHALT PAVING - INCLUDES: * Install 4" PG 64-22 (20% RAP) asphalt mix.	5,650	SF	\$4.10	\$23,165.00
ALT TOTAL:					\$34,075.00

ADD ALT - Item #	ADD ALTERNATE: Scope of Work	Quantity	Units	Unit Price	Total Price
1AA	GRADING ASPHALT PAVING AREAS - INCLUDES: * Fine grade & compact subgrade: +/- 0.10' (No excavation, scarifying, import or export of material to reach subgrade elevation included.)	5,650	SF	\$0.80	\$4,520.00

Terms and Conditions:

*	No virgin, polymer or SMA asphalt included.
*	Bid pricing does not include: testing, permits or fees, traffic control, flagging, sterilant, fog or slurry seal, prime coat, survey/staking, utility adjustments, engineering, sweeping, signage, erosion control, or bond.
*	Materials and workmanship carry a 1 year warranty from completion date, which includes spalling/raveling and collapsing if subgrade preparation was performed. No warranty on asphalt cracking or damage from vegetation. No warranty on drainage where slope is less than 2% grade. Colorado Pavement Solutions cannot guarantee complete drainage in areas with less than 2% grade. Colorado Pavement Solutions is not responsible for ponding or bird baths in areas with less than 2% grade. Customer recognizes that achieving 2% grade with the contracted scope may be impossible due to preexisting slope dynamics resulting from original construction of the parking lot.
*	Customer is responsible for removal of all vehicles from the work zone prior to crew arrival on the scheduled days of work. The Customer is responsible for all towing fees and logistics. Crew wait time may be charged as an additional expense.
*	Sprinklers must be turned off for 24 hours before and after work is performed.

*	Ground & Air temperatures to be 40 degrees & rising for bottom lifts, and 50 degrees and rising for top lifts for a minimum of a 5 hour period to perform any asphalt installation that would uphold any warranty. No warranty for work performed on frozen subgrades. No warranty for work performed January 1 through April 30.
*	Above prices do not include work performed on Saturday, Sunday or holidays unless otherwise noted. Prices do not include any night work.
*	Quoted prices include 1 (one) mobilization per crew. Additional mobilizations will be invoiced per each @ \$2,000 for paving crew, \$2000 for grading crew, \$1,500 for patching crew, \$1,500 for concrete crew, and/or \$1,000 for sealing/crack seal crew.
*	Road base will be charged \$65.00 per ton if required to replace unstable sub-grade.
*	If CPS needs to pursue collection efforts CPS will be entitled to all attorney fees, court costs and other collection expenses.
*	Total scope of work must be verified between customer and Colorado Pavement Solutions prior to commencing work.
*	Customer agrees to not use deicer products, salt, mag chloride on new concrete for the first winter after installation to avoid spalling

Payment Terms:
 Invoices for payment for work done shall be issued at least monthly in accordance with the payment terms set forth herein. Payments shall be due when the invoice is rendered and shall be considered delinquent 30 days from the date of the invoice. Interest shall accrue and be payable on delinquent accounts at the rate of one and one half percent (1.5%) per month (annual percentage rate - eighteen percent (18%)).

<p>Accepted: The above prices, specification, terms and conditions are satisfactory and are hereby accepted. Buyer: _____ Signature: _____ Date of Acceptance: _____</p>	<p>Confirmed: Colorado Pavement Solutions, LLC Signature: _____ Estimator: _____ Date: _____</p>
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PROJECT: Idaho Springs Police Dept. Addition

www.gakcocorp.com

BID DATE: 5/13/2025

REVISED: 4/23/26

ESTIMATING CONTACT: George Karn phone 303.877.1991 email; george@@Gakcocorp.com

PROVIDED BID DOCUMENTS:

Architectural Plans: 6/5/25

Civil Plans: 3/20/26

Structural Plans: 6/5/25

Landscape Plans: N/A

Geotechnical Report: Kumar & Associates, 4/10/24, #24-1-222

Other:

ADDENDUMS NOTED: Updated Parking Lot Plans 3/20/26

Terms of this proposal must be included in the Contract Documents as an Exhibit to the Sub-Contract Agreement as a condition of acceptance. Bid Fee is inseparable from listed scopes, inclusions and exclusions. Bid Assumes an adequate metered water supply is furnished. Price may be renegotiated after 30-Days.

TOTAL COR FOR PARKING LOT

\$19,445.00

ALTERNATE #1 - NOT TO EXCEED \$5,000.00 TO RELOCATE EXISTING BOULDERS FOR LANDSCAPING AREAS

INCLUDES:

DEMOLISH EXISTING ASPHALT ASPHALT PARKING LOT PER DEMO PLAN C-110 - EXPORT FROM SITE

DEMOLISH EXISTING CONCRETE PAVING AND CURBS PER DEMO PLANS C-110 - EXPORT FROM SITE

DEMOLISH 1 EXISTING TRASH ENCLOSURE PER DEMO PLAN C-110 - EXPORT FROM SITE

MINOR OVERLOT CUT TO FILL GRADING USING ON SITE SOILS

PROVIDE GRADING FOR NEW ADDED CURB AND GUTTER

FINISH GRADING FOR ASPHALT PAVING TO + OR - .1 OF A FOOT

FINISH GRADING FOR CONCRETE FLATWORK AND PAVING TO + OR - .1 OF A FOOT

FINISH SITE GRADING TO + OR - .2 OF A FOOT

MOBILIZATION TO COMPLETE SCOPE OF WORK

EXCLUSIONS:

ALL BASE BID EXCLUSIONS STILL APPLY
BID PRICING ASSUMES NO RETENTION ON DEMOLITION
BID PRICING ASSUMES NO RETENTION ON TRUCKING
BID DOES NOT INCLUDE PLACING AGG BASE UNDER ASPHALT OR CONCRETE PAVING
RESTRICTION OF ACCESS PREVENTING US FROM WORKING EFFICIENTLY
SURVEY AND LAYOUT
PERMITS,TAXES AND FEES
DISPOSAL OF ANY ASPHALT W/ FABRIC OR GRID UNLESS INCLUDED ABOVE
MUD, FROST AND SNOW REMOVAL
ROCK EXCAVATION
MUCK EXCAVATION
INSTALL, MAINTAIN, OR REMOVE ANY EROSION CONTROL ITEM UNLESS INCLUDED ABOVE
ANY MAINTENANCE OF EROSION CONTROL MEASURES, INCLUDES ONE TIME INSTALL
REMOVAL OR EXPORT OF BURIED DEBRIS
REMOVAL OF TREES UNLESS NOTED ABOVE
ANY OVEREXCAVATION OF EXISTING SOILS
IMPORT STRUCTURAL FILL FOR ANY USE
SHORING AND BRACING EXCAVATIONS
TRAFFIC CONTROL OR BARRICADES
REGRADEING OF AREAS NOT DISTURBED BY GAKCO
REMOVAL OR EXPORT OF HAZARDOUS MATERIALS
CUTTING, CAPPING, RELOCATING EXISTING UTILITY LINES
ASPHALT DEMO IN STREETS FOR UTILITY WORK, BY UTILITY CONTRACTOR
ANY SAWCUTTING OF ASPHALT OR CONCRETE
ANY AND ALL DEWATERING
ANY DEMOLITION OF REINFORCED CONCRETE UNLESS SPECIFICALLY INCLUDED
EXPORT OR HANDLING OF UTILITY SPOILS, PLUMBING SPOILS, ELECTRICIAN SPOILS, ETC.
ANY SOFT SPOTS IN SUBGRADES, TO BE REPAIRED ON A T&M BASIS
ANY SOIL STABILIZATION, FLYASH, CONCRETE, ETC.
ANY SEEDING OR MULCHING, EROSION CONTROL BLANKETS
SCARIFY AND RECOMPACT PRIOR TO ASPHALT OR CONCRETE PAVING
ANY INSTALLATION OF ANY VAPOR BARRIER
INSTALLATION OF GRAVEL UNDER BUILDING SLAB
CONSTRUCTION WATER
STRUCTURAL DEMOLITION ON ANY KIND
ANY ITEM NOT LISTED IN THE INCLUSIONS IS AUTOMATICALLY EXCLUDED
PROOF ROLLING OF SUBGRADE PRIOR TO CONCRETE PAVING
HAND COMPACTING WITHIN CLOSE PROXIMITY OF BUILDING

BAKER CONCRETE SOLUTIONS
 5660 Iris Pkwy
 Frederick, CO 80504
 720-491-3427



CHANGE ORDER REQUEST

Project Name : Idaho Springs Police Station
 Project Address : 1744 Miner St, Idaho Springs CO

DATE : 5/1/2026
 COR # 5

Company Name : WE O'Neil
 ATTN : Brian Taggart
 Email Address : btaggart@weoneil.com
 SWD :

Initiating Document : GC Directive
 Schedule Impact : 0 Days
 BCS Project # 25-5062
 BCS Cost Code # 03-200

Description: Parking Lot Re-Design

LABOR

	LABOR DESCRIPTION	QTY	UNIT	RATE	TOTAL
1	6 Guys 10 Hours	60	HR	\$ 58.45	\$ 3,507.00
2					
3					\$ -
4					\$ -
5					\$ -
6					\$ -
7					
Labor Total					\$ 3,507.00

MATERIALS

	Material Description	QTY	UNIT	PRICE	TOTAL
1	Concrete	20	CY	\$ 234.00	\$ 4,680.00
2					
3					
4					
5					
6					
7					
Materials Total					\$ 4,680.00

Other Expenses Total

	Description	QTY	UNIT	PRICE	TOTAL
1	Formwork	1	LS	\$ 500.00	\$ 500.00
2					\$ -
3					
4					
5					
6					
TOTAL					
Other Expenses Total					\$ 500.00

OVERHEAD AND PROFIT 15%

Over Head/Profit Total \$ 1,303.05

GRAND TOTAL \$ 9,990.05

Approved by : _____ Baker Concrete Solutions : Johnatan Rodriguez

Date: _____ Date : 5/1/2026

Notwithstanding any provision to the contrary, by signing this Change Request, Owner represents and agrees that: (1) Owner approves the pricing set forth herein; (2) this Change Request shall automatically become part of the Contract Documents; (3) Baker and/or its subcontractors and/or suppliers are directed to proceed with the changed and/or extra work defined herein and the the supporting documentation; (4) Owner is obligated to pay for such work in accordance with the Contract Documents; and (5) Contractor is not responsible for any design errors or omissions resulting from such change.



MHMW CO#07 - ASI #03 Changes

W.E. O'Neil - ATTN: Kevin Mallowney
 Idaho Springs Police Station
 Idaho Springs, CO
 April 21, 2026
 MHMW CO#07 - ASI #03 Changes

revision dates: 4/27/2026

MHMW CO#07 - ASI #03 Changes, Metal Items Included in Quote:

ASI #03: Additional Bollards shown on sheet C120 and per GC's marked up notes, Drop Ship (Installed by others), Powder Coated Finish, Total **\$7,603.56**

MHMW CO#07 - ASI #03 Changes, Total \$7,603.56

ASI #03: Additional Bollards shown on sheet C120 and per GC's marked up notes, Drop Ship (Installed by others), Powder Coated Finish	Sub-Totals	
ASI #03 - sheet C120 - 6"Ø Steel Pipe Bollards (drop ship) 16pc(s)	\$6,758.72	
RFI #102 -quantity per RFI directions 6"Ø Steel Pipe Bollards (drop ship) 2pc(s)	\$844.84	
ASI #03: Additional Bollards shown on sheet C120 and per GC's marked up notes, Drop Ship (Installed by others), Powder Coated Finish, Total	\$7,603.56	\$7,603.56
End		
Base Bid Idaho Springs Police Station, Total		\$7,603.56

1. Applicable taxes are included in above prices.
2. Terms are 50% prior to job start with balance due upon delivery and/or installation, unless under contract or otherwise specified.
3. Erection or installation not included unless specifically stated herein.
4. This proposal shall automatically expire if not accepted in writing within 10 days after the date hereof.
5. This proposal must be signed by purchaser and returned with any purchase order.
6. The above proposal shall not become effective until accepted and approved by any officer of Mile High Metal Works, Inc.
7. Retention, if required, held on 10% of the total labor cost only.
8. If paying by Credit card MHMW will charge a 3.5% fee for all transactions.

**Bollards at \$475 per bollard.
 Per direction we are only including
 5 additional bollards.
 Total: \$2,375**



Mile High Metal Works

Change Order by: Chris Jakovic
 303.485.8283 office / 303.485.8206 fax

[Visit Our Website at www.MHMW.com](http://www.MHMW.com)

Accepted by: _____ Title: _____

Date: _____ Purchase Order No.: _____

**IDAHO SPRINGS CITY COUNCIL
REGULAR MEETING
April 27, 2026**

The City Council of the City of Idaho Springs held a work session, regular meeting and executive session on April 27th, 2026, in the city council chambers. Mayor Chuck Harmon called the regular meeting to order at 7:21 p.m.

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

The Pledge of Allegiance was recited by all present.

AGENDA APPROVAL

Mayor Harmon advised council that there were two agenda amendments necessary:

1. Correct the typo under section 15a. as the title reads as Ordinance #6, Series 2006 and should be 2026.
2. Add action item under section 13 Resolutions – Motion to approve Resolution #9, Series 2026 A Resolution adopting phase one (1) water use restrictions and guidelines.

Mayor Harmon moved to approve the agenda as amended, Mayor Pro Tem Jeremy Jones seconded. Second followed by an all in favor voice vote.

CONFLICT OF INTEREST

APPROVAL OF MINUTES

Councilmember Bassist moved to approve the minutes of April 13th, 2026, Councilmember Manifold seconded. Second followed an all in favor voice vote.

APPROVAL OF BILLS

Mayor Pro Tem Jeremy Jones moved to approve the bills through April 27th, 2026. Councilmember Collier seconded, second followed by an all in favor roll call vote.

PUBLIC COMMENT – SCHEDULED

UNSCHEDULED PUBLIC COMMENT

Bonnie Reimer 222 10th Avenue Idaho Springs, CO – Mrs. Reimer advised council that 2 weeks ago while she was away on vacation in Florida her sister advised her that someone looking like a city p[public works employee was at her door letting her know they were attempting to replace the curbs and gutters on the west side of 10th avenue7e. Mrs. Reimer advised that she lives on the east side of 10th Avenue, she has a new car parked at the house, her granddaughter had her car parked there while she was attending school in Denver, and there was another car that was there that had a flat tire. Mrs. Reimer stated that public works advised her that they were going to tow the cars as they needed to do the curb and gutters. Mrs. Reimer advised that she did not want to have her vehicles towed and that expense, and she was told that her side of 10th Avenue was not getting curbs and gutters. Mrs. Reimer states that she now has curbs and gutters, she has lived there for 40 years without. Mrs. Reimer stated that there are a lot of issues with these new curbs and gutters, she has issues moving the vehicles, there is a 2-foot hole in front of her gate and the gate will not close or line up correctly. Mrs. Reimer stated that she had no advance notice of this being done at her home, and there should be curtesy notice of this type of activity.

LIQUOR LICENSING AUTHORITY

Public Hearing for an application for a New Hotel and Restaurant Liquor License for The Miners Den, LLC, dba The Miners Den located at 1743 Miner Street, Idaho Springs.

Mayor Harmon opened the public hearing at 7:31 pm.

STAFF- Deputy City Clerk Wonder Matell went over her staff report with the authority. Ms. Martell advised council that the notice of this hearing was published in the Clear Creek Courant on April 16th, 2026 (Exhibit A) and was posted on the premises on April 9th, 2026. This property is zoned HD (Historic District) which permits the sale of alcohol beverages. Ms. Martell advised the authority that a successful petition was submitted to the city containing 55 resident signatures. Of those 43 signed in favor, 0 signed against and 12 signatures were excluded as the signers reside outside the city limits of Idaho Springs. Deputy City Clerk Martell also advised the Authority that the Police Department cleared the applicants on this submittal, and they are of character to hold a liquor license, there were no issues.

APPLICANT - Carla Boucher 406 Soda Creek Road – Ms. Boucher advised the authority that she wanted to keep this location local, the Old Jiggies Café, clean fun and get to enjoy the creek

Kenny Corberl 1625 Miner Street – Mr. **Corberl** advised the authority that he really enjoys this town, and he apologized for getting loud as he does when he talks. Mr. Coberl stated he and Carla decided that a good use for this location was a bar and this was a great location and it was available. Mr. Coberl stated that he has been going thru the proper channels to get all the correct permissions. Mr. Coberl advised the authority that he feels this business will be good for the city and provide outside seating and seating to enjoy cigars.

Councilmember Manifold asked the applicants if they were keeping the residential apartment on the lower level of the property. Mr. Coberl advised that he is moving into that apartment so he will be the tenant.

Mayor Harmon closed the public hearing at 7:38 pm.

MOTION -

Mayor Chuck Harmon moved to approve the application for a New Hotel & Restaurant Liquor License for The Miners Den LLC, dba The Miners Den located at 1743 Miner Street, Idaho Springs CO. Councilmember Manifold seconded, second followed by an all in favor roll call vote (Mayor Pro Tem was not in attendance during this hearing and he did not participate in this vote). Motion carries.

FINANCE OFFICER

Finance Officer Lorraine Trotter attended the meeting via ZOOM and went over the March 2026 Financial Statements with Council. Councilmember Manifold asked Mrs. Trotter if the money that is in the lo9ttory fund could be used for the park project at CRC Park. City Administrator Andrew Marsh stated yes that it was planned for another park, but could be used for CRTC park. Councilmember Manifold asked what park it was allocated for and Mr. Marsh advised Shelly Quinn, but it could be reallocated for CRC park.

RESOLUTIONS

Councilmember Collier moved to approve Resolution #9, Series 2026 a Resolution adopting Phase One (1) Water Use restrictions and Guidelines effective May 1st, 2026. Councilmember Manifold seconded, second followed by an all in favor roll call vote.

ORDINANCE FIRST READING

ORDINANCNE SECOND READING

Public Hearing: Ordinance #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 and the 2023 editions of the Colorado Model Electrical Ready and So9lar Ready Code and National Electrical Code; Adopting amendments thereto; repealing all ordinances in conflict therewith; stating the penalties for violating the same; and making confirming amendments to Chapters 18 and 19 of the Idaho Springs Municipal Code.

Mayor Harmon opened the public hearing at 8:04 pm

Staff: Assistant City Administrator Guy Patterson advised council that Safebuilt was on the zoom if they had any specific questions about adopting these codes. There were no questions for staff.

Mayor Harmon Closed the public hearing at 8:05 pm.

Mayor Pro Tem Jeremy Jones notes that this ordinance did not include the 2024 Fire Code and that needed to be adopted at the same time or as close as possible to the 2024 codes.

MOTION- Councilmember Collier moved to approve Ordinance #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 and the 2023 editions of the Colorado Model Electrical Ready and So9lar Ready Code and National Electrical Code; Adopting amendments thereto; repealing all ordinances in conflict therewith; stating the penalties for violating the same; and making confirming amendments to Chapters 18 and 19 of the Idaho Springs Municipal Code as amended to include the 2024 International Fire Code. Mayor Pro Tem Jeremy Jones seconded, second followed by an all in favor roll call vote.

CITY ATTORNEY

City Attorney Carmen Beery advised council that she did not have anything for them outside of the executive session.

CITY ADMINISTRATOR

No staff report submitted

ADMINISTRATIVE DEPARTMENT

Assistant City Administrator – Staff report submitted with one request for action. Councilmember Manifold moved to approve the City of Idaho Springs Parking Rate Structure. Councilmember Bassist seconded, second followed by an all in favor roll call vote. Councilmember Manifold wanted to speak to an item in Assistant City Administrator Pattersons staff report. Ms. Manifold stated that she has been using Dragon Nationally Speaking, and AI may not be of any help in regards to taking minutes, there is a lot of editing involved, and it may actually be a hindrance and make it more difficult, Councilmember Collier agreed.

Community Development Planner- Staff report submitted with no requests for action. Councilmember Manifold advised Mr. Graves that she really appreciated the update om Planning Commission items.

Deputy City Clerk – No staff report submitted.

POLICE DEPARTMENT

Staff report submitted with no requests for action. Councilmember Manifold thanked the Police Department and the Fire Department for fighting the fire at the Bighorn apartments and thanked Public Works Director Edward Sigward for getting the curbs and gutters done, they look fantastic.

PUBLIC WORKS DEPARTMENT

Staff report submitted with one request for action. Mayor Pro Tem Jeremy Jones moved to approve the quote from Roof Tech Restoration for the repair of concrete overhang on WRRF roof for \$14,000.00 from line item #52-72-7310. Councilmember Bassist seconded, second followed by an all in favor roll call vote. Mr. Sigward advised council that the concrete work is done and the Fire Hydrant they have been working on by the recreation center has bad valves so he has a company coming on Wednesday to do a wet tap so they can get rid of the entire bad section. It cost about \$4,500.00 to have the contractor create that wet tap. Mr. Sigward also mentioned that most of the hydrants are from the 1950's. Mr. Sigward also mentioned that he has received a quote for the park slide and playground material and he is working to have something for council at their next meeting.

COMMITTEE REPORTS

CITY CLERK/TREASURER

MAYOR/COUNCIL

City Attorney Carmen Beery advised council the amendment to item 15a to add the national fire code was not included in this ordinance as it is located in a different chapter of the Idaho Springs Municipal Code. Ms. Beery stated that the amendment did not change and she wanted to make it clear the International Fire Code was not included in this ordinance. City Administrator asked Ms. Beery if they could do an emergency ordinance at the next meeting. City Attorney Beery asked Mayor Pro Tem Jeremy Jones (Fire Chief) what the urgency was, Mr. Jones stated the International Fire Code needs to be adopted ASAP.

Mayor Harmon also advised council that the City Administrator Andrew Marsh has been on a progressive evaluation, and he would like to consolidate the evaluation annually and he would like council to participate in this evaluation. Mayor Harmon stated there were a few evaluation sheets going around and that there is no obligation for council to participate and that he as Mayor would create a summary of the evaluation.

EXECUTIVE SESSION

Mayor Harmon moved to go into session under C.R.S. 24-6-402(4)(a)(b) to confer with the City's Attorneys to receive legal advice and information concerning the City's water interests and the negotiations of the Comcast Franchise Agreement at 8:237 pm. Councilmember Manifold seconded, second followed by an all in favor voice vote

ADJOURN

Mayor Harmon adjourned the executive session at 8:54 pm

Mayor Harmon adjourned the regular meeting at 8:54 pm.

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
AlphaGraphics (1013)								
27330								
27330	Invoice	envelopes	05/04/2026	06/04/2026	295.36	Open	05/26	10-40-5325
27330	Invoice	envelopes	05/04/2026	06/04/2026	590.73	Open	05/26	10-20-5325
27330	Invoice	envelopes	05/04/2026	06/04/2026	295.36	Open	05/26	51-00-5325
27330	Invoice	envelopes	05/04/2026	06/04/2026	295.36	Open	05/26	52-00-5325
Total 27330:					1,476.81			
Total AlphaGraphics (1013):					1,476.81			
AmeriGas (1478)								
3189486179								
3189486179	Invoice	Propane Water Plant	04/30/2026	05/30/2026	2,651.12	Open	04/26	51-00-6001
Total 3189486179:					2,651.12			
Total AmeriGas (1478):					2,651.12			
AT&T Mobility (283)								
287246995984X04212026								
287246995984X04212026	Invoice	Water - Cell Phone	04/21/2026	05/08/2026	158.58	Open	04/26	51-00-5335
287246995984X04212026	Invoice	WW - Cell Phone	04/21/2026	05/08/2026	158.58	Open	04/26	52-00-5335
Total 287246995984X04212026:					317.16			
Total AT&T Mobility (283):					317.16			
Blackwell Oil (284)								
3.31.26								
3.31.26	Invoice	Diesel for WWTP	04/07/2026	05/07/2026	336.52	Open	03/26	52-00-5204
3.31.26	Invoice	Refunded then added receipt	04/07/2026	05/07/2026	27.20	Open	03/26	10-10-6012
3.31.26	Invoice	Streets - Fuel	04/07/2026	05/07/2026	115.05	Open	03/26	10-10-6191
3.31.26	Invoice	Streets - Red	04/07/2026	05/07/2026	387.88	Open	03/26	10-10-6012
3.31.26	Invoice	Water - Fuel	04/07/2026	05/07/2026	107.20	Open	03/26	51-00-6191
3.31.26	Invoice	Water - Fuel	04/07/2026	05/07/2026	129.76	Open	03/26	51-00-6191
3.31.26	Invoice	WW - Fuel	04/07/2026	05/07/2026	107.20	Open	03/26	52-00-6191
3.31.26	Invoice	WW - Red	04/07/2026	05/07/2026	31.63	Open	03/26	52-00-6012
Total 3.31.26:					1,242.44			
Total Blackwell Oil (284):					1,242.44			
BOKF NA (1849)								
6012026								
6012026	Invoice	Bond Interest Payment	06/01/2026	06/01/2026	189,156.25	Open	05/26	23-00-8115
Total 6012026:					189,156.25			
Total BOKF NA (1849):					189,156.25			
Browns Hill Engineering & Cont (1416)								
1800								
1800	Invoice	WTP SCADA Leasing Agreement	05/01/2026	06/01/2026	1,620.00	Open	06/26	51-00-5000
Total 1800:					1,620.00			
1801								
1801	Invoice	WWTP SCADA Leasing Agreeeme	05/01/2026	06/01/2026	1,620.00	Open	06/26	52-00-5000
Total 1801:					1,620.00			

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
32431								
32431	Invoice	Starlink Service	05/01/2026	06/01/2026	340.00	Open	05/26	51-00-5335
Total 32431:					340.00			
Total Browns Hill Engineering & Cont (1416):					3,580.00			
Caselle Inc. (287)								
18846								
18846	Invoice	Contract Support - admin	05/01/2026	05/31/2026	442.00	Open	06/26	10-20-5108
18846	Invoice	Contract Support - pd	05/01/2026	05/31/2026	442.00	Open	06/26	10-30-5108
18846	Invoice	Contract Support - streets	05/01/2026	05/31/2026	442.00	Open	06/26	10-10-5108
18846	Invoice	Contract Support - waste water	05/01/2026	05/31/2026	221.00	Open	06/26	52-00-5108
18846	Invoice	Contract Support - water	05/01/2026	05/31/2026	221.00	Open	06/26	51-00-5108
Total 18846:					1,768.00			
Total Caselle Inc. (287):					1,768.00			
CCMRD (43)								
1884								
1884	Invoice	Slacker Sponsorship	04/30/2026	05/15/2026	5,000.00	Open	04/26	10-21-5038
Total 1884:					5,000.00			
Total CCMRD (43):					5,000.00			
CenturyLink (569)								
33363776-4222026								
33363776-4222026	Invoice	WWTP	04/22/2026	05/11/2026	142.54	Open	04/26	52-00-5303
Total 33363776-4222026:					142.54			
333710092-4252026								
333710092-4252026	Invoice	Water Plant	04/25/2026	05/18/2026	234.69	Open	04/26	51-00-5303
Total 333710092-4252026:					234.69			
Total CenturyLink (569):					377.23			
Chamomile & Sage Consulting (2265)								
4.30.2026								
4.30.2026	Invoice	Business and Community Promoti	05/04/2026	05/30/2026	5,133.33	Open	04/26	59-70-5108
4.30.2026	Invoice	Business and Community Promoti	05/04/2026	05/30/2026	1,533.33	Open	04/26	10-21-5108
4.30.2026	Invoice	Meta Marketing Reimbursement	05/04/2026	05/30/2026	15.53	Open	04/26	10-21-5109
4.30.2026	Invoice	Sister City International Members	05/04/2026	05/30/2026	190.00	Open	04/26	10-21-7600
Total 4.30.2026:					6,872.19			
Total Chamomile & Sage Consulting (2265):					6,872.19			
Chicago Creek Sanitation (434)								
2026-05								
2026-05	Invoice	Maintenance Fee	04/28/2026	05/28/2026	206.00	Open	05/26	51-00-5206
Total 2026-05:					206.00			
Total Chicago Creek Sanitation (434):					206.00			
City of Arvada (2278)								
CML D3 2026								
CML D3 2026	Invoice	CML District 3 Meeting	05/04/2026	05/21/2026	46.00	Open	05/26	10-20-5212

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total CML D3 2026:					46.00			
Total City of Arvada (2278):					46.00			
City of Idaho Springs (289)								
5.1.26								
5.1.26	Invoice	Payroll Transfer	05/01/2026	05/01/2026	300,000.00	Open	05/26	10-00-1580
Total 5.1.26:					300,000.00			
Total City of Idaho Springs (289):					300,000.00			
Clear Creek County Road & Bridge (1278)								
APRIL 2026								
APRIL 2026	Invoice	Fleet fuel/Parks	05/04/2026	05/30/2026	415.59	Open	04/26	10-60-6191
APRIL 2026	Invoice	Fleet fuel/Police	05/04/2026	05/30/2026	3,974.44	Open	04/26	10-30-6191
APRIL 2026	Invoice	Fleet fuel/Streets	05/04/2026	05/30/2026	1,506.98	Open	04/26	10-10-6191
APRIL 2026	Invoice	Fleet fuel/WasteWater	05/04/2026	05/30/2026	103.99	Open	04/26	52-00-6191
APRIL 2026	Invoice	Fleet fuel/Water	05/04/2026	05/30/2026	103.98	Open	04/26	51-00-6191
Total APRIL 2026:					6,104.98			
Total Clear Creek County Road & Bridge (1278):					6,104.98			
Clear Creek Regional Housing Authority (2197)								
1003								
1003	Invoice	Clear Creek Regional Housing Au	04/28/2026	05/28/2026	57,000.00	Open	05/26	10-20-5108
Total 1003:					57,000.00			
Total Clear Creek Regional Housing Authority (2197):					57,000.00			
Clear Creek Supply (291)								
20306								
20306	Invoice	nuts and bolts	04/15/2026	05/15/2026	8.35	Open	05/26	10-10-6091
Total 20306:					8.35			
20335								
20335	Invoice	painting tarps	04/15/2026	05/15/2026	34.99	Open	04/26	10-21-5039
Total 20335:					34.99			
20347								
20347	Invoice	air hose connections	04/16/2026	05/16/2026	27.84	Open	04/26	10-10-6007
Total 20347:					27.84			
6936								
6936	Invoice	hydraulic and komatsu fittings	04/17/2026	05/17/2026	62.61	Open	04/26	10-10-6007
6936	Invoice	to correct typo for locked invoice	04/17/2026	05/17/2026	.30	Open	04/26	10-10-6007
Total 6936:					62.91			
20426								
20426	Invoice	fire hydrant part	04/20/2026	05/20/2026	10.38	Open	04/26	51-00-6025
Total 20426:					10.38			
20487								
20487	Invoice	self tappers for barricades	04/21/2026	05/21/2026	5.80	Open	05/26	10-21-5039

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total 20487:					5.80			
20599								
20599	Invoice	planters	04/24/2026	05/24/2026	8.99	Open	05/26	10-21-5039
Total 20599:					8.99			
20615								
20615	Invoice	screws	04/24/2026	05/24/2026	5.19	Open	05/26	51-15-5205
Total 20615:					5.19			
20722								
20722	Invoice	rags	04/29/2026	05/30/2026	42.99	Open	05/26	10-10-6007
Total 20722:					42.99			
20726								
20726	Invoice	thrust block 12th and idaho quickr	04/29/2026	05/30/2026	20.97	Open	05/26	51-72-7320
Total 20726:					20.97			
20780								
20780	Invoice	compression fittings citizen park le	04/30/2026	05/30/2026	13.72	Open	05/26	10-60-6010
Total 20780:					13.72			
20900								
20900	Invoice	water repin treatment	05/04/2026	05/30/2026	40.53	Open	05/26	51-00-6025
Total 20900:					40.53			
Total Clear Creek Supply (291):					282.66			
Colorado Analytical Lab (945)								
260203217								
260203217	Invoice	Water Testing	02/12/2026	05/12/2026	372.60	Open	02/26	51-00-5201
Total 260203217:					372.60			
260422011								
260422011	Invoice	bod-5	04/28/2026	05/28/2026	66.60	Open	04/26	51-00-6201
Total 260422011:					66.60			
Total Colorado Analytical Lab (945):					439.20			
Colorado Community Media (1981)								
149087								
149087	Invoice	Legal Publication	04/16/2026	05/16/2026	106.60	Open	04/26	10-20-5312
Total 149087:					106.60			
IVIT 1DBU-0001								
IVIT 1DBU-0001	Invoice	Legal Publication	04/20/2026	05/20/2026	28.82	Open	04/26	10-20-5312
Total IVIT 1DBU-0001:					28.82			
IVIT 1DBU-0002								
IVIT 1DBU-0002	Invoice	Legal Publication	04/29/2026	05/29/2026	430.10	Open	04/26	10-20-5312

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total IVIT 1DBU-0002:					430.10			
Total Colorado Community Media (1981):					565.52			
Colorado Information Sharing Consortium (2200)								
1840								
1840	Invoice	Membership Fee	04/09/2026	05/09/2026	225.00	Open	04/26	10-30-5108
Total 1840:					225.00			
Total Colorado Information Sharing Consortium (2200):					225.00			
Colorado Mountain Bike Association (1835)								
80945								
80945	Invoice	VCMP project managment and co	04/20/2026	05/20/2026	55,502.79	Open	04/26	21-00-6024
Total 80945:					55,502.79			
Total Colorado Mountain Bike Association (1835):					55,502.79			
Colorado Municipal Clerk Association (2132)								
1463								
1463	Invoice	Clerk School	04/14/2026	05/14/2026	800.00	Open	04/26	10-20-5212
Total 1463:					800.00			
Total Colorado Municipal Clerk Association (2132):					800.00			
Comcast (1486)								
0197295-4232026								
0197295-4232026	Invoice	City Hall Internet	04/23/2026	05/18/2026	475.22	Open	04/26	10-20-5335
Total 0197295-4232026:					475.22			
270497362								
270497362	Invoice	New High speed internet for WWT	05/01/2026	06/01/2026	2,375.05	Open	05/26	51-00-5335
Total 270497362:					2,375.05			
Total Comcast (1486):					2,850.27			
Core & Main LP (959)								
Y932476								
Y932476	Invoice	parts	04/28/2026	05/28/2026	207.40	Open	04/26	51-73-7313
Total Y932476:					207.40			
Total Core & Main LP (959):					207.40			
Core Planning Group LLC (2234)								
008								
008	Invoice	Affordable Senior Housing Develo	05/01/2026	05/30/2026	3,531.00	Open	04/26	10-20-5108
Total 008:					3,531.00			
Total Core Planning Group LLC (2234):					3,531.00			
Creative Trajectory (2281)								
10180680								
10180680	Invoice	Social Media	04/13/2026	05/13/2026	2,000.00	Open	04/26	10-21-5038

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total 10180680:					2,000.00			
Total Creative Trajectory (2281):					2,000.00			
Doyle Disposal (380)								
38125								
38125	Invoice	WWTP Dumpster	04/25/2026	05/25/2026	453.00	Open	05/26	52-00-5202
Total 38125:					453.00			
Total Doyle Disposal (380):					453.00			
Dulaney Architecture (2122)								
APRIL2026-2023-61								
APRIL2026-2023-61	Invoice	Design Development New PD	05/01/2026	05/30/2026	11,469.00	Open	04/26	21-00-7045
Total APRIL2026-2023-61:					11,469.00			
APRIL2026-2023-61-ADD								
APRIL2026-2023-61-ADD	Invoice	Additional Services for PD	05/05/2026	05/30/2026	2,307.43	Open	04/26	21-00-7045
Total APRIL2026-2023-61-ADD:					2,307.43			
APRIL2026-2023-61-PARK								
APRIL2026-2023-61-PARK	Invoice	Parking Initiative Plan	05/05/2026	05/30/2026	7,000.00	Open	04/26	59-70-5108
Total APRIL2026-2023-61-PARK:					7,000.00			
Total Dulaney Architecture (2122):					20,776.43			
Employee (2093)								
4.7.26								
4.7.26	Invoice	plates	04/07/2026	05/07/2026	17.49	Open	04/26	10-30-6010
Total 4.7.26:					17.49			
Total Employee (2093):					17.49			
Farmer's Trophies and Engraving (2184)								
054377								
054377	Invoice	Engraved Plates for Memorial Wal	04/27/2026	05/27/2026	972.79	Open	05/26	10-21-5038
Total 054377:					972.79			
Total Farmer's Trophies and Engraving (2184):					972.79			
Goodyear Auto Service Center (131)								
48232								
48232	Invoice	2025 ford - oil change	04/23/2026	05/23/2026	86.14	Open	05/26	10-30-6100
Total 48232:					86.14			
48233								
48233	Invoice	2023 Frord - rear shocks	04/24/2026	05/24/2026	849.98	Open	04/26	10-30-6100
Total 48233:					849.98			
Total Goodyear Auto Service Center (131):					936.12			
Happy Llama (2221)								
12436								
12436	Invoice	Argo postcards	04/28/2026	05/13/2026	192.29	Open	04/26	10-21-5109

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total 12436:					192.29			
Total Happy Llama (2221):					192.29			
Hayes Poznanovic Korver LLC (214)								
2924								
2924	Invoice	Water Matters and Sales	05/01/2026	05/30/2026	1,004.25	Open	04/26	51-00-5101
Total 2924:					1,004.25			
Total Hayes Poznanovic Korver LLC (214):					1,004.25			
Insight Auto Glass (1569)								
336007								
336007	Invoice	2025 ford explorer windshield	04/22/2026	05/22/2026	748.62	Open	04/26	10-30-6100
Total 336007:					748.62			
336008								
336008	Invoice	2023 Ford Windshield replacemen	04/22/2026	05/22/2026	530.07	Open	04/26	10-30-6100
Total 336008:					530.07			
336009								
336009	Invoice	2023 Ford Window Repair	04/22/2026	05/22/2026	50.00	Open	04/26	10-30-6100
Total 336009:					50.00			
Total Insight Auto Glass (1569):					1,328.69			
Insight Public Sector Inc. (2277)								
1101383837								
1101383837	Invoice	86" samsung tv	04/29/2026	05/29/2026	2,624.80	Open	04/26	21-00-6026
Total 1101383837:					2,624.80			
Total Insight Public Sector Inc. (2277):					2,624.80			
Intermountain Medical Group Denver (2233)								
600027956								
600027956	Invoice	New Hire Medical Exam	05/03/2026	05/30/2026	657.00	Open	04/26	10-10-5213
600027956	Invoice	New Hire Medical Exam	05/03/2026	05/30/2026	342.00	Open	04/26	51-00-5108
600027956	Invoice	New Hire Medical Exam	05/03/2026	05/30/2026	342.00	Open	04/26	52-00-5108
Total 600027956:					1,341.00			
Total Intermountain Medical Group Denver (2233):					1,341.00			
JVA Incorporated (1110)								
28460								
28460	Invoice	montane tank construction	01/31/2026	05/30/2026	11,711.25	Open	01/26	51-72-7320
Total 28460:					11,711.25			
29590								
29590	Invoice	On Call Services Environmental	03/31/2026	05/30/2026	338.40	Open	03/26	10-20-5103
Total 29590:					338.40			
29592								
29592	Invoice	Police Station	03/31/2026	05/30/2026	1,057.50	Open	03/26	21-00-7045

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total 29592:					1,057.50			
29676								
29676	Invoice	Highway 103 Waterline Design at	03/31/2026	05/30/2026	5,436.00	Open	03/26	51-72-7320
Total 29676:					5,436.00			
Total JVA Incorporated (1110):					18,543.15			
KoneCranes (2185)								
163103776								
163103776	Invoice	Inspection	02/12/2026	05/12/2026	1,805.00	Open	03/26	52-00-5207
Total 163103776:					1,805.00			
Total KoneCranes (2185):					1,805.00			
Kumar & Associates Inc. (1852)								
241328								
241328	Invoice	Construction Observation	04/10/2026	05/10/2026	516.25	Open	04/26	21-00-7045
Total 241328:					516.25			
Total Kumar & Associates Inc. (1852):					516.25			
Language Line Services (2102)								
11919619								
11919619	Invoice	Interpreter Services	04/30/2026	05/30/2026	6.56	Open	04/26	10-40-5320
Total 11919619:					6.56			
Total Language Line Services (2102):					6.56			
Law Firm Of Suzanne Rogers PC (737)								
5.1.26								
5.1.26	Invoice	Mileage	05/01/2026	05/30/2026	63.37	Open	05/26	10-40-5115
5.1.26	Invoice	Prosecutor	05/01/2026	05/30/2026	1,500.00	Open	05/26	10-40-5115
Total 5.1.26:					1,563.37			
Total Law Firm Of Suzanne Rogers PC (737):					1,563.37			
Liberty Communications (1547)								
4119380								
4119380	Invoice	phone service admin	04/30/2026	05/30/2026	141.77	Open	05/26	10-20-5303
4119380	Invoice	phone service police	04/30/2026	05/30/2026	141.77	Open	05/26	10-30-5303
4119380	Invoice	phone service public works	04/30/2026	05/30/2026	141.77	Open	05/26	10-10-5303
4119380	Invoice	phone service wastewater	04/30/2026	05/30/2026	70.88	Open	05/26	52-00-5303
4119380	Invoice	phone service water	04/30/2026	05/30/2026	70.89	Open	05/26	51-00-5303
Total 4119380:					567.08			
Total Liberty Communications (1547):					567.08			
Local Electric (2279)								
1759								
1759	Invoice	Install antenna on soda hill	04/28/2026	05/28/2026	6,486.00	Open	04/26	51-72-7320
Total 1759:					6,486.00			
Total Local Electric (2279):					6,486.00			

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
McDonald Farms (1588)								
0185835								
0185835	Invoice	WasteWater Hauled to Landfill	04/20/2026	05/05/2026	1,314.00	Open	04/26	52-00-5250
Total 0185835:					1,314.00			
0186089								
0186089	Invoice	WasteWater Hauled to Landfill	04/20/2026	05/06/2026	1,314.00	Open	04/26	52-00-5250
Total 0186089:					1,314.00			
0186548								
0186548	Invoice	WasteWater Hauled to Landfill	04/28/2026	05/13/2026	934.00	Open	04/26	52-00-5250
Total 0186548:					934.00			
Total McDonald Farms (1588):					3,562.00			
Michael Goodbee (1940)								
5.1.26								
5.1.26	Invoice	Judge	05/01/2026	05/30/2026	1,600.00	Open	05/26	10-40-5110
Total 5.1.26:					1,600.00			
Total Michael Goodbee (1940):					1,600.00			
Milo's Speed Shop (2157)								
1313								
1313	Invoice	2019 Chevrolet - AC Compressor	04/23/2026	05/23/2026	1,312.80	Open	05/26	10-30-6100
Total 1313:					1,312.80			
Total Milo's Speed Shop (2157):					1,312.80			
ORC Water Professionals (2280)								
273278								
273278	Invoice	March ORC	04/30/2026	05/30/2026	3,711.25	Open	04/26	51-00-5000
273278	Invoice	March ORC	04/30/2026	05/30/2026	3,711.25	Open	04/26	52-00-5000
273278	Invoice	ORC	04/30/2026	05/30/2026	7,422.50	Open	04/26	51-00-5000
273278	Invoice	ORC	04/30/2026	05/30/2026	7,422.50	Open	04/26	52-00-5000
Total 273278:					22,267.50			
Total ORC Water Professionals (2280):					22,267.50			
Paul's Enterprises (213)								
0226650								
0226650	Invoice	keys for public works	04/20/2026	05/20/2026	12.00	Open	04/26	10-10-6010
Total 0226650:					12.00			
Total Paul's Enterprises (213):					12.00			
Peak Digital Office Solutions (409)								
74536								
74536	Invoice	City Hall Copier/Printer	05/04/2026	05/19/2026	136.50	Open	05/26	10-20-5309
Total 74536:					136.50			
74576								
74576	Invoice	Meter Bill	05/05/2026	05/20/2026	394.33	Open	04/26	10-20-5309

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total 74576:					394.33			
Total Peak Digital Office Solutions (409):					530.83			
Professional Management Solutions (1833)								
85208								
85208	Invoice	Financial Services - admin	04/15/2026	05/30/2026	2,465.94	Open	02/26	10-20-5104
85208	Invoice	Financial Services - PD	04/15/2026	05/30/2026	2,465.94	Open	02/26	10-30-5108
85208	Invoice	Financial Services - PW	04/15/2026	05/30/2026	2,465.94	Open	02/26	10-10-5108
85208	Invoice	Financial Services - Water	04/15/2026	05/30/2026	1,232.97	Open	02/26	51-00-5104
85208	Invoice	Financial Services - WW	04/15/2026	05/30/2026	1,232.96	Open	02/26	52-00-5104
Total 85208:					9,863.75			
85222								
85222	Invoice	Financial Services - admin	04/28/2026	05/30/2026	2,398.13	Open	03/26	10-20-5104
85222	Invoice	Financial Services - PD	04/28/2026	05/30/2026	2,398.13	Open	03/26	10-30-5108
85222	Invoice	Financial Services - PW	04/28/2026	05/30/2026	2,398.13	Open	03/26	10-10-5108
85222	Invoice	Financial Services - Water	04/28/2026	05/30/2026	1,199.06	Open	03/26	51-00-5104
85222	Invoice	Financial Services - WW	04/28/2026	05/30/2026	1,199.05	Open	03/26	52-00-5104
Total 85222:					9,592.50			
Total Professional Management Solutions (1833):					19,456.25			
SAFEbuilt, LLC Lockbox #88135 (1041)								
3787485								
3787485	Invoice	Building Permits	04/30/2026	05/30/2026	2,862.04	Open	04/26	10-22-5000
Total 3787485:					2,862.04			
Total SAFEbuilt, LLC Lockbox #88135 (1041):					2,862.04			
Solenis (1794)								
135598698								
135598698	Invoice	PRAESTOL	04/28/2026	05/28/2026	6,264.00	Open	04/26	52-00-6206
135598698	Invoice	Shipping/Handling	04/28/2026	05/28/2026	1,171.02	Open	04/26	52-00-6206
Total 135598698:					7,435.02			
Total Solenis (1794):					7,435.02			
T Mobile (2040)								
211680251-3222026								
211680251-3222026	Invoice	Hauled water hotspot	03/22/2026	04/19/2026	54.60	Open	04/26	51-00-5335
Total 211680251-3222026:					54.60			
211680251-4212026								
211680251-4212026	Invoice	Hauled water hotspot	04/21/2026	05/20/2026	55.10	Open	04/26	51-00-5335
Total 211680251-4212026:					55.10			
995996113-4212026								
995996113-4212026	Invoice	Admin - Cell Phones	04/21/2026	05/20/2026	121.95	Open	04/26	10-20-5335
995996113-4212026	Invoice	Streets - Cell Phones	04/21/2026	05/20/2026	226.34	Open	04/26	10-10-5335
Total 995996113-4212026:					348.29			
Total T Mobile (2040):					457.99			

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
The Key People (2202)								
37768								
37768	Invoice	City Hall Janitorial	05/01/2026	06/01/2026	231.30	Open	05/26	10-20-5108
Total 37768:					231.30			
37769								
37769	Invoice	PD Janitorial	05/01/2026	06/01/2026	128.50	Open	05/26	10-30-5108
Total 37769:					128.50			
Total The Key People (2202):					359.80			
Thrive 4 Corp. (2173)								
8071								
8071	Invoice	Commission	04/01/2026	05/01/2026	1,000.00	Open	03/26	10-21-5109
Total 8071:					1,000.00			
Total Thrive 4 Corp. (2173):					1,000.00			
Timberline Disposal (1467)								
6024337V324								
6024337V324	Invoice	Hwy 103 toilet	04/15/2026	05/15/2026	253.62	Open	04/26	51-00-5202
Total 6024337V324:					253.62			
6045140V324								
6045140V324	Invoice	200 W. Colorado Blvd Trash	05/01/2026	05/30/2026	501.86	Open	05/26	51-00-5202
6045140V324	Invoice	VCMP Portalet	05/01/2026	05/30/2026	232.90	Open	05/26	10-60-5202
Total 6045140V324:					734.76			
Total Timberline Disposal (1467):					988.38			
Treatment Technology (1078)								
197577								
197577	Invoice	cleaning and delivery	04/21/2026	05/21/2026	170.00	Open	04/26	51-00-6201
197577	Invoice	Sodium hypochlorite solution	04/21/2026	05/21/2026	1,918.40	Open	04/26	51-00-6201
Total 197577:					2,088.40			
Total Treatment Technology (1078):					2,088.40			
USA Blue Book (376)								
01032614								
01032614	Invoice	Pipette tips	04/26/2026	05/28/2026	293.76	Open	04/26	52-00-6004
Total 01032614:					293.76			
01032694								
01032694	Invoice	grease control bacteria	04/28/2026	05/28/2026	472.34	Open	04/26	52-16-5205
Total 01032694:					472.34			
Total USA Blue Book (376):					766.10			
Utility Notification Center of Colorado (1984)								
226040904								
226040904	Invoice	Locates - Water	04/30/2026	05/30/2026	40.94	Open	04/26	51-00-5108
226040904	Invoice	Locates - WW	04/30/2026	05/30/2026	40.95	Open	04/26	52-00-5108

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total 226040904:					81.89			
Total Utility Notification Center of Colorado (1984):					81.89			
W.E. O'Neil (2192)								
14-1425508-10								
14-1425508-10	Invoice	Police Station Construction	05/04/2026	05/30/2026	363,840.66	Open	04/26	21-00-7045
Total 14-1425508-10:					363,840.66			
Total W.E. O'Neil (2192):					363,840.66			
WEX BANK (1459)								
112004186								
112004186	Invoice	Fleet fuel - Police	04/23/2026	05/15/2026	624.80	Open	04/26	10-30-6191
Total 112004186:					624.80			
Total WEX BANK (1459):					624.80			
Xcel Energy (540)								
4.30.26								
4.30.26	Invoice	10 Montane	04/30/2026	05/30/2026	54.74	Open	04/26	51-00-6001
4.30.26	Invoice	103 14th	04/30/2026	05/30/2026	59.06	Open	04/26	10-20-6001
4.30.26	Invoice	1101 Soda Creek	04/30/2026	05/30/2026	197.96	Open	04/26	51-00-6001
4.30.26	Invoice	1711 Miner	04/30/2026	05/30/2026	374.92	Open	04/26	10-20-6001
4.30.26	Invoice	1744 Miner Street	04/30/2026	05/30/2026	379.99	Open	04/26	10-30-6001
4.30.26	Invoice	1801 miner a	04/30/2026	05/30/2026	17.32	Open	04/26	52-00-6001
4.30.26	Invoice	200 Colorado	04/30/2026	05/30/2026	346.02	Open	04/26	10-10-6001
4.30.26	Invoice	960 CR 314 New PW Facility	04/30/2026	05/30/2026	650.79	Open	04/26	10-10-6001
4.30.26	Invoice	New WWTP	04/30/2026	05/30/2026	2,923.60	Open	04/26	52-00-6001
4.30.26	Invoice	Parks	04/30/2026	05/30/2026	564.26	Open	04/26	10-60-6001
4.30.26	Invoice	PD	04/30/2026	05/30/2026	270.27	Open	04/26	10-30-6001
4.30.26	Invoice	street lights	04/30/2026	05/30/2026	5,004.83	Open	04/26	10-10-6001
4.30.26	Invoice	street lights	04/30/2026	05/30/2026	4,913.62	Open	04/26	10-10-6001
4.30.26	Invoice	Water Treatment Plant	04/30/2026	05/30/2026	4,553.51	Open	04/26	51-00-6001
4.30.26	Invoice	Wwtp	04/30/2026	05/30/2026	4,667.63	Open	04/26	52-00-6001
Total 4.30.26:					24,978.52			
Total Xcel Energy (540):					24,978.52			
Grand Totals:					1,155,561.27			

Report GL Period Summary

GL Period	Amount
05/26	558,532.89
06/26	5,008.00
01/26	11,711.25
02/26	10,236.35
03/26	20,471.84
04/26	549,600.94
Grand Totals:	1,155,561.27

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

CLERK'S ADMINISTRATIVE REPORT

DATE: May 11th, 2026

TO: Idaho Springs Liquor Authority

FROM: Wonder Martell, Deputy City Clerk

SUBJECT: Application for a Modification of Premise for Big B's Soup & Grilled Cheese, LLC dba Big B's Soup & Gilled Cheese located at 2448 Colorado Blvd, Idaho Springs, CO 80452

NOTICE OF PUBLIC HEARING AND POSTING

In accordance with C.R.S. § 44-3-311, the Notice of Public Hearing to be held by the Liquor Authority concerning the above-referenced application (the "Application") was published in the Clear Creek Courant on April 23, 2026 (Exhibit A) and was posted on the premises on April 23, 2026.

RESULTS OF INVESTIGATION:

In accordance with C.R.S. §§ 44-3-312 and 1 CCR 203-2, Reg. 47-302, City Staff has conducted an investigation of the criteria for a modification of premise of a liquor license proposed by the application. The results of such investigation are as follows:

1. The reasonable requirements of the neighborhood and the desires of the adult inhabitants.
Liquor Establishments in the neighborhood are as follows: Hotel and Restaurant, 10; Brew Pub, 2; Beer and Wine, 3; Retail Liquor Stores, 2; FMB&W, 5; Club License, 1; Limited Winery, 1; Tavern, 4; Vintners, 1; Entertainment Facility, 1; Sales Room, 1.
2. The possession, by the licensee, of the changed premises by property lease agreement.
3. Compliance with the applicable zoning laws of the City.
2448 Colorado Blvd. is zoned C2, which permits the sale of alcohol beverages.
4. The legislative declaration that the Colorado Liquor and Beer Codes are an exercise of the police powers of the state for the protection of the economic and social welfare and the health, peace, and morals of the people of this state.

If there is evidence presented at the hearing that the licensee operates or operated its business in a manner detrimental to the health, peace and morals of the public, the Council may consider that evidence. However, Staff's preliminary investigation has not revealed any such evidence.

*You may note that the above list of criteria is shorter than the list of approval criteria you are required to apply to a new liquor license application. In the context of the modification of an already-licensed premise, questions of the applicant's character and the original location of the establishment have already been considered and approved. Therefore, this application focuses only on the needs and desires of the community, the applicant's possession of the property, zoning, and distance restrictions.

SUGGESTED MOTION:

Staff recommends that the application be approved and suggests the following motion:

"I move to approve the application for a Modification of Premise for Big B's Soup & Grilled Cheese, LLC dba Big B's Soup & Gilled Cheese located at 2448 Colorado Blvd, Idaho Springs, CO 80452 based upon the finding that the applicant meets all criteria set forth in Colorado Liquor Regulation 47-302."

DENIAL

The Authority may deny the application if it finds that any of the above requirements have not been met. It is possible that the hearing on this matter could produce evidence that the applicant fails to meet one or more of the relevant criteria and about which Staff is not currently aware. If the Authority determines that one of the five criteria set forth above is not met, an Authority member may move to deny the application.

A motion to deny the application must explicitly state which of the five criteria are not met and why. The City Attorney can assist you with the procedural aspects of making a motion to deny at the hearing.

Public Notice



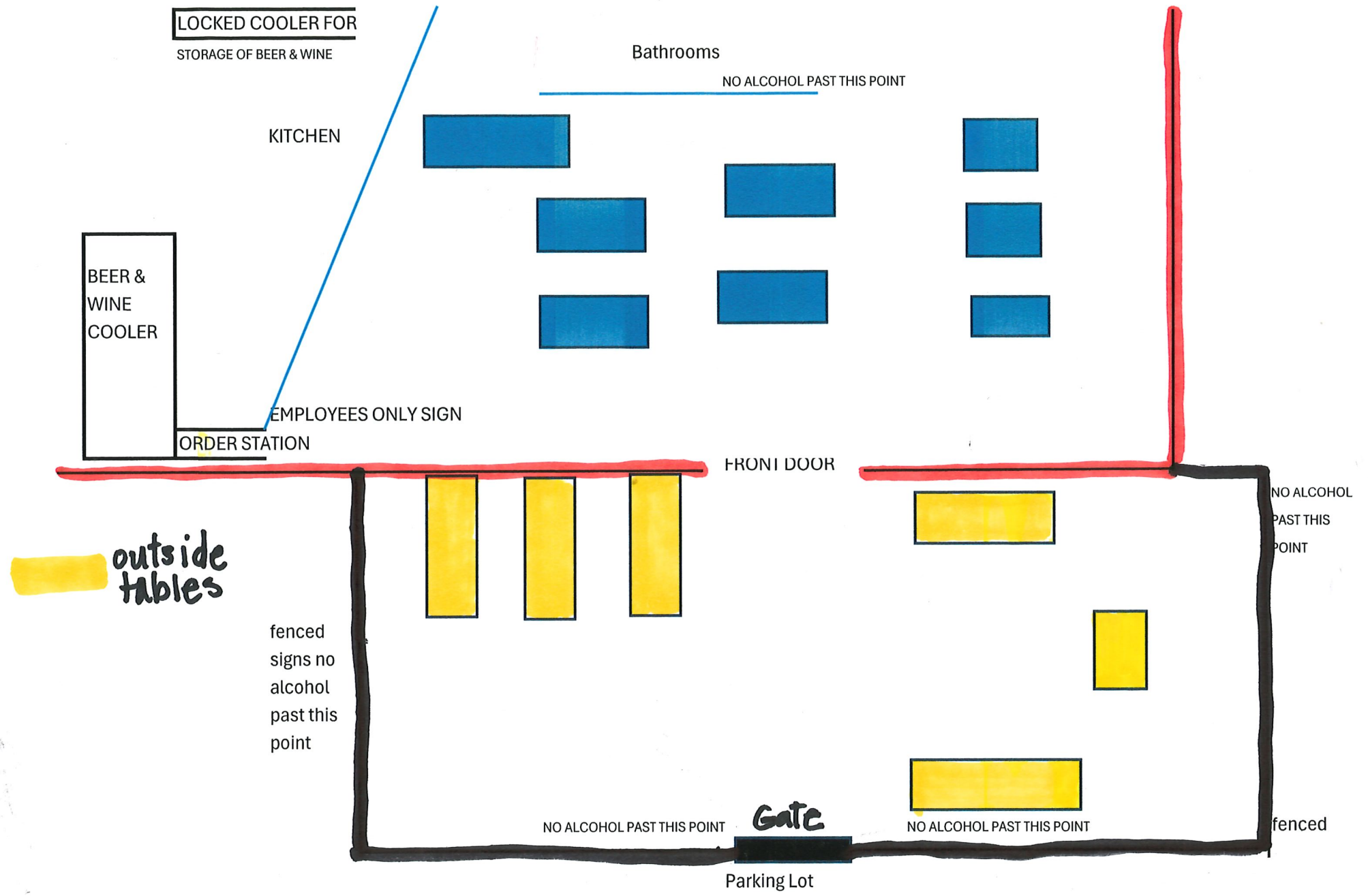
Notice of Public Hearing Idaho Springs Liquor Licensing Authority

Pursuant to the liquor laws of Colorado, the Idaho Springs Liquor Licensing Authority will hold a public hearing on May 11, 2026, to consider an application for a Modification of Premises for Big B's Soup & Grilled Cheese, LLC dba Big B's Soup & Grilled Cheese located at 2448 Colorado Blvd, Idaho Springs, CO. The public hearing will be held in City Hall, 1711 Miner St., at 7:00 p.m. Date of application: 03/30/2026. The application is available for inspection during normal business hours in the office of the City Clerk. Interested persons may appear at the hearing and voice their opinion in favor of or in opposition to the application.

/s/Jennie Kim
City Clerk

Legal Notice No. CCC1274
First Publication: April 23, 2026
Last Publication: April 23, 2026
Publisher: Clear Creek Courant

• current liquor license



Control Plan for Big B's Soup & Grilled Cheese Liquor License

Step 1: Before the liquor license is in place. All staff and management will attend a TIPS class and must pass the test to allow employment to continue. This will educate the staff and management on spotting fraudulent IDs and procedures on reporting fraudulent IDs to the proper law enforcement. The TIPS certification will ensure that all staff are trained to require ID for everyone who orders beer or wine at Big B's Soup & Grilled Cheese, regardless of age. As state law requires every person to have an ID on their person.

Step 1B: Signage for beer & wine service. Signs 15x15 inches will be posted on the double glass entrance/ exit door stating NO ACHOLOL PAST THIS POINT, preventing guest leave with drinks. A 15x15 inches sign will be posted at the entrance of the bathroom hallway and posted on the bathroom doors. Security camaras are positioned at both locations. A sign will be posted at the order station stating that all guests will be ask for proper identification.

Step 2: Storage of beer & wines. All back up beer & wine in bottles or cans and kegs will be locked in a cooler in the back storage room, with only 1 access into the area. Only TIPS certified managers will have access to the keys. There are security camaras on this area. See diagram of location of storage for the secure storage of all beers and wine.

Step 3: Storage of beers & wines for service. All beer & wine storage for service will be behind the barrier of the soda cooler and order station, providing as a 2-foot diameter wall, this cooler will be always locked and when a beer or wine is served, the TIPS certified server will unlock the cooler. This will be stored in an employee-only area and customers will not have access to this area. Signs are present to notify guests that this is in an employee only area. Security camaras are in place on this cooler.

Step 4: Service of beer & wine. Guests will come up to the order station, place order for food and drink, guests will be asked for identification of proof of age, TIPS certified server will check ID. If out of state license is shown, the ID will be compared to the 2025 Drivers License Book for the US & Canada. Signs will be posted that all guests ordering beer or wine will have to show identification regardless of age. Only state issued drivers licenses, passports or state issued ID cards will be accepted. All staff hired will be trained by TIPS to identify false IDs. Born before signage will be posted on the cooler to ensure proper date identification.

Step 4B: Ordering & Service Control of Beer & Wine: All guests will come in the front door, review menu and order food and or beer and wine at the cashier station, located on diagram, once the order is placed guest will pick a table with a number identifier, the server will unlock the beer & wine cooler and bring out all beer & wine to the table, ensuring proper liquor laws. All tables are always in view of the cashier station. Only one server works per shift and works on all tables, delivering food and drinks or is at the host stand for the whole shift. With constant surveillance of the dining area. Along with a manager making rounds of the dining room and pre bussing. All dining tables are under security cameras as well. All beer & wine will be served in the front dining room only a 20 x 20 square foot

Signage: posted at the front door stating No Alcohol Past this point and sign at the bathroom entrance stating No Alcohol Past this point. There is one entrance to the building.

Step 5: Rules & Engagement while serving beer & wine. Staff will be trained in seeing signs in intoxicated guests, who come into the establishment intoxicated and any situation that might require law enforcement. Prominent signs will be posted on the only entrance door stating that NO ALCOHOL past this point will be posted. The staff will be competent in spotting any sign of intoxication and guests will not be served any alcohol. The staff will also be trained in liquor consumption and effects on the body to ensure the staff does not overserve any guests of Big B's Soup & Grilled Cheese.

Step 6: Enforcing rules & regulations. Security cameras are in place on all sitting areas in the dining room ensuring that all beers & wines served to guests with

proper ID and alcoholic drinks are not being misplaced. The guest must come back to the order station to purchase another drink. This will ensure that the guest is not showing signs of over intoxication or minors being allowed to purchase beer or wine.

Big B's Soup and Grilled Cheese will always ensure all proper storage of beer and wine in locked storage coolers and not in public view or access to guests. All staff, present and future will be TIPS certified and trained in liquor laws and regulations to ensure all laws are withheld. Multiple measures are in place to ensure safe and legal consumption of beer and wine by guests. Along with preventing any theft or underage consumption. All tables are in view of the order station and having a server controlling all diner areas. With proper signage ensuring all beers & wines beverages be contained into the dining room.

COMMERCIAL LEASE AGREEMENT

THE PARTIES. This Lease Agreement agreed on December 20, 2025 is between:

The **Lessor** is a business entity known as Chromie Enterprises with a mailing address of 2448 Colorado Blvd., PO BOX 633, Idaho Springs, Colorado, 80452 hereinafter referred to as the "Lessor".

The **Lessee** is a business entity known as Big Bs Soup and Grilled Cheese with a mailing address of 2448 Colorado Blvd., PO BOX 753, Idaho Springs, Colorado, 80452 hereinafter referred to as the "Lessee".

The Lessor and Lessee hereby agree as follows:

DESCRIPTION OF LEASED PREMISES. The Lessor agrees to lease to the Lessee the following described 1000 square feet (SF) of retail space located at 2448 Colorado Blvd. , Idaho Springs, Colorado, 80452. Please view the attached Floor Plan.

Hereinafter referred to as the "Premises".

USE OF LEASED PREMISES. The Lessor is leasing the Premises to the Lessee and the Lessee is hereby agreeing to lease the Premises for purposes of an eat-in/take-out/delivery restaurant selling sandwiches, salads, soups, beverages, pizza, pasta, frozen desserts and other products sold in restaurants, including retail sales and other ancillary purposes associated therewith. Tenant shall also be allowed to serve samples in the common areas adjacent to the Premises. Tenant shall be permitted to operate, or allow another concessionaire or licensee to operate, a co-brand food and beverage operation in or from the Premises in conjunction with Tenant's operation. Tenant shall not be permitted to use an outdoor eating area without consent from Lessor. There is not currently a defined outdoor eating area available. Any outdoor improvements, including any proposed outdoor eating area must be approved by Lessor. Any and all costs associated with proposed improvements and resulting maintenance/upkeep are the responsibility of the Tenant.

Tenant may serve alcohol in approved outdoor eating area in conjunction with the City of Idaho Springs, CO, alcohol rules and approved permit. Tenant assumes all responsibility for any alcohol related incidents inside or outside the entire 2448 Colorado Blvd., Idaho Springs, CO, 80452 property resulting from alcohol sales from the Lessee's operations.

Lessor reserves the right to cancel permission to serve alcohol in any approved outdoor seating area with three days written notice.

Any change in use or purpose of the Premises other than as described above shall be upon prior written consent of Lessor only otherwise the Lessee will be considered in default of this Lease Agreement.

EXCLUSIVE USE. The Lessee shall not hold exclusive rights on the Premises. The Lessor shall hold the rights to lease other areas of the Property to any same or like use as the Lessee.

TERM OF LEASE. This Lease shall commence on April 1, 2026 and expire at Midnight on March 31, 2027. This lease agreement supersedes any previous lease agreements between Lessor and Lessee.

RENT AMOUNT. Payment shall be made by the Lessee to the Lessor in the amount of \$1,500.00 per month for the Term of this Lease Agreement hereinafter referred to as the "Rent".

RENT PAYMENT. The Rent shall be paid under the following instructions:

Rent shall be paid by the Lessee to the Lessor on a per month basis with payment due no later than the 1st of every month.

Rent shall be paid by either sending in the Mail or hand-delivering to General Manager of Clear Creek Supply.

RETURNED CHECKS (NSF). If the Lessee attempts to pay Rent with a check that is not deemed valid by a financial institution due to non-sufficient funds, or any other reason for it to be returned, the Lessee will be subject to a fee of \$30 in addition to any late fee.

LATE FEE. The Lessor shall charge a late payment fee if rent is not paid on time in the following amount:

The Lessee shall be charged a late fee in the amount of 5% of the monthly rent amount per occurrence if payment is not made after the 3rd day after it is due.

OPTION TO RENEW. There is no option to renew this lease past stated expiration date of December 19, 2026. Lessor will notify Lessee immediately if a renew option becomes available.

EXPENSES. In accordance with Lease the responsibility of the expenses shall be attributed to the following:

RENT PRE-PAYMENT. Not Applicable

SECURITY DEPOSIT. A security deposit in the amount of \$1,500.00 has been collected as security for the faithful performance of the terms and conditions of the Lease.

Provided the Premises is returned to the Lessor in the same condition as the Start the Initial Term, less any normal "wear and tear", the Lessee shall have their Security Deposit amount of \$1,500.00 returned within 30 days.

FURNISHINGS. The Lessor will not be provided with any furnishings to the Lessee under this Lease.

PARKING. Parking shall be provided to the Lessee in a shared manner provided on the Premises. There is no set number of parking spaces provided to the Lessee.

There shall be no fee charged to the Lessee for the use of the Parking Space(s).

LEASEHOLD IMPROVEMENTS. The Lessee agrees that no leasehold improvements, alterations or changes of any nature, (except for those listed on any attached addenda) shall be made to the leasehold Premises or the exterior of the building without first obtaining the consent of the Lessor in writing, which consent shall not be unreasonably withheld, and thereafter, any and all leasehold improvements made to the Premises which become affixed or attached to the leasehold Premises shall remain the property of the Lessor at the expiration or termination of this Lease

Agreement. Furthermore, any leasehold improvements shall be made only in accordance with applicable federal, state or local codes, ordinances or regulations, having due regard for the type of construction of the building housing the subject leasehold Premises. If the Lessee makes any improvements to the Premises the Lessee shall be responsible payment.

Nothing in the Lease shall be construed to authorize the Lessee or any other person acting for the Lessee to encumber the rents of the Premises or the interest of the Lessee in the Premises or any person under and through whom the Lessee has acquired its interest in the Premises with a mechanic's lien or any other type of encumbrance. Under no circumstance shall the Lessee be construed to be the agent, employee or representative of Lessor. In the event a lien is placed against the Premises, through actions of the Lessee, Lessee will promptly pay the same or bond against the same and take steps immediately to have such lien removed. If the Lessee fails to have the Lien removed, the Lessor shall take steps to remove the lien and the Lessee shall pay Lessor for all expenses related to the Lien and removal thereof and shall be in default of this Lease.

LICENSES AND PERMITS. A copy of any and all local, state or federal permits acquired by the Lessee which are required for the use of the Premises shall be kept on site at all times and shall be readily accessible and produced to the Lessor and/or their agents or any local, state, or federal officials upon demand.

SALE OF PROPERTY. In the event of a sale of the Premises the Lessor shall have the right to terminate this Lease Agreement by submitting written notice to the Lessee. Notice shall be submitted at least 180 days before lease termination.

HVAC MAINTENANCE. Lessor will provide or engage a reputable and experienced firm for the purpose of periodically inspecting and maintaining the heating ventilating, and air conditioning equipment located on the Premises exclusive of any such equipment or part thereof which may exclusively serve the Leased Premises, in which case the Lessee shall be responsible for such maintenance. Lessee shall reimburse the Lessor, as Additional Rent, for Lessee's Percentage of the amount by which the cost of such maintenance and inspection.

COMMON AREAS. The Lessor shall be responsible for any costs related to the maintenance and upkeep of the common areas which is defined as space used by more than one (1) of the Lessees on the Property. Common areas, include but are not limited to, entry-ways, bathrooms, meeting rooms, and any other space on the Property that is shared by the Lessees or Co-Tenants.

INSURANCE. Tenant shall, at Tenant's expense, obtain and keep in force during the Lease Term a policy of commercial general liability insurance (sometimes known as comprehensive public liability insurance) insuring Landlord and Tenant (and, if requested by Landlord, Landlord's lender and property manager) against any liability for bodily injury, property damage (including loss of use of property) and personal injury arising out of the ownership, use, occupancy or maintenance of the Premises and all areas appurtenant thereto. In the event Lessee shall fail to obtain insurance required hereunder and fails to maintain the same in force continuously during the term, Lessor may, but shall not be required to, obtain the same and charge the Lessee for same as additional rent. Furthermore, Lessee agrees not to keep upon the premises any articles or goods which may be prohibited by the standard form of fire insurance policy, and in the event the insurance rates applicable to fire and extended coverage covering the premises shall be increased by reason of any use of the premises made by Lessee, then Lessee shall pay to Lessor, upon demand, such increase in insurance premium as shall be caused by said use or Lessee's proportionate share of any such increase.

SUBLET/ASSIGNMENT. The Lessee may not transfer or assign this Lease, or any right or interest hereunder or sublet said leased premises or any part thereof.

DAMAGE TO LEASED PREMISES. In the event the building housing the leased premises shall be destroyed or damaged as a result of any fire or other casualty which is not the result of the intentional acts or neglect of Lessee and which precludes or adversely affects the Lessee's occupancy of the leased premises, then in every such cause, the rent herein set forth shall be abated or adjusted according to the extent to which the Premises have been rendered unfit for use and occupation by the Lessee and until the demised premises have been put in a condition at the expense of the Lessor, at least to the extent of the value and as nearly as possible to the condition of the premises existing immediately prior to such damage. It is understood, however, in the event of total or substantial destruction to the Premises that in no event shall the Lessor's obligation to restore, replace or rebuild exceed an amount equal to the sum of the insurance proceeds available for reconstruction with respect to said damage.

The Lessee shall, during the term of this Lease, and in the renewal thereof, at its sole expense, keep the interior of the leased premises in as good a condition and repair as it is at the date of this Lease, reasonable wear and use excepted. This obligation would include the obligation to replace any plate glass damaged as a result of the neglect or acts of Lessee or her guests or invitees. Furthermore, the Lessee shall not knowingly commit nor permit to be committed any act or thing contrary to the rules and regulations prescribed from time to time by any federal, state or local authorities and shall expressly not be allowed to keep or maintain any hazardous waste materials or contaminates on the premises. Lessee shall also be responsible for the cost, if any, which would be incurred to bring her contemplated operation and business activity into compliance with any law or regulation of a federal, state or local authority.

HAZARDOUS MATERIALS LAWS. Shall mean any and all federal, state, or local laws, ordinances, rules, decrees, orders, regulations, or court decisions relating to hazardous substances, hazardous materials, hazardous waste, toxic substances, environmental conditions on, under, or about the Premises, the Building, or the Property, or soil and ground water conditions, including, but not limited to, the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA), the Resource Conservation and Recovery Act (RCRA), the Hazardous Materials Transportation Act, any other law or legal requirement concerning hazardous or toxic substances, and any amendments to the foregoing.

LESSEE'S DEFAULT AND POSSESSION. In the event that the Lessee shall fail to pay said rent and expenses as set forth herein, or any part thereof, when the same are due and payable, or shall otherwise be in default of any other terms of said Lease for a period of more than 15 days, after receiving notice of said default, then the parties hereto expressly agree and covenant that the Lessor may declare the Lease terminated and may immediately re-enter said premises and take possession of the same together with any of Lessee's personal property, equipment or fixtures left on the premises which items may be held by the Lessor as security for the Lessee's eventual payment and/or satisfaction of rental defaults or other defaults of Lessee under the Lease. It is further agreed, that if the Lessee is in default, that the Lessor shall be entitled to take any and all action to protect its interest in the personal property and equipment, to prevent the unauthorized removal of said property or equipment which threatened action would be deemed to constitute irreparable harm and injury to the Lessor in violation of its security interest in said items of personal property. Furthermore, in the event of default, the Lessor may expressly undertake all reasonable preparations and efforts to release the Premises including, but not limited to, the removal of all inventory, equipment or leasehold improvements of the Lessee's, at the Lessee's expense, without the need to first procure an order of any court to do so, although obligated in the interim to undertake reasonable steps and procedures to safeguard the value of Lessee's property, including the storage

of the same, under reasonable terms and conditions at Lessee's expense, and, in addition, it is understood that the Lessor may sue the Lessee for any damages or past rents due and owing and may undertake all and additional legal remedies then available.

LESSOR'S DEFAULT. The Lessee may send written notice to the Lessor stating duties or obligations that have not been fulfilled under the full performance of this Lease Agreement. If said duties or obligations have not been cured within 30 days from receiving such notice, unless the Lessor needs to more time to cure or remedy such issue in accordance with standard industry protocol, then the Lessor shall be in default of this Lease Agreement.

If the Lessor should be in default the Lessee shall have the option to terminate this Lease Agreement and be held harmless against any of its terms or obligations.

DISPUTES. If any dispute should arise in relation to this Lease Agreement the Lessor and Lessee shall first negotiate amongst themselves in "good faith". Afterwards, if the dispute is not resolved then the Lessor and Lessee shall seek mediation in accordance with the laws in the State of Colorado. If the Lessor and Lessee fail to resolve the dispute through mediation then the American Arbitration Association shall be used in accordance with their rules. Lessor and Lessee agree to the binding effect of any ruling or judgment made by the American Arbitration Association.

INDEMNIFICATION. The Lessee hereby covenants and agrees to indemnify, defend and hold the Lessor harmless from any and all claims or liabilities which may arise from any cause whatsoever as a result of Lessee's use and occupancy of the premises, and further shall indemnify the Lessor for any losses which the Lessor may suffer in connection with the Lessee's use and occupancy or care, custody and control of the premises. The Lessee also hereby covenants and agrees to indemnify and hold harmless the Lessor from any and all claims or liabilities which may arise from any latent defects in the subject premises that the Lessor is not aware of at the signing of the lease or at any time during the lease term.

BANKRUPTCY - INSOLVENCY. The Lessee agrees that in the event all or a substantial portion of the Lessee's assets are placed in the hands of a receiver or a Trustee, and such status continues for a period of 30 days, or should the Lessee make an assignment for the benefit of creditors or be adjudicated bankrupt, or should the Lessee institute any proceedings under the bankruptcy act or any amendment thereto, then such Lease or interest in and to the leased premises shall not become an asset in any such proceedings and, in such event, and in addition to any and all other remedies of the Lessor hereunder or by law provided, it shall be lawful for the Lessor to declare the term hereof ended and to re-enter the leased land and take possession thereof and all improvements thereon and to remove all persons therefrom and the Lessee shall have no further claim thereon.

SUBORDINATION AND ATTORNMENT. Upon request of the Lessor, Lessee will subordinate its rights hereunder to the lien of any mortgage now or hereafter in force against the property or any portion thereof, and to all advances made or hereafter to be made upon the security thereof, and to any ground or underlying lease of the property provided, however, that in such case the holder of such mortgage, or the Lessor under such Lease shall agree that this Lease shall not be divested or in any way affected by foreclosure, or other default proceedings under said mortgage, obligation secured thereby, or Lease, so long as the Lessee shall not be in default under the terms of this Lease. Lessee agrees that this Lease shall remain in full force and effect notwithstanding any such default proceedings under said mortgage or obligation secured thereby. Lessee shall, in the event of the sale or assignment of Lessor's interest in the building of which the Premises form a part, or in the event of any proceedings brought for the foreclosure of, or in the event of exercise of the power of sale under any mortgage made by Lessor covering the Premises, attorn to the purchaser and recognize such purchaser as Lessor under this Lease.

USAGE BY LESSEE. Lessee shall comply with all rules, regulations and laws of any governmental authority with respect to use and occupancy. Lessee shall not conduct or permit to be conducted upon the premises any business or permit any act which is contrary to or in violation of any law, rules or regulations and requirements that may be imposed by any authority or any insurance company with which the premises is insured, nor will the Lessee allow the premises to be used in any way which will invalidate or be in conflict with any insurance policies applicable to the building. In no event shall explosives or extra hazardous materials be taken onto or retained on the premises. Furthermore, Lessee shall not install or use any equipment that will cause undue interference with the peaceable and quiet enjoyment of the premises by other Lessees of the building.

SIGNAGE. Lessee shall not place on any exterior door, wall or window of the premises any sign or advertising matter without Lessor's prior written consent and the approval of the local municipality. Thereafter, Lessee agrees to maintain such sign or advertising matter as first approved by Lessor in good condition and repair. Furthermore, Lessee shall conform to any uniform reasonable sign plan or policy that the Lessor may introduce with respect to the building. Upon vacating the premises, Lessee agrees to remove all signs and to repair all damages caused or resulting from such removal.

PETS. No pets shall be allowed on the premises without the prior written permission of Lessor unless said pet is required for reasons of disability under the Americans with Disability Act.

CONDITION OF PREMISES/INSPECTION BY LESSEE. The Lessee acknowledges they have had the opportunity to inspect the Premises and acknowledges with its signature on this Lease that the Premises are in good condition and comply in all respects with the requirements of this Lease. The Lessor makes no representation or warranty with respect to the condition of the premises or its fitness or availability for any particular use, and the Lessor shall not be liable for any latent or patent defect therein. The Lessee represents that Lessee has inspected the premises and is leasing and will take possession of the premises with all current fixtures present in their "as is" condition as of the date hereof.

AMERICANS WITH DISABILITY ACT. Per 42 U.S. Code § 12183 if the Lessee is using the Premises as a public accommodation (e.g. restaurants, shopping centers, office buildings) or there are more than 15 employees the Premises must provide accommodations and access to persons with disabilities that is equal or similar to that available to the general public. Owners, operators, lessors, and lessees of commercial properties are all responsible for ADA compliance. If the Premises is not in compliance with the Americans with Disability Act any modifications or construction will be the responsibility of the Lessee.

RIGHT OF ENTRY. It is agreed and understood that the Lessor and its agents shall have the complete and unencumbered right of entry to the Premises at any time or times for purposes of inspecting or showing the Premises and for the purpose of making any necessary repairs to the building or equipment as may be required of the Lessor under the terms of this Lease or as may be deemed necessary with respect to the inspection, maintenance or repair of the building. In accordance with State and local laws, the Lessor shall have the right to enter the Premises without the consent of the Lessee in the event of an emergency.

ESTOPPEL CERTIFICATE. Lessee at any time and from time to time, upon at least ten (10) days prior notice by Lessor, shall execute, acknowledge and deliver to Lessor, and/or to any other person, firm or corporation specified by Lessor, a statement certifying that the Lease is unmodified and in full force and effect, or if the Lease has been modified, then that the same is in full force and effect except as modified and stating the modifications, stating the dates to which the fixed rent and

additional rent have been paid, and stating whether or not there exists any default by Lessor under this Lease and, if so, specifying each such default.

HOLDOVER PERIOD. Should the Lessee remain in possession of the Premises after the cancellation, expiration, or sooner termination of the Lease, or any renewal thereof, without the execution of a new Lease or addendum, such holding over in the absence of a written agreement shall immediately forfeit any Security Deposit that was placed at the commencement of this Lease. In addition, the Lessor will begin eviction proceedings in accordance with local laws followed by seeking damages along with any accrued attorney's fees.

WAIVER. Waiver by Lessor of a default under this Lease shall not constitute a waiver of a subsequent default of any nature.

GOVERNING LAW. This Lease shall be governed by the laws of the State of Colorado.

NOTICES. Notices shall be addressed to the following:

Lessor

Chromie Enterprises
2448 Colorado Blvd., PO BOX 633, Idaho Springs, Colorado, 80452

Lessee

Big Bs Soup and Grilled Cheese
2448 Colorado Blvd., PO BOX TBD, Idaho Springs, Colorado, 80452

PERSONAL GUARANTEE BY LESSEE. This Lease Agreement shall be personally guaranteed by Brian Omerod, referred to as the "Guarantor(s)", and shall unconditionally guarantee the payment of the rent along with any other financial duties or obligations.

AMENDMENT(S). No amendment of this Lease shall be effective unless reduced to writing and subscribed by the parties with all the formality of the original.

SEVERABILITY. If any term or provision of this Lease Agreement is illegal, invalid or unenforceable, such term shall be limited to the extent necessary to make it legal and enforceable, and, if necessary, severed from this Lease. All other terms and provisions of this Lease Agreement shall remain in full force and effect.

BINDING EFFECT. This Lease and any amendments thereto shall be binding upon the Lessor and the Lessees and/or their respective successors, heirs, assigns, executors and administrators.

LESSOR SIGNATURE



Signature _____ Date _____
Ryan Turner, President

LESSEE SIGNATURE


Date 3/30/26

Signature _____ Date _____
Brian Ormerod, Owner

CITY OF IDAHO SPRINGS
County of Clear Creek
State of Colorado

Resolution No. 10, Series 2026

A RESOLUTION ADOPTING AN AMENDED CITY PARKING PLAN

WHEREAS, pursuant to Article 15, Title 31, C.R.S., the City Council possesses the authority to adopt rules and regulations concerning the parking of vehicles within the City of Idaho Springs; and

WHEREAS, the City Council has exercised that authority by previously adopting the City of Idaho Springs Parking Plan ("Parking Plan") by Ordinance No. 7, Series 2003, subsequently amended in its entirety by Resolution No. 31, Series 2015, and has since amended discrete portions of the Parking Plan by resolution, from time to time; and

WHEREAS, as a result of the serial amendments of the Parking Plan over time and the desire of the Council to update and amend certain portions of the Plan, the Council wishes to again update and adopt a new amended Parking Plan in its entirety; and

WHEREAS, the City Council reviewed various proposed changes at its recent work sessions, including the expansion of managed pay and residential permit parking throughout the City.

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

Section 1. The Idaho Springs Parking Plan, dated May 11, 2026 and attached hereto, is hereby approved and adopted in its entirety. The Parking Plan adopted hereby shall supersede and replace all previous editions of the Parking Plan, it being the intent of the City Council that all previous versions are hereby repealed.

Section 2. The City Clerk shall update and replace all copies of the Parking Plan in their custody.

Section 3. Nothing in this Resolution shall be construed to repeal, modify or otherwise affect the validity of any other parking regulation, rule or requirement set forth in the Model Traffic Code, as adopted and amended locally by the City, or any other provision of the Idaho Springs Municipal Code.

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

PASSED, ADOPTED AND APPROVED at a Regular Meeting of the City Council of the City of Idaho Springs, Colorado, held on the 11th day of May, 2026.

Chuck Harmon, Mayor

ATTESTED AND CERTIFIED:

Jennie Kim, City Clerk

CITY OF IDAHO SPRINGS, COLORADO
PARKING PLAN
(Effective 5/11/26)

This Parking Plan governs the parking of vehicles within the City of Idaho Springs, Colorado. Parking in violation of this Plan is unlawful as provided by Section 21-4 of the Idaho Springs Municipal Code.

Section 1. Parking motor vehicles on private ground.

No person shall park or stand a motor vehicle or other personal property on premises of another or in the lawful possession of another without the permission of the owner or person in possession thereof. Any vehicles parked in excess of 72 hours may be deemed abandoned.

Section 2. Parking lot use.

No person shall perform maintenance work on vehicles or otherwise use the city parking lots for any other purpose than parking vehicles or repairing temporarily disabled vehicles, unless approved by the City Council.

Section 3. Stopping, standing, or parking in alleys.

No person shall stop, stand or park a vehicle within an alley in a business district, except for the expeditious loading or unloading of materials; and no person shall stop, stand or park a vehicle in any other alley in such a manner or under such conditions as to leave available less than ten (10) feet of the roadway for the free movement of vehicular traffic.

No person shall stop, stand, or park a vehicle within an alley in such a position as to block the driveway or entrance to any abutting property.

Section 4. City parking lot hours.

Except as otherwise provided herein, no person shall park any vehicle for more than twelve (12) consecutive hours in any City Parking Lot unless otherwise designated by official signs. Vehicles registered with residential parking permits and vehicles owned by and registered to political subdivisions of the state of Colorado, including their departments, agencies, etc., are excepted from this time limitation. For the purposes of this Parking Plan, the Parking Lots in the following locations shall be deemed to be “City Parking Lots”:

- a. The North side of Water Street between 14th and 17th Avenues
- b. On the Southwest corner of 16th Avenue and Colorado Blvd.
- c. On the North side of Riverside Drive, the posted areas in the 3200 and 3300 blocks
- d. The South side of Idaho Street between 12th Avenue and 13th Avenue
- e. The east side of Highway 103 across from Carlson Elementary School
- f. The north side of Colorado Boulevard in the 1800 block

- g. Visitor Center at Colorado Boulevard and Miner Street

Section 5. Handicap parking.

Notice of handicap parking spaces shall be given by posting a single approved sign giving notice of the applicable restrictions, and any time or other limitations thereon, at the front of the space or on a wall or fence beside the space. When possible, the curb in the handicap parking space shall be painted blue.

To be legally parked in a handicap parking space, a vehicle must display an approved appropriate hang tag or license plate.

Permanent handicapped parking spaces shall be provided as follows:

- a. There shall be the following number of handicap parking spaces in the following city parking lots:
 - i. One (1) space in the lot located at 13th Avenue and Idaho Street; and
 - ii. Two (2) spaces in the lot bordered by 15th and 17th Avenues, Water Street and the area known as the “Walking Mall” behind the buildings on the south side of Miner Street between 15th and 17th Avenues.
- b. There shall be one (1) handicap parking space on the west side of 14th Avenue immediately south of Center Alley, in front of the Library. Handicap parking in this space shall be limited to three (3) hours.
- c. There shall be two (2) handicap parking spaces on the east side of 14th Avenue just north of Miner Street adjacent to the Senior Center between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.
- d. There shall be one (1) handicap parking spaces on the north side of Colorado Boulevard, beginning at a point fifteen (15) feet east of the hydrant at the corner of Colorado Boulevard and 16th Avenue.
- e. There shall be one (1) handicap parking space on the west side of 15th Avenue, beginning at the point thirty-four feet (34') north of the north edge of the sidewalk at the corner of Colorado Boulevard and 15th Avenue.
- f. There shall be one (1) handicap parking space on the east side of 17th Avenue, beginning at the point fifteen (15) feet south of the corner of Miner Street and 17th Ave.
- g. There shall be one (1) handicap parking space in the parking lot for the Visitor and Heritage Center.
- h. There shall be one (1) handicap parking space on the north side of Colorado Boulevard in the parking lot for Courtney-Ryley-Cooper Park.
- i. There shall be one (1) handicap parking space on the south side of the 2800 block of Colorado Boulevard just east of Miner Street.
- j. There shall be one (1) handicap parking space on the north side of the 2900 block of Colorado Boulevard just east of Gilson Street.

The City Council may by resolution designate temporary handicap parking spaces to accommodate persons with disabilities who do not have off-street parking available on their property, or whose off-street parking does not permit reasonable access for them.

- k. Such designation shall be requested on forms provided by the city.
- l. Such designation shall be for one (1) year from the date of the resolution approving the same and may be extended one (1) year at a time by making renewal application on forms provided by the city.
- m. If the person for whom such designation was approved dies, relocates, recovers, or becomes rehabilitated with regard to such person’s disability, the authority for the designation shall be immediately revoked and the signs removed.

Section 6. Fifteen (15) & Thirty (30) - Minute Parking Spaces.

Fifteen (15) and/or Thirty (30) – Minute Parking Spaces are hereby established with signage at the following locations:

- Miner Street, north side in front of Library Book Depository
- 14th Avenue, west side, first space south of Miner Street
- 15th Avenue, east side, first space south of Miner Street
- 16th Avenue west side, first space north of Miner Street
- 16th Avenue east side, first space north of Center Alley
- 17th Avenue, west side, first space north of Miner Street
- One space in front of 2736 Colorado Boulevard
- One space in front of 2745 Colorado Boulevard
- Two spaces in front of 2801 Colorado Boulevard
- Two spaces in front of 2812 Colorado Boulevard
- Two spaces in front of 2818 Colorado Boulevard

Section 7. Loading zones.

Loading zones are hereby established in the following locations and parking in such locations is prohibited except to load or unload passengers or materials:

<i>Name of street or alley</i>	<i>Portion affected (terminal limits)</i>
15 th Avenue at Miner Street	Southwest corner, as designated by an official sign, from 8:00 a.m. to 5:00 p.m., except Sat., Sun., and Holidays
16 th Avenue at Miner Street	Northeast corner, as designated by an official sign, from 8:00 a.m. to 5:00 p.m., except Sat., Sun., and Holidays

17 th Avenue at Miner Street	Southwest corner, as designated by an official sign, from 8:00 a.m. to 5:00 p.m., except Sat., Sun., and Holidays
14 th Avenue to 15 th Avenue	Northwest corner of 14 th Avenue to private parking lot at northeast corner before 15 th Avenue, on Idaho Street, as designated by an official sign, from 8:00 a.m. to 5:00 p.m., except Sat., Sun., and Holidays.
Idaho Street	Northwest corner of 14 th Avenue to private parking lot at northeast corner before 15 th Avenue, on Idaho Street, as designated by an official sign, from 8:00 a.m. to 5:00 p.m., except Sat., Sun., and Holidays.
City Parking Lots	As designated by official signs.

The City Council may, by resolution, authorize the Public Works Superintendent to designate special parking zones for loading and unloading passengers or materials and to delete such special parking zones by posting or removing appropriate signs.

When official signs are erected giving notice thereof, no person shall park a vehicle for the purpose of loading or unloading materials within the “Downtown Historic District” * except during the following hours:

Loading of Materials Restricted to 5:00 A.M.-10:00 A.M.

*For purposes of this parking restrictions, the Downtown Historic District shall be The Historic Preservation District of the City, as designated and defined by Section 22-3 of the Idaho Springs Municipal Code from time to time.

All of Blocks 7,8,15,16,20,22,25,28 and 33; the West 1 foot of Lot 9, all of Lots 10,11 and 12, Bloc 9; and the South 40 feet of Lots 1 and 2, Block 17; all within the City of Idaho Springs, County of Clear Creek, Colorado.

Section 8. Parking on certain streets.

Vehicles may be parked on the east side of 8th Avenue from High Street north to the city limits, facing a southerly direction with the left-hand wheels parallel to and within twelve (12) inches of the left-hand curb or as close as practicable to the right edge of the left-hand shoulder.

Section 9. Stopping, standing, or parking during certain hours on certain streets.

When official signs are erected giving notice thereof, no person shall stop, stand, or park a vehicle between the hours specified herein on any day. As defined by the Model Traffic Code currently in force within the City upon any of the streets as follows:

<i>Name of street</i>	<i>Portion affected (terminal limits) Regulations in effect: from – to</i>
Miner Street	From Miner Street Bridge to 13 th Avenue from 3:00 a.m. to 7:00 a.m.
Colorado Boulevard	From 2800-2900 block 3:00 a.m. to 7:00 a.m.
Colorado Boulevard	2000 block in spaces designated for fire department use only

Section 10. Parking prohibited at all times on certain streets.

When official signs are erected giving notice thereof, no person shall at any time park a vehicle upon any of the following described streets or parts thereof:

<i>Name of street</i>	<i>Portion affected (terminal limits)</i>
Virginia Street	North side from Canyon Street to west city limits, 19 th Avenue to Canyon Street
Wall Street	South side from 19 th Avenue to 23 rd Avenue
Idaho Street	South side from 14 th Avenue to 16 th Avenue
Riverside Drive	North side from 12 th to 13 th Avenues
Miner Street	Virginia Canyon Flume to 23 rd Avenue south side
	South side from Miner Street Bridge East to Miner Street and Colorado Junction at the 2300 Block
	South side from 3 rd Avenue to 1 st Avenue
	South side from 8 th Avenue to 10 th Avenue
Canyon Street	North from Virginia Street to city limits, on either side
11 th Avenue	East side of 11 th Avenue from Idaho Street to Miner Street
12 th Avenue	East and west sides of 12 th Avenue from Idaho Street to Miner Street. West side of 12 th Avenue accesses recreation center off-street parking
13 th Avenue	East side of 13 th Avenue, northerly 40 feet from Virginia Street to city limits. Fire lane.
	East side of 13 th Avenue between Idaho Street and Colorado Boulevard, except for school loading
14 th Avenue	West side of 14 th Avenue from the north boundary of Highway I-70 to the south boundary of Water Street (extended)

15 th Avenue	East side of 15 th Avenue northward from Virginia Street to the city limits. Fire lane.
20 th Avenue	West side of 20 th Avenue from Miner Street to Colorado Boulevard
Idaho Street	Miner Street to 11 th Avenue
Water Street	South side: 14 th Avenue to 15 th Avenue-from the west boundary of 14 th Avenue to a point 80 feet east thereof
High Street	North side of High Street from 8 th Avenue to 9 th Avenue North side of High Street from 8 th Avenue to a point 73 feet west of 8 th Avenue North side and south side of High Street from 7 th Avenue to a point 200 feet east of 7 th Avenue. Fire lane.
Edwards Street	On the north side between 27 th Avenue and 27 th Place On the south side from 25 th Avenue to the I-70 underpass in accordance with the provisions of the Model Traffic Code currently in effect within the City.
Colorado Boulevard	South side: from the west line of 13 th Avenue, west to a point 60 feet west of said west line of 13 th Avenue
Riverside Drive	Both sides between 23 rd Avenue and the Greenway Bridge over Clear Creek at the west end of the Riverside Townhomes

Section 11. Parking time limited on certain streets.

In accordance with the Model Traffic Code currently in effect within the City and when official signs are erected giving notice thereof, no person shall park a vehicle for a period of time longer than the time periods listed below between the hours listed below upon any streets or parts of streets as follows:

<i>Name of street</i>	<i>Portion affected (terminal limits)</i>
14 th Avenue	West side between Miner Street and Center Alley – one-hour limit
17 th Avenue	East side between Miner Street and Idaho Mall – one-hour limit

Section 12. Bus/Rafting/Oversize Vehicle Loading/Unloading & Parking.

In accordance with the Model Traffic Code currently in effect within the City and when official signs are erected giving notice thereof:

- a. There shall be a Bus Stop for CDOT Bustang, CDOT Pegasus, Clear Creek County Roundabout, and Greyhound on the south side of Idaho Street beginning at a point seventy-eight (78) feet west of the stop sign at 13th Avenue.
- b. There shall be one (1) tour bus loading/unloading space on the north side of Miner Street in front of the Central Hose House, beginning at the eastern edge of the curb cut and extending 47.1 feet to the west.
- c. There shall be three (3) tour bus and rafting loading/unloading spaces on the north side of Colorado Boulevard just west of 23rd Avenue and across the street from the Visitor and Heritage Center.
- d. Oversize vehicle parking as designated with signage and pavement markings at the City Parking Lot on Highway 103.

Section 13. Parking on certain streets during adverse weather conditions.

Vehicles may be parked on the North side of Wall Street from 19th to 23rd Avenue facing east due to the steep slope during inclement weather conditions for reasons of safety.

Section 14. Paid parking on certain streets.

The following streets are designated for paid parking between 10:00 a.m. and 6:00 p.m. every day, unless posted otherwise such as for a residential property:

- Miner Street between 12th Avenue and Clear Creek
- Idaho Street south side between 11th and 12th Avenues
- 12th Avenue east side between Miner and Idaho Streets
- 13th Avenue between Center Alley and Miner Street
- 14th Avenue between Colorado Boulevard and Idaho Street
- 15th Avenue between Colorado Boulevard and Idaho Mall
- 16th Avenue between Virginia Street and Idaho Mall
- 17th Avenue between Center Alley and Idaho Mall
- Colorado Boulevard between 13th Avenue and the roundabout at Interstate 70 Exit 240, except where otherwise posted

Soda Creek Road between Montane Drive and the north driveway entrance to the Indian Hot Springs

Section 15. Paid parking lots.

The following parking lots are designated for paid parking between 10:00 a.m. and 6:00 p.m. every day:

- Downtown West Parking Lot south of Idaho Mall between 14th and 15th Avenues
- Downtown Central Parking Lot south of Idaho Mall between 15th and 16th Avenues

- Downtown East Parking Lot south of Idaho Mall between 16th and 17th Avenues
- Downtown North Parking Lot southwest of Colorado Boulevard and 16th Avenue
- Transit Center Parking Lot southwest of 13th Avenue and Idaho Street
- Highway 103 Parking Lot south of Interstate 70
- City Hall Parking Lot (weekends and holidays only)
- City Parking Lot in the 1800-1900 block of Colorado Boulevard
- Visitor Center Parking Lot southwest of Colorado Boulevard and Miner Street, except for the spaces designated for the Visitor Center only

Section 16. Parking Lots for City Parks

The following parking lots are designated for active users of the designated City park and shall have specific signage to that effect:

- Courtney-Ryley-Cooper Park
- Shelly-Quinn Park

Section 17. Residential Permit Parking Areas.

The following areas—exclusive of the streets designated for paid parking--are designated residential permit parking areas and are restricted to registered residents and their guests, unless posted otherwise:

- The area bounded by Wall Street to the north, Miner Street to the south, 13th Avenue to the east and West Colorado Boulevard to the west.
- The area bounded by Wall Street to the north, Center Alley to the south, 17th Avenue to the east, and 13th Avenue to the west.
- The area bounded by Wall Street to the north, Riverside Drive to the south, 23rd Avenue to the east, and 17th Avenue to the west.
- Miner Street between Clear Creek and Colorado Boulevard.
- Miner Street between the Visitor Center and Safeway.
- Miner Street, 2400-2800 blocks
- Edwards Street, 2300-2700 blocks
- 25th Avenue
- 27th Avenue
- 27th Place
- Spruce Lane
- Miner Circle
- Riverside Drive between the Greenway bridge at the west end of the Riverside Townhomes and the east end of Riverside Drive at the cul de sac.

Section 18. Discount Partnership Program (Business-Set Discount).

Businesses opt into a discount program and display a "Branded Participating in Parking Discounts" decal in their window, using new Visit Idaho Springs branding.

- Discounts are determined by the business (e.g., \$1 off, \$5 off, etc.)

- The ParkIS app and City promotions will highlight participating locations. Customers can look for the icon and receive exclusive in-store discounts by showing proof they paid for parking. Example: “Show us your parking receipt and get \$3 off your purchase.”

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

Resolution No. 11 , Series 2026

A RESOLUTION APPROVING THE FIRST AMENDMENT TO THE WATER SUPPLY AGREEMENT BETWEEN THE CITY AND ROBERT & CHRISTINA EDWALL AND THOMAS & ASHLEY KULISZ

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

WHEREAS, the City Council, acting as the governing body of the Enterprise, possesses the authority to acquire, hold, lease and dispose of real and personal property, including water and water rights; and

WHEREAS, under this authority, the City Council previously approved a Water Supply Agreement (“Original Agreement”), dated January 30, 2024, by which the City, acting as the Enterprise, agreed to the provision of augmentation water to Robert and Christina Edwall and Thomas and Ashley Kulisz (collectively, “Edwall/Kulisz”); and

WHEREAS, the parties now desire to amend the Original Agreement to extend the duration of the agreement to supply augmentation water; and

WHEREAS, the City Council finds and determines that extending the duration of the Original Agreement would not compromise the City’s water supply nor harm the City/Enterprise’s ongoing ability to provide water to existing and projected customers of the City/Enterprise.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF IDAHO SPRINGS, COLORADO, ACTING ALSO AS THE GOVERNING BODY OF THE ENTERPRISE, AS FOLLOWS:

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

Section 2. The First Amendment to Water Supply Agreement, by and between the City of Idaho Springs and Edwall/Kulisz, attached hereto and incorporated herein by this reference, which amends the Original Agreement between the parties, is hereby approved.

Section 3. This resolution is to be in full force and effect from and after its passage and approval.

RESOLVED, APPROVED and ADOPTED this 11th day of May, 2026

CITY OF IDAHO SPRINGS, COLORADO

Chuck Harmon, Mayor

ATTEST:

Jennie Kim, City Clerk

FIRST AMENDMENT TO WATER SUPPLY AGREEMENT

This First Amendment to Water Supply Agreement (“First Amendment”) is made and entered into this ____ day of _____, 2026, by and between the **City of Idaho Springs**, a Colorado municipal corporation organized under the laws of the State of Colorado and acting by and through its Idaho Springs Water Activity Enterprise (“Idaho Springs”), and **Robert and Christina Edwall** (“Edwall”) and **Thomas and Ashley Kulisz** (“Kulisz”)(collectively, “Edwall/Kulisz”). Idaho Springs and Edwall/Kulisz may sometimes be referred to herein individually as a “Party” or collectively as “Parties.”

RECITALS

A. Idaho Springs and Edwall/Kulisz entered into a Water Supply Agreement (“Original Agreement”) dated January 30, 2024, by which the Parties provided for delivery of augmentation water to Edwall/Kulisz by Idaho Springs.

B. The Parties desire to amend the Original Agreement to extend the duration of the agreement to supply augmentation water.

AGREEMENT

Now, therefore, in consideration of the foregoing recitals, and mutual covenants and agreements herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree that the Agreement is amended as follows:

1. Revised term. The first two sentences of Paragraph 3 of the Original Agreement are hereby revised to state as follows:

The term of this Agreement shall continue for forty (40) years from the Delivery Commencement Date, unless terminated in accordance with the provisions of this Agreement, and shall automatically renew for additional five (5) year terms unless, within two (2) years prior to the expiration of the then current term, either party provides written notice to the other party that the term of the Agreement shall not be extended. Edwall/Kulisz retain the right to cancel this Agreement if it is unable to obtain water court approval of a plan for augmentation or exchange satisfactory to Edwall/Kulisz to utilize the Subject Water, or any approvals necessary from Jefferson County for the subdivision of the Property.

2. All other provisions remain applicable; conflict of provisions. All other provisions of the Original Agreement shall remain in full force and effect. In the event of a conflict between the provisions of this First Amendment and the Original Agreement, the provisions of this First Amendment shall control.

3. Counterparts. This First Amendment may be executed in any number of counterparts, each of which shall be deemed an original, and all of which shall constitute one and the same First Amendment. Electronic/facsimile signatures shall be acceptable and binding upon all Parties.

IN WITNESS WHEREOF, the parties hereto have executed this First Amendment to Water Supply Agreement as of the date first set forth above.

CITY OF IDAHO SPRINGS, acting by
and through its Idaho Springs Water
Activity Enterprise

By: _____
Chuck Harmon, Mayor

ATTEST:

By: _____
City Clerk

ROBERT EDWALL

CHRISTINA EDWALL

THOMAS KULISZ

ASHLEY KULISZ

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing First Amendment to Water Supply Agreement was acknowledged before me this ____ day of _____, 2026, by Robert Edwall, Christina Edwall, Thomas Kulisz, and Ashley Kulisz.

WITNESS my hand and official seal.

My Commission Expires:

Notary Public

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

Ordinance No. 7, Series 2026

AN EMERGENCY ORDINANCE ADOPTING BY REFERENCE THE 2024 INTERNATIONAL FIRE CODE AS ADOPTED BY THE COLORADO DEPARTMENT OF PUBLIC SAFETY, DIVISION OF FIRE PREVENTION AND CONTROL, AND MAKING CONFORMING AMENDMENTS TO CHAPTER 18 OF THE IDAHO SPRINGS MUNICIPAL CODE

WHEREAS, pursuant to C.R.S. § 31-16-202, the City of Idaho Springs, Colorado (“City”) possesses the authority to approve an ordinance which adopts by reference any statute, rule, regulation, or standard adopted by the federal or state governments, or any agency of either, solely by referring to such statute, rule, regulation, or standard in the text of such ordinance; and

WHEREAS, on April 27, 2026, the Idaho Springs City Council (“Council”) adopted on second reading Ordinance No. 6, Series 2026, which adopted eleven (11) international, national and state technical codes by reference, but did not adopt an updated edition of the International Fire Code (“IFC”); and

WHEREAS, the Council finds that the International Codes work together, such that it is imperative to adopt the same editions of these interdependent codes, to become effective at the same time within the jurisdiction, when possible; and

WHEREAS, the Council therefore wishes to adopt the 2024 edition of the IFC as soon as possible due to the adoption of nine (9) other 2024 International Codes on April 27, 2026 by Ord. No. 6, Series 2026, which shall become effective on June 6th , 2026; and

WHEREAS, the Council further finds that the emergency adoption of the 2024 IFC is necessary for the immediate preservation of the public health, safety and welfare to prevent the disconnect and confusion that will arise from applying the 2018 IFC while the 2024 editions of nine (9) other International Codes are simultaneously applied within the City; and

WHEREAS, such confusion could cause significant life safety measures in the International Codes to be misapplied or misinterpreted, particularly when the IFC is applied alongside the International Building Code and International Residential Codes, presenting risk to City residents, business owners and visitors; and

WHEREAS, the Council therefore desires to adopt the 2024 edition of the International Fire Code, as adopted by the Colorado Department of Public Safety, Division of Fire Prevention and Control, and make conforming amendments to Chapter 18 of the Idaho Springs Municipal Code, as further set forth herein.

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

Section 1. The above and foregoing recitals are hereby adopted as specific findings of the Idaho Springs City Council.

Section 2. The 2024 edition of the International Fire Code (IFC), as published by the International Code Council and as approved and adopted by the Colorado Department of Public Safety, Division of Fire Prevention And Control, and including Appendices A, B, C, D, E, G and H, copies of which are on file and available for purchase and public inspection in the office of the City Clerk, is hereby adopted and approved as the Fire Code within the City of Idaho Springs.

The IFC regulates and governs the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises as herein provided; provides for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Fire Code on file in the office of the City Clerk are hereby referred to, adopted, and made a part hereof, as if fully set forth herein, with the additions, insertions, deletions and changes, if any, prescribed in Section 4 of this ordinance.

Section 3. Section 18-11 of the Idaho Springs Municipal Code (“Code”) is hereby amended as follows:

Section 18-11. - Adoption of code.

The International Fire Code, ~~2018~~ 2024 Edition, as published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001, Chapters 1 through 80 inclusive and Appendices A, B, C, D, E, G and H, are hereby adopted by reference as if set out verbatim in this Article, subject to the deletions and amendments herein specified.

Section 4. Section 18-12 of the Code, concerning amendments to the IFC, is hereby repealed and reenacted to read in its entirety as follows:

Section 18-12. Amendments to the International Fire Code.

The following amendments to the 2024 Edition of the International Fire Code (IFC) are hereby adopted:

(A) Throughout the IFC, references to [NAME OF JURISDICTION] shall be replaced by “the City of Idaho Springs.”

(B) Section 112.1 of the IFC, concerning appeals, is hereby amended as follows:

112.1 General

In order to hear and decide appeals of orders, decisions or determinations made by the fire code official relative to the application and interpretation of this code,

there shall be and is hereby created a board of appeals. The board of appeals shall be the City Variance Board created under Article II of Chapter 5 of this Code. ~~appointed by the applicable governing authority and shall hold office at its pleasure.~~ The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the fire code official.

Section 5. Section 18-14 of the Code, concerning IFC appeals, is hereby repealed and designated as “Reserved.”

Section 6. Section 18-15 of the Code, concerning penalties for violating the IFC, is hereby affirmed and re-stated in its entirety, as set forth below:

Sec. 18-15. - Penalties for violations of code.

(A) Any person who violates any of the provisions of the Fire Code as adopted and amended herein or fails to comply therewith, who violates or fails to comply with any order made thereunder, who builds in violation of any detailed statement of specifications or plans submitted and approved thereunder or any certificate or permit issued thereunder and from which no appeal has been taken, or who fails to comply with such an order as affirmed or modified by the City Council or by a court of competent jurisdiction, within the required time, shall be subject to the penalties set forth in Section 1-8 of this Code.

(B) The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.

(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 the fire code 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 7. Emergency Declaration. Pursuant to C.R.S. § 31-16-105, the Council finds, determines and declares that passage of this Ordinance is necessary for the immediate preservation of the public health and safety as an emergency measure to prevent the local application of the 2018 IFC while the 2024 editions of nine (9) other International Codes are being applied locally to structures and properties; such lack of coordination between the editions of the International Codes presents a danger to the public health, safety and welfare because the International Codes are designed to be consistent with and work together by edition year.

Section 8. Effective Date. This Ordinance shall become effective upon adoption. However, the 2024 IFC adopted hereby is intended to become effective and commence to be applied at the same time as the codes adopted by reference by Ordinance No. 6, Series 2026. Therefore, the 2024 IFC adopted hereby shall become effective and commence to be applied within the City of Idaho Springs on June 6th, 2026.

Section 9. 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 10. 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.

MOVED, SECONDED AND ADOPTED BY THE AFFIRMATIVE VOTE OF THREE-FOURTHS OF THE MEMBERS OF THE CITY COUNCIL THIS 11TH DAY OF MAY, 2026.

Chuck Harmon, Mayor

ATTESTED AND CERTIFIED:

Jennie Kim, City Clerk

Approved on single reading as an emergency ordinance pursuant to C.R.S. § 31-16-105 on May 11, 2026.

Published on _____, 2026.

CITY OF IDAHO SPRINGS
Clear Creek County, Colorado

Ordinance No. 8, Series 2026

AN ORDINANCE ANNEXING TO THE CITY OF IDAHO SPRINGS CERTAIN UNINCORPORATED LANDS LOCATED IN SECTION 31, TOWNSHIP 3 SOUTH, RANGE 72 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND SECTION 25, TOWNSHIP 3 SOUTH, RANGE 73 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN CLEAR CREEK COUNTY, COLORADO, TO BE KNOWN AS THE "VCMP ANNEXATION TO THE CITY OF IDAHO SPRINGS"

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

WHEREAS, pursuant to the Colorado Municipal Annexation Act, C.R.S. § 31-12-101, *et seq.*, the City possesses the authority to annex real property, thereby adding such property to its municipal territory; and

WHEREAS, C.R.S. § 31-12-106(3) authorizes the City to annex City-owned property by ordinance, without the notice and hearing process that typically applies to the annexation of real property owned by other parties, when the City-owned property is eligible for annexation in accordance with Section 30(1)(c) of Article II of the State Constitution and C.R.S. §§ 31-12-104(1)(a) and 31-12-105; and

WHEREAS, the City has recently acquired certain real property located within unincorporated Clear Creek County adjacent to the boundary of existing Virginia Canyon Mountain Park (VCMP) within City limits and which City voters approved to be annexed to the City and added to VCMP at the November 5, 2024 election (the "Property"); and

WHEREAS, the City Council ("Council") finds that it is desirable to annex the Property into the City by ordinance, in accordance with C.R.S. § 31-23-106(3), as further provided herein.

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

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

Section 2. The Council further finds and determines that the Property is eligible for annexation in accordance with Section 30(1)(c) of Article II of the State Constitution and C.R.S. §§ 31-12-104(1)(a), 31-12-105 and 31-12-106(3), in that the proposed annexation:

- (a) Will not divide any lands held in identical ownership without the written consent of the owners thereof;

- (b) Will not annex any parcel of twenty acres or larger without the consent of the owner thereof;
- (c) Is for territory for which no annexation proceedings have been commenced for annexation to another municipality;
- (d) Would not result in the detachment of area from any school district and the attachment of the same to another school district;
- (e) Would not result in the extension of the City boundary more than three miles in any direction from any point of such municipal boundary in any one year;
- (f) Is of property for which not less than one-sixth of the perimeter is contiguous with the current City boundary; and
- (g) Is of property owned by the City and is not solely a public street or right-of-way.

Section 3. The Property is hereby annexed to and shall be included within the corporate boundaries of the City of Idaho Springs, and shall be known as the "VCMP Annexation to the City of Idaho Springs." Said annexation shall be complete and effective from the effective date of this Ordinance for all purposes.

Section 4. Promptly following the effective date of this Ordinance, the City Clerk shall complete all filings required of the City to be made by the provisions of Section 31-12-113, C.R.S.

INTRODUCED, READ AND ORDERED PUBLISHED at a Regular Meeting of the City Council of the City of Idaho Springs, Colorado, held on the 11th day of May, 2026.

Chuck Harmon, Mayor

ATTESTED AND CERTIFIED:

Jennie Kim, City Clerk

PASSED, ADOPTED AND APPROVED, after publication, at a Regular Meeting of the City Council of the City of Idaho Springs, Colorado, held on the 8th day of June, 2026.

Chuck Harmon, Mayor

ATTESTED AND CERTIFIED:

Jennie Kim, City Clerk

CERTIFICATION

I, Jennie Kim, City Clerk of the City of Idaho Springs, do hereby certify that the above and foregoing is a true and complete copy of an Ordinance duly adopted and finally-approved by the City Council of the said City at a regular meeting held on June 8th, 2026.

Jennie Kim, City Clerk

EXHIBIT A

VCMP ANNEXATION TO THE CITY OF IDAHO SPRINGS

[Annexation Map- Attached]

LEGAL DESCRIPTION:

Parcel Descriptions:

Parcel 1

The Queen Mills, U.S. Mineral Survey No. 205, located in the SW 1/4 of Section 25, Township 3 South, Range 73 West of the 6th PM, Clear Creek County, Colorado, containing 55748 square feet or 1.28 acres, more or less.

Parcel 3

A parcel of land located in the Euphrates Mill Site, US Mineral Survey No. 6002B in the southeast 1/4 of Section 25, Township 3 South, Range 73 West of the 6th PM, Clear Creek County, Colorado, and being more particularly described as follows:

Commencing at the East 1/4 corner of said Section 25, T3S, R73W, being a found BLM Brass Cap from whence the Southwest corner of Section 30, T3S, R72W being a found BLM Brass Cap, bears S 0°28'16" E, a distance of 2,419.64 feet, said line forming the Basis of Bearing for this description; thence S 34°06'12" W a distance of 864.87 feet to corner no. 5 of said Euphrates Mill Site and the Point of Beginning.

Thence North 60° 00' 00" East along line 5-1 of said Euphrates Mill Site a distance of 66.78 feet;

Thence South 15° 11' 17" East a distance of 485.38 feet;

Thence South 09° 15' 37" West a distance of 254.66 feet to a point on the 4-6 of said Euphrates Mill Site;

Thence North 12° 00' 00" West along said line 4-6 a distance of 700.68 feet to the Point of Beginning, containing 48,513 square feet or 1.11 acres, more or less.

Part of Parcel 5

A parcel of land located in Section 31, Township 3 South, Range 72 West of the 6th PM, Clear Creek County, Colorado, and being more particularly described as follows:

Commencing at the Southwest corner of Section 30, T3S, R72W being a found BLM Brass Cap from whence the East 1/4 corner of said Section 25, T3S, R73W, being a found BLM Brass Cap, bears N 0°28'16" W, a distance of 2,419.64 feet, said line forming the Basis of Bearing for this description; Thence South 01° 26' 42" West along the westerly line of Section 31, T3S, R72W a distance of 1369.52 feet to the Point of Beginning.

Thence South 38° 26' 47" East a distance of 167.45 feet;

Thence South 16° 05' 25" East a distance of 136.37 feet;

Thence South 21° 00' 30" East a distance of 284.39 feet;

Thence South 21° 56' 02" East a distance of 123.30 feet;

Thence South 28° 29' 41" East a distance of 356.72 feet;

Thence South 20° 30' 08" West a distance of 339.86 feet;

Thence South 03° 46' 45" East a distance of 121.22 feet to a point on the City Limits of Idaho Springs;

Thence along the existing Idaho Springs City Limits the following four (4) courses:

1. South 00° 09' 04" West a distance of 322.47 feet

2. North 89° 50' 56" West a distance of 376.51 feet to a point on said westerly line of Section 31;

3. North 00° 04' 01" West along said westerly line a distance of 228.33 feet to the West 1/4 corner of said Section 31, T3S, R72W;

4. North 00° 02' 46" East continuing along said westerly line a distance of 479.70 feet to the West 1/4 corner of said Section 31;

5. North 01° 26' 36" East continuing along said westerly line a distance of 1022.80 feet to the Point of Beginning, containing 542,069 square feet or 12.44 acres, more or less.

Parcel 7 (Within Idaho Springs City Limits)

A parcel of land located in Section 31, Township 3 South, Range 72 West of the 6th PM, Clear Creek County, Colorado, and being more particularly described as follows:

Commencing at the West 1/4 corner of Section 31, T3S, R72W being a found USFS Brass Cap from whence the East 1/4 corner of said Section 36, T3S, R73W, being a found BLM Brass Cap, bears S 0°02'46" W, a distance of 479.70 feet, said line forming the Basis of Bearing for this description; Thence South 52° 40' 36" East a distance of 1542.79 feet to the point of Intersection with Parcel 3-CC, Reception No. 301356, Clear Creek County records said point also being the Point of Beginning.

Thence along said Parcel 3-CC the following 2 courses:

1. South 07° 30' 03" East a distance of 30.79 feet;

2. South 86° 03' 32" West a distance of 251.29 feet;

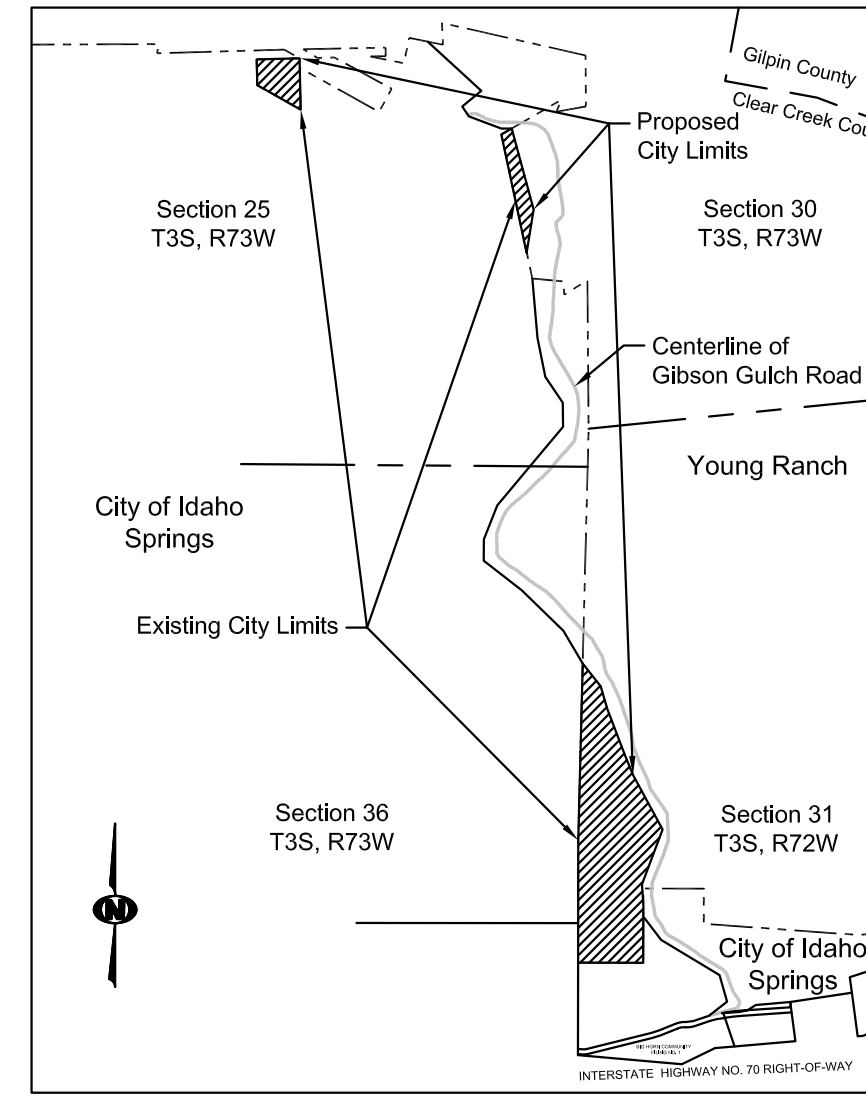
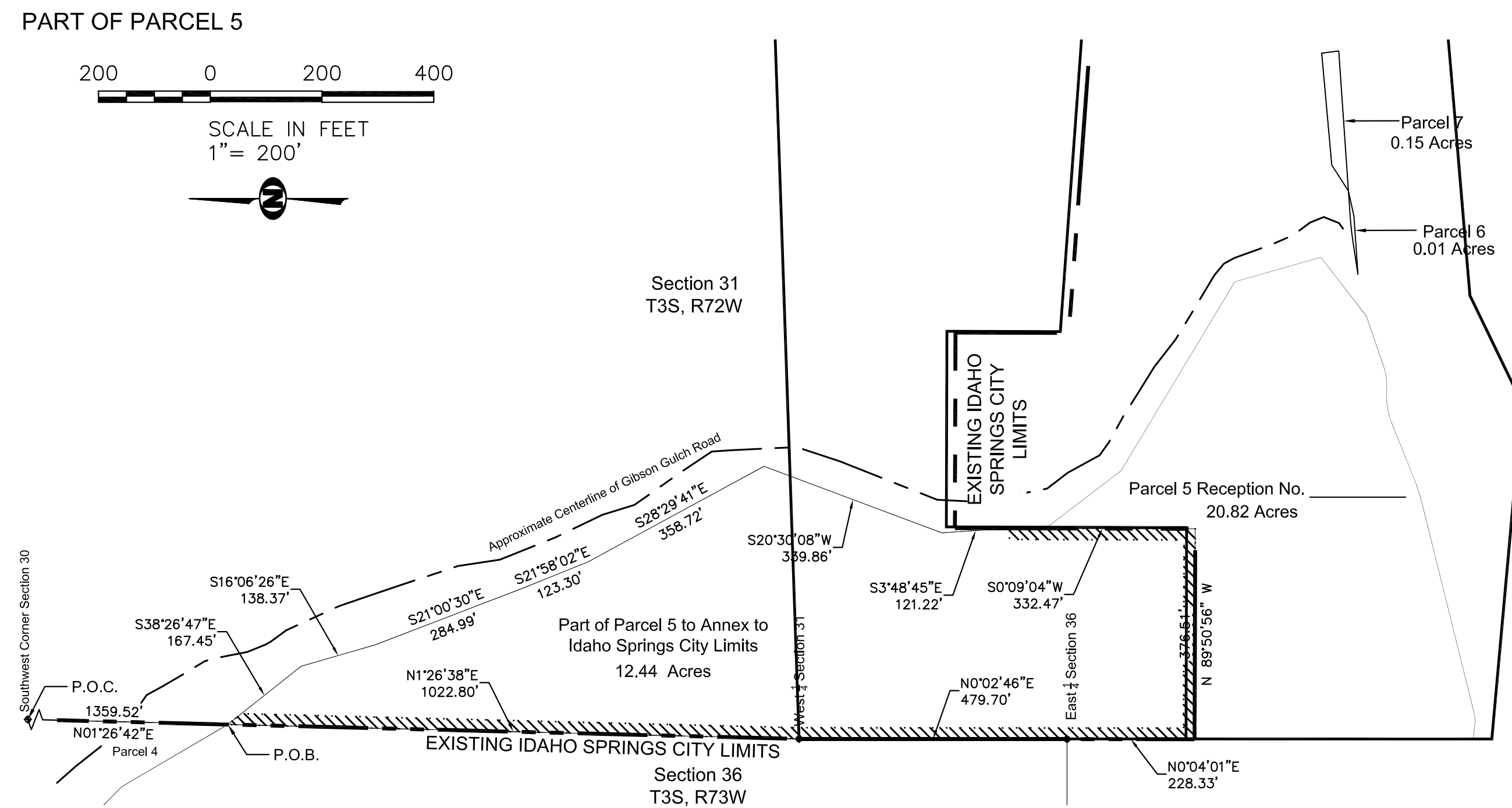
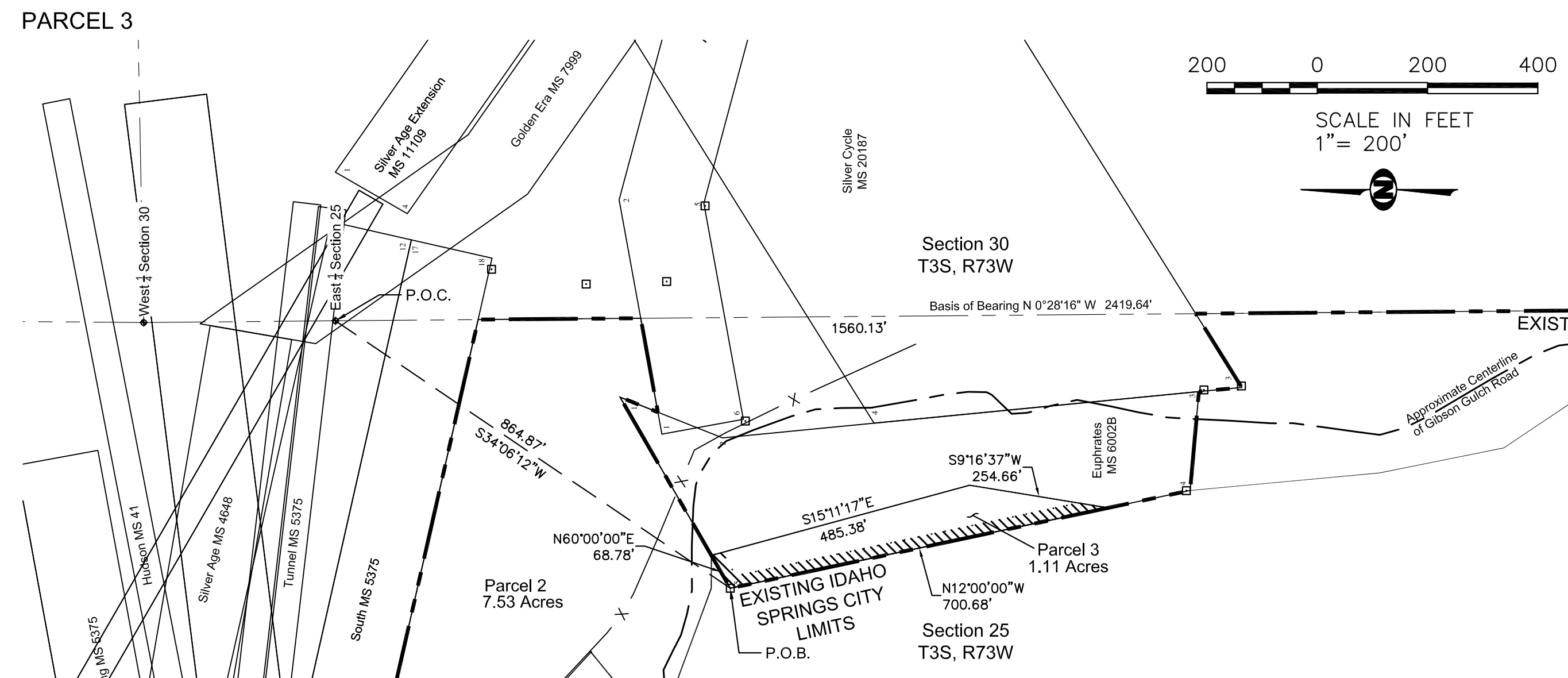
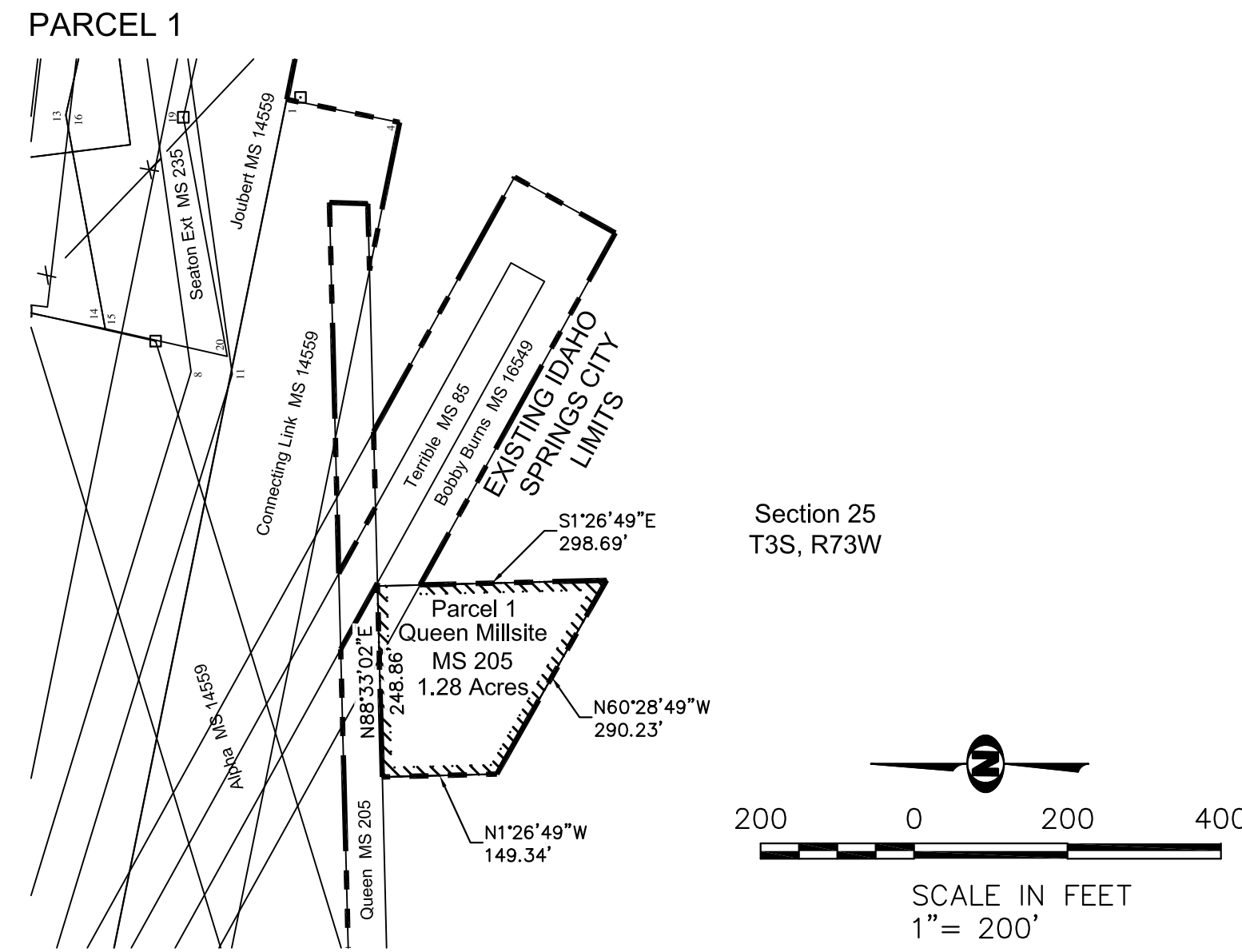
Thence North 57° 26' 32" East a distance of 55.15 feet;

Thence North 84° 49' 39" East a distance of 200.33 feet to the Point of Beginning, containing 6,408 square feet or 0.15 acres, more or less.

ANNEXATION MAP

TO THE CITY OF IDAHO SPRINGS

PARCELS IN SECTION 31, T3S, R72W AND SECTION 25, T3S, R73W, 6th P.M.
CITY OF IDAHO SPRINGS, COUNTY OF CLEAR CREEK, STATE OF COLORADO



Parcel Descriptions:

Parcel 1

The Queen Millsite, U.S. Mineral Survey No. 205, located in the SW 1/4 of Section 25, Township 3 South, Range 73 West of the 6th PM, Clear Creek County, Colorado, containing 55748 square feet or 1.28 acres, more or less.

Parcel 3

A parcel of land located in the Euphrates Mill Site, US Mineral Survey No. 6002B in the southeast 1/4 of Section 25, Township 3 South, Range 73 West of the 6th PM, Clear Creek County, Colorado, and being more particularly described as follows:

Commencing at the East 1/4 corner of said Section 25, T3S, R73W, being a found BLM Brass Cap from whence the Southwest corner of Section 30, T3S, R72W being a found BLM Brass Cap, bears S 0°28'16" E, a distance of 2,419.64 feet, said line forming the Basis of Bearing for this description; thence S 34°06'12" W a distance of 864.87 feet to corner no. 5 of said Euphrates Mill Site and the Point of Beginning.

Thence North 60° 00' 00" East along line 5-1 of said Euphrates Mill Site a distance of 68.78 feet; Thence South 15° 11' 17" East a distance of 485.38 feet; Thence South 09° 16' 37" West a distance of 254.66 feet to a point on line 4-5 of said Euphrates Mill Site; Thence North 12° 00' 00" West along said line 4-5 a distance of 700.68 feet to the Point of Beginning, containing 48,513 square feet or 1.11 acres, more or less.

Part of Parcel 5

A parcel of land located in Section 31, Township 3 South, Range 72 West of the 6th PM, Clear Creek County, Colorado, and being more particularly described as follows:

Commencing at the Southwest corner of Section 30, T3S, R72W being a found BLM Brass Cap from whence the East 1/4 corner of said Section 25, T3S, R73W, being a found BLM Brass Cap, bears N 0°28'16" W, a distance of 2,419.64 feet, said line forming the Basis of Bearing for this description; Thence South 01° 26' 42" West along the westerly line of Section 31, T3S, R72W a distance of 1359.52 feet to the Point of Beginning.

Thence South 38° 26' 47" East a distance of 167.45 feet; Thence South 16° 06' 26" East a distance of 138.37 feet; Thence South 21° 00' 30" East a distance of 284.99 feet; Thence South 21° 58' 02" East a distance of 123.30 feet; Thence South 28° 29' 41" East a distance of 358.72 feet; Thence South 20° 30' 08" West a distance of 339.86 feet; Thence South 03° 48' 45" East a distance of 121.22 feet to a point on the City Limits of Idaho Springs;

Thence along the existing Idaho Springs City Limits the following four (4) courses:
 1. South 00° 09' 04" West a distance of 322.47 feet;
 2. North 89° 50' 56" West a distance of 376.51 feet to a point on said westerly line of Section 31;
 3. North 00° 04' 01" West along said westerly line a distance of 228.33 feet to the West 1/4 corner of said Section 31, T3S, R72W;
 4. North 00° 02' 46" East continuing along said westerly line a distance of 479.70 feet to the West 1/4 corner of said Section 31;
 5. North 01° 26' 38" East continuing along said westerly line a distance of 1022.80 feet to the Point of Beginning, containing 542,069 square feet or 12.44 acres, more or less.

Parcel 7 (Within Idaho Springs City Limits)

A parcel of land located in Section 31, Township 3 South, Range 72 West of the 6th PM, Clear Creek County, Colorado, and being more particularly described as follows:

Commencing at the West 1/4 corner of Section 31, T3S, R72W being a found USFS Brass Cap from whence the East 1/4 corner of said Section 36, T3S, R73W, being a found BLM Brass Cap, bears S 0°02'46" W, a distance of 479.70 feet, said line forming the Basis of Bearing for this description; Thence South 52° 40' 36" East a distance of 1542.79 feet to the point of intersection with Parcel 3-CC, Reception No. 301356, Clear Creek County records said point also being the Point of Beginning.

Thence along said Parcel 3-CC the following 2 courses:
 1. South 07° 30' 03" East a distance of 30.79 feet;
 2. South 86° 03' 32" West a distance of 251.20 feet;
 Thence North 57° 28' 32" East a distance of 55.15 feet;
 Thence North 84° 49' 39" East a distance of 200.93 feet to the Point of Beginning, containing 6,408 square feet or 0.15 acres, more or less.

Approval Certificate:

Approved for filing by the City of Idaho Springs this _____ day of _____, 2025.

Attest:
 Chuck Harmon, Mayor
 Diane Breece, City Clerk

State of Colorado) SS
 County of Clear Creek)

The foregoing instrument was acknowledged before me this ____ day of _____, 2025

Witness hand and official seal
 My commission expires _____
 Notary Public

Contiguity Statement Parcel 1:

The above described land is contiguous to the City of Idaho Springs and meets the requirements set forth in Colorado Revised Statutes 1973, 21-132-104-1(a) that one-sixth or more of the perimeter to be annexed is contiguous with the annexing municipality.

- Total perimeter considered for annexation = 987.12'
 - One-sixth of total perimeter required for annexation = 155.24'
- Perimeter contiguous with existing city limits = 931.46'

Contiguity Statement Parcel 3:

The above described land is contiguous to the City of Idaho Springs and meets the requirements set forth in Colorado Revised Statutes 1973, 21-132-104-1(a) that one-sixth or more of the perimeter to be annexed is contiguous with the annexing municipality.

- Total perimeter considered for annexation = 1,509.50'
 - One-sixth of total perimeter required for annexation = 251.58'
- Perimeter contiguous with existing city limits = 769.44'

Contiguity Statement Part of Parcel 5:

The above described land is contiguous to the City of Idaho Springs and meets the requirements set forth in Colorado Revised Statutes 1973, 21-132-104-1(a) that one-sixth or more of the perimeter to be annexed is contiguous with the annexing municipality.

- Total perimeter considered for annexation = 3,973.71'
 - One-sixth of total perimeter required for annexation = 662.29'
- Perimeter contiguous with existing city limits = 2,439.80'

Owner's Certificate:

Owner _____
 Signed this _____ day of _____, 2025
 State of Colorado)
) SS
 County of Clear Creek)

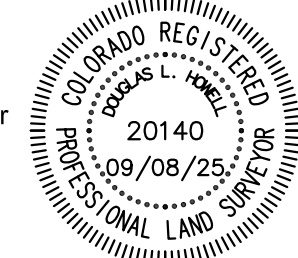
The foregoing instrument was acknowledged before me this _____ day of _____, 2025.

Witness hand and official seal
 My commission expires _____
 Notary Public

Surveyor's Certification:

I, Douglas L. Howell, a Professional Land Surveyor registered in the State of Colorado, hereby certify that this annexation map was made in accordance with applicable standards of practice, was prepared under my responsible charge, and is accurate to the best of my professional knowledge, information, and belief. This is not a guaranty or warranty, either expressed or implied.

Douglas L. Howell, Professional Land Surveyor
 Colorado P.L.S. No. 20140
 For and on behalf of His Consultants, Inc.



County Recorder's Certificate:

This plat was filed for record in the office of the County Clerk and Recorder of Clear Creek County this day of _____, 2025, at _____, m., in book _____, at page _____.

Clerk and Recorder

- LEGEND:**
- found original stone
 - found rebar and 1.5" alum. cap unless noted otherwise
 - set 18" #5 rebar and cap, PLS 20140
 - x — barb wire fence

Idaho Springs Mountain Park / Young Ranch Land Swap 2024	
<i>His Consultants, Inc.</i>	
Lakewood, Colorado 720-273-9940	
DRAWN BY: dec	CHECKED BY: djh
DATE: 9/08/2025	SCALE: shown
FILE NAME: YR Land Swap Claims	SHEET NO.: 1 of 2

CITY OF IDAHO SPRINGS
Clear Creek County, Colorado

Ordinance No. 9, Series 2026

AN ORDINANCE ZONING APPROXIMATELY 23.36 ACRES LOCATED IN SECTION 31, TOWNSHIP 3 SOUTH, RANGE 72 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND SECTION 25, TOWNSHIP 3 SOUTH, RANGE 73 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CLEAR CREEK COUNTY, COLORADO, AND KNOWN IN PART AS THE ‘VCMP ANNEXATION TO THE CITY OF IDAHO SPRINGS,’ AS PLANNED DEVELOPMENT (PD)

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

WHEREAS, pursuant to the Colorado Municipal Annexation Act, C.R.S. § 31-12-101, *et seq.*, and by Ordinance No. 12, Series 2025, the Idaho Springs City Council (“Council”) annexed certain City-owned land recently acquired from Robert Young and associated entities (the “Annexed Property”); and

WHEREAS, the Annexed Property, together with other property in the same area already within City boundaries, also acquired from Mr. Young, constitute the entirety of land that City electors approved adding to the boundaries of existing Virginia Canyon Mountain Park (VCMP) at the November 5, 2024 election (the “Property,” more specifically described in **Exhibit A**) in order to create a more natural and recognizable VCMP boundary along the park’s eastern edge, to follow Gilson Gulch; and

WHEREAS, the City Council further finds that the VCMP is currently zoned as Planned Development (PD), the specific parameters of which were approved by the City by Ordinance No. 8, Series 2019, on June 10, 2019 and recorded in the records of Clear Creek County at Reception No. 293437 (“Argo VCMP PD Zoning”); and

WHEREAS, the City Council finds that zoning the Property as PD with the Argo VCMP PD Zoning specifications would permit the Property to be incorporated into the existing park with the same zoning and use designations, generally conform with the City's comprehensive plan, preserve and promote property values in the area, and be in harmony and compatible with the surrounding land uses and present development in the area, and will generally promote the public welfare; and

WHEREAS, pursuant to C.R.S. § 31-12-115, the City must zone recently-annexed property within ninety (90) days of annexation; and

WHEREAS, the Council therefore wishes to approve the zoning of the Property to the Argo VCMP PD Zoning.

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

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

Section 2. The zoning classification for the Property more particularly and fully described in **Exhibit A**, attached hereto and incorporated herein by reference, is hereby approved and established as the Argo VCMP PD Zoning.

Section 3. The official zoning map of the City is hereby amended to incorporate therein the zoning classification established in Section 2, above. Except as expressly so amended, the said zoning map is readopted, ratified and confirmed in all respects.

Section 4. Any and all Ordinances 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 part thereof shall not revive any other section or part of any Ordinance heretofore repealed or superseded.

Section 5. Should any one or more sections or provisions of this Ordinance be judicially determined invalid or unenforceable, such judgment shall not affect, impair or invalidate the remaining provisions of this Ordinance, the intention being that the various provisions are severable.

INTRODUCED, READ AND ORDERED PUBLISHED at a Regular Meeting of the City Council of the City of Idaho Springs, Colorado, held on the 11th day of May, 2026.

Chuck Harmon, Mayor

ATTESTED AND CERTIFIED:

Jennie Kim, City Clerk

PASSED, ADOPTED AND APPROVED, after publication and following public hearing, at a Regular Meeting of the City Council of the City of Idaho Springs, Colorado, held on the 8th day of June, 2026.

Chuck Harmon, Mayor

ATTESTED AND CERTIFIED:

Jennie Kim, City Clerk

EXHIBIT A

LEGAL DESCRIPTION of ZONED PROPERTY:

Parcel 1

The Queen Millsite, U.S. Mineral Survey No. 205, located In the SW 1/4 of Section 25, Township 3 South, Range 73 West of the 6th PM, Clear Creek County, Colorado, containing 55748 square feet or 1.28 acres, more or less.

Parcel 3

A parcel of land located in the Euphrates Lode, US Mineral Survey No. 20187, In the southeast 1/4 of Section 25, Township 3 South, Range 73 West of the 6th PM, Clear Creek County, Colorado, and being more particularly described as follows:

Commencing at the East 1/4 corner of said Section 25, T3S, R73W, being a found BLM Brass Cap from whence the Southwest corner of Section 30, T3S, R72W being a found BLM Brass Cap. bears S 0°28'16" E, a distance of 2,419.64 feet, said line forming the Basis of Bearing for this description; thence S 34°06'12" W a distance of 864.87 feet to corner no. 5 of said Euphrates lode and the Point of Beginning.

Thence North 60° 00' 00" East along line 5-1 of said Euphrates Lode a distance of 68.78 feet;
Thence South 15° 11' 17" East a distance of 485.38 feet;
Thence South 09° 16' 37" West a distance of 254.66 feet to a point on line 4-5 of said Euphrates Lode;
Thence North 12° 00' 00" West along said line 4-5 a distance of 700.68 feet to the Point of Beginning.
containing 48,513 square feet or 1.11 acres, more or less.

Parcel 5

A parcel of land located in Section 31, Township 3 South, Range 72 West of the 6th PM, Clear Creek County, Colorado, and being more particularly described as follows:

Commencing al the Southwest corner of Section 30, T3S, R72W being a found BLM Brass Cap from whence the East 1/4 corner of said Section 25, T3S, R73W, being a found BLM Brass Cap, bears N 0°28'16"W, a distance of 2,419.64 feet, said line forming the Basis of Bearing for this description; Thence South 01° 26' 42" West along the westerly line of Section 31, T3S, R72W a distance of 1359.52 feet to the Point of Beginning.

Thence South 38° 26' 47" East a distance of 167.45 feet;
Thence South 16° 06' 26" East a distance of 138.37 feet;
Thence South 21° 00' 30" East a distance of 284.99 feet;
Thence South 21° 58' 02" East a distance of 123.30 feet;
Thence South 28° 29' 41" East a distance of 358.72 feet;
Thence South 20° 30' 08" West a distance of 339.66 feet;
Thence South 03° 48' 45" East a distance of 192.34 feet;

Thence South 37° 21' 31" East a distance of 162.05 feet;
Thence South 55° 56' 00" East a distance of 394.73 feet;
Thence South 15° 52' 45" East a distance of 160.04 feet;
Thence South 52° 13' 24" West a distance of 132.96 feet;
Thence South 71° 03' 33" West a distance of 95.00 feet to the point of intersection with Parcel 3-CC, Reception No. 301356, Clear Creek County records;

Thence along said Parcel 3-CC the following 8 courses:

1. 43.31 feet along the arc of a curve to concave to the north, with a radius of 107.88 feet, a central angle of 23° 00' 00", and whose chord bears South 82° 33' 32" West, a distance of 43.01 feet to a point of non-tangent compound curvature;
2. 61.80 feet along the arc of a curve concave to the south, with a radius of 136.16 feet, a central angle of 26° 00' 00". and whose chord bears South 81° 03' 32" West, a distance of 61.27 feet to a point;
3. South 68° 03' 32" West a distance of 104.72 feet to a point of curvature;
4. 47.82 feet along the arc of a curve concave to the north, with a radius of 342.52 feet, a central angle of 08° 00' 00", and whose chord bears South 72° 03' 32" West, a distance of 47.79 feet to a point;
5. South 76° 03' 32" West a distance of 387.38 feet to a point of curvature;
6. 14.92 feet along the arc of a curve concave to the north, with a radius of 45.00 feet, a central angle of 19° 00' 00", and whose chord bears South 85° 33' 32" West, a distance of 14.85 feet to a point;
7. North 84° 56' 28" West a distance of 31.55 feet to a point on said westerly line of Section 31;
8. Thence North 00° 04' 01" West along said westerly line a distance of 727.16 feet to the East 1/4 corner of said Section 36, T3S, R73W;

Thence North 00° 02' 46" East continuing along said westerly line a distance of 479.70 feet to the West 1/4 corner of said Section 31;

Thence North 01° 26' 38" East continuing along said westerly line a distance of 1022.60 feet to the Point of Beginning, containing 906,902 square feet or 20.82 acres, more or less.

Parcel 7

A parcel of land located in Section 31, Township 3 South, Range 72 West of the 6th PM, Clear Creek County, Colorado, and being more particularly described as follows:

Commencing at the West 1/4 corner of Section 31, T3S, R72W being a found USFS Brass Cap from whence the East 1/4 corner of said Section 36, T3S, R73W, being a found BLM Brass Cap, bears S 0°02'46" W, a distance of 479.70 feet, said line forming the Basis of Bearing for this description: Thence South 52° 40' 36" East a distance of 1542.79 feet to the point of Intersection with Parcel 3-CC, Reception No. 301356, Clear Creek County records, said point also being the Point of Beginning.

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1. South 07° 30' 03" East a distance of 30.79 feet;
2. South 86° 03' 32" West a distance of 251.20 feet;

Thence North 57° 26' 32" East a distance of 55.15 feet;

Thence North 64° 49' 39" East a distance of 200.93 feet to the Point of Beginning, containing 6,408 square feet or 0.15 acres, more or less.

Office of the City Administrator

To: Mayor and City Council
From: Andrew Marsh
Date: May 11, 2026
Subject: City Administrator Update

Requests for Action:

- Motion to approve a letter of support for Clear Creek County's Safe Streets and Roads for All (SS4A) planning grant application to develop the County's first Comprehensive Roadway Safety Action Plan.

Updates:

- The Mayor and I attended on April 8 a periodic Mayors' meeting with Congressman Neguse.
- Attended on April 9 the quarterly meeting of the I-70 Coalition in Keystone.
- The Mayor and I met on April 13 with Regional Director Todd Leopold of the Colorado Department of Local Affairs to plan the annual City Council Retreat on June 10.
- Guy and I attended on April 13 a check-in meeting with Common Knowledge Technology regarding IT services.
- The Mayor, Guy and I attended on April 14 the monthly Mayors and Commissioners meeting.
- The Mayor and staff attended on April 14 the periodic meeting with HDR Engineering regarding the Mobility Hub project.
- The Mayor, Dylan and I attended on April 14 the Open House at the Argo Inn and Suites.
- Staff and I met on April 16 and 28 with HDR Engineering to discuss utility relocations related to the Mobility Hub project.
- The Mayor and I attended on April 16 the Mighty Argo Cable Car Launch Party at Union Station.
- The Mayor, Guy and I attended on April 27 the Clear Creek Child Care Workshop.
- The Mayor, staff and I met on April 28 with a potential developer of affordable housing.
- The Mayor, staff and I met on April 28 with the City's consultant regarding the affordable senior housing project.
- Attended on April 29 the bi-annual I-70 Collaborative Effort meeting in Frisco. I provided a presentation on the Idaho Springs Mobility Hub project.
- The Mayor and I attended on April 30 the 70th Anniversary Celebration for JVA Engineering in Boulder.
- The Mayor and I attended on May 1 the Ribbon Cutting for the Mighty Argo Cable Car.
- Sadie, Guy and I met on May 4 with the owners of Marion's of the Rockies regarding parking options for their business.
- The Mayor and staff met on May 5 regarding a planning grant application for a potential electric shuttle operation.
- Ed and I met on May 5 with Carla Cole regarding the plans for improvements at Courtney-Ryley-Cooper Playpark.

Upcoming Events:

- The next Community Conversation sponsored by the Business and Community Promotion Board will be held on Wednesday, May 13 from 6:00 to 7:30 p.m. at Yards Taphouse.
- The annual City Clean-up Day will be held on Saturday, May 16 from 9:00 a.m. to 1:00 p.m. at the new public parking lot on Colorado Boulevard just east of Riverside Drive.
- The annual Idaho Springs Cemetery Clean-up Day will be held on Wednesday, May 20 from 9:00 a.m. to noon.
- Annual flowers will be delivered to Citizens Park and planted on Thursday, May 21 from 8:00 to 11:00 a.m.
- The annual Clear Creek High School senior parade will be held downtown on Thursday, May 21 at 5:00 p.m.
- City offices will be closed on Monday, May 25 in observance of Memorial Day. The regular City Council meeting will be postponed to Tuesday, May 26.
- The annual City Council Retreat will be held on Wednesday, June 10 from 8:30 a.m. to 4:30 p.m. at Tommyknocker Brewery and Pub.



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

May 11, 2026

The Honorable Sean P. Duffy
U.S. Department of Transportation
1200 New Jersey Avenue, SE
Washington, DC 20590

Re: Letter of Support — Clear Creek County, FY 2026 Safe Streets and Roads for All (SS4A) Planning Grant Application

Dear Secretary Duffy,

On behalf of the City of Idaho Springs, I am writing in support of Clear Creek County's application for a Fiscal Year 2026 Safe Streets and Roads for All (SS4A) Planning Grant to develop the County's first Comprehensive Roadway Safety Action Plan.

Clear Creek County's roadway safety record demands action. Between 2019 and 2023, the County's 33-mile Interstate 70 corridor and surrounding state, county, and local roads recorded 2,719 crashes, 16 fatalities, and 100 suspected serious injuries. The annual fatality rate of 34.1 per 100,000 residents is 1.9 times the SS4A high-fatality threshold and 2.9 times the Colorado statewide rate, and fatal crashes nearly tripled across the analysis period. The combination of an interstate corridor, two mountain passes, a National Scenic Byway, and heavy through-traffic on a small permanent population creates safety conditions no single agency can address alone.

If awarded, the City is prepared to support the development of the Action Plan in ways that fit our role and capacity, whether that means contributing to planning conversations, sharing information and local knowledge, helping connect the County with the people we serve, or coordinating with the Plan as it takes shape. A countywide Safety Action Plan is the right approach for a community where keeping people safe is a shared job across federal, state, county, town, and first-responder partners.

We respectfully urge the Department to fund this application. Thank you for your consideration.

Sincerely,

Chuck Harmon
Mayor

TO: City Council
CC: City Administrator Andrew Marsh
FROM: Guy Patterson | Assistant City Administrator
DATE: 5/11/2026
SUBJECT: Assistant City Administrator Report
ATTACHMENTS:



REQUEST FOR ACTION

None

Phase One Watering Restrictions

On April 27th, City Council passed Resolution No. 9, Series 2026 A RESOLUTION ADOPTING PHASE ONE WATER USE RESTRICTIONS AND GUIDELINES. The information has been disseminated in the following manner:

- Posters were created and disseminated to local businesses and posted at various locations (library, City hall, elementary school, etc).
- All water customers have been notified, either via email or direct USPS mail of the restrictions which included a copy of the poster and the actual resolution.
- The notification was sent to all on the city email list (which includes non-profits and entities outside of the city).
- Posted on the city website.
- Released to the press and covered by the Clear Creek Courant on May 4 (https://www.clearcreekcourant.com/news/idaho-springs-water-restrictions-and-guidelines-implemented/article_4924a510-e728-4b5c-bbc4-142010551efd.html)

Thank you to city staff for their quick actions in getting this notification out to city residents.

Senior Housing Project Phase One Environmental Site Assessment

The City will be engaging Professional Services Industries, Inc. to conduct a Phase One Environmental Site Assessment on the proposed senior housing site on Highway 103. This project, which will cost \$2,700, is a necessary first step for development of the property and must be completed to understand any potential environmental concerns.

PSI proposes to perform the Phase I ESA in general accordance with ASTM E1527-21 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM E1527-21). PSI will perform the assessment under the supervision of an environmental professional (EP) as defined in 40 Code of Federal Regulations (CFR) 312.10.

The scope of services generally will include:

- Regulatory records review
- Historical records review
- A site reconnaissance
- Interviews
- Vapor Encroachment Screen (VES) in general accordance with ASTM E2600-22
- Preparation of a written report.



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: May 11, 2026
To: Idaho Springs Planning Commission
From: Dylan Graves, Community Development Planner
RE: Community Development Report

Updates:

- Riverside Drive:

I am working on a staff memo for the May 26th meeting about Riverside Drive to address how it will be used long-term. I took measurements of the road at various points to see how much room we have to fit a drive lane, the Clear Creek Trail, and other necessary infrastructure. I will have a memo ready for May 26th that includes a discussion of potential necessary signage, feasibility of a one-way westbound drive lane and a separate Clear Creek Trail surface, and infrastructure elements needed as part of this project. Also, I will be including the traffic study that was provided to the city for review during the Final Development Plan process.

- Exterior lighting

Exterior lighting is/was on the agenda for discussion on the May 7th Planning Commission agenda. I will provide updates in my next Council update.

- Parking

A few issues related to parking are/were on the agenda for discussion on the May 7th Planning Commission agenda. I will provide updates in my next Council update.

- Architectural Design Questions/Concerns:

I have heard from a few residents that they are concerned about potential future redevelopment in existing single-family neighborhoods. Specifically, they are concerned about people knocking down their historic homes and building large, modern structures like you can see around Denver in many of their residential areas. This has been a previous topic of discussion with the HPRC and there has been focus with that group about prioritizing the establishment of residential historic districts to protect homes from being demolished and provide property owners with grant and tax credit opportunities by being part of a historic district.

In addition to efforts to designate local residential historic districts, the city could institute stronger architectural design guidelines for residential structures. Currently, the city has architectural standards for multifamily and commercial buildings, but the city has zero regulations on single-family or duplex design. In the past, there have been arguments about the need to balance architectural requirements against private property owner rights. That said, I have been receiving more phone calls and emails recently from people looking to buy property in Idaho Springs and it seems like the city is becoming more desirable for new residents looking to move to the city. With that in mind, it may be worth considering whether City Council is interested in investigating design guidelines/requirements for single-family homes in addition to existing requirements for commercial and multifamily buildings. With feedback from City Council, I would be happy to investigate this more with the Planning Commission.

Current Projects Under Review:

There are a few upcoming projects that City Council will likely be seeing. Please reach out if you have any additional questions on the below projects. I keep a list of projects under review on the city's website with information on their current status here: <https://www.idahospringsco.com/community-development/page/current-projects-under-review>.

1. 1300 Colorado Boulevard: Final Development Plan for an affordable housing project at 1300 Colorado Boulevard, the former site of the Carlson Elementary School. You will have received an update from them at the work session today. They will be submitting their formal application soon, starting the official FDP process. They are currently in the pre-submittal stage.
2. Soda Creek Highlands Subdivision Improvements Agreement (SIA25-001): They have been working on revisions to their SIA since they came to City Council for review in early 2025. City staff and referral agencies met with the development team in April 2026 to discuss progress to-date and discuss additional materials needed before we can take it back to City Council for review. This subdivision was approved in 2005/2006 for 45 single-family homesites. An SIA is needed to show what improvements are necessary for them to provide to start building lots, including things like water/sewer infrastructure; fire mitigation infrastructure; roadways/driveways; drainage improvements, etc. They also have to provide an estimated cost to construct those improvements and bond for the cost in case they cannot complete the improvements.
3. Minor Subdivision SUBD26-002: An Application for Minor Subdivision of Lots 1-12, Block 75, and the West Half of vacated Sixth Avenue, Idaho Springs; Located at 503, 509, and 521 Colorado Boulevard, zoned R-2, into four (4) parcels. This is likely to be reviewed by Planning Commission at their June meeting and then come to City Council for review and action via resolution in June.
4. Annexation and Zoning of Parcels Acquired by the City of Idaho Springs Adjacent to the Virginia Canyon Mountain Park in 2024 (ANNEX25-002 and ZONE25-002): We are moving forward with this, and the ordinances are on the regular meeting agenda for first reading tonight. The second reading of this ordinance is scheduled for June 8th, and public notices have gone out for this public hearing item.
5. CUP26-001: A request for an amendment to a Conditional Use Permit to remove Condition C. from the Conditional Use Permit approved via Ordinance #4, Series 2012, an ordinance allowing a rafting headquarters at 1801 Miner Street. This request is to allow rafts to be launched at 1801 Miner Street, which was specifically prohibited under Ordinance #4, Series 2012. This is not yet ready for Planning Commission review but will be taken to them and then to Council to act via ordinance.
6. CUP26-002: Request for a 10-year Conditional Use Permit to establish a private, paid parking business at 2833 Colorado Blvd, 2821 Colorado Blvd, 2815 Miner Street, zoned C-2. The owner of this property would like to establish a private parking business at the referenced addresses. Formal submittals have not yet occurred, so it is in the pre-submittal stage.
7. COA26-001: A request for a Certificate of Appropriateness (COA) to construct a wooden entrance ramp at the front of the Zion Lutheran Church, located at 1921 Virginia Street, zoned R-1. This is going before the HPRC on May 19th.
8. COA26-002: A request for a Certificate of Appropriateness (COA) for a new exterior door on the west facade of the building and installation of mechanical equipment on the roof, located at 1743 Miner Street, zoned Historic Downtown (HD). This is going before the HPRC on May 19th.



Office of the Deputy City Clerk

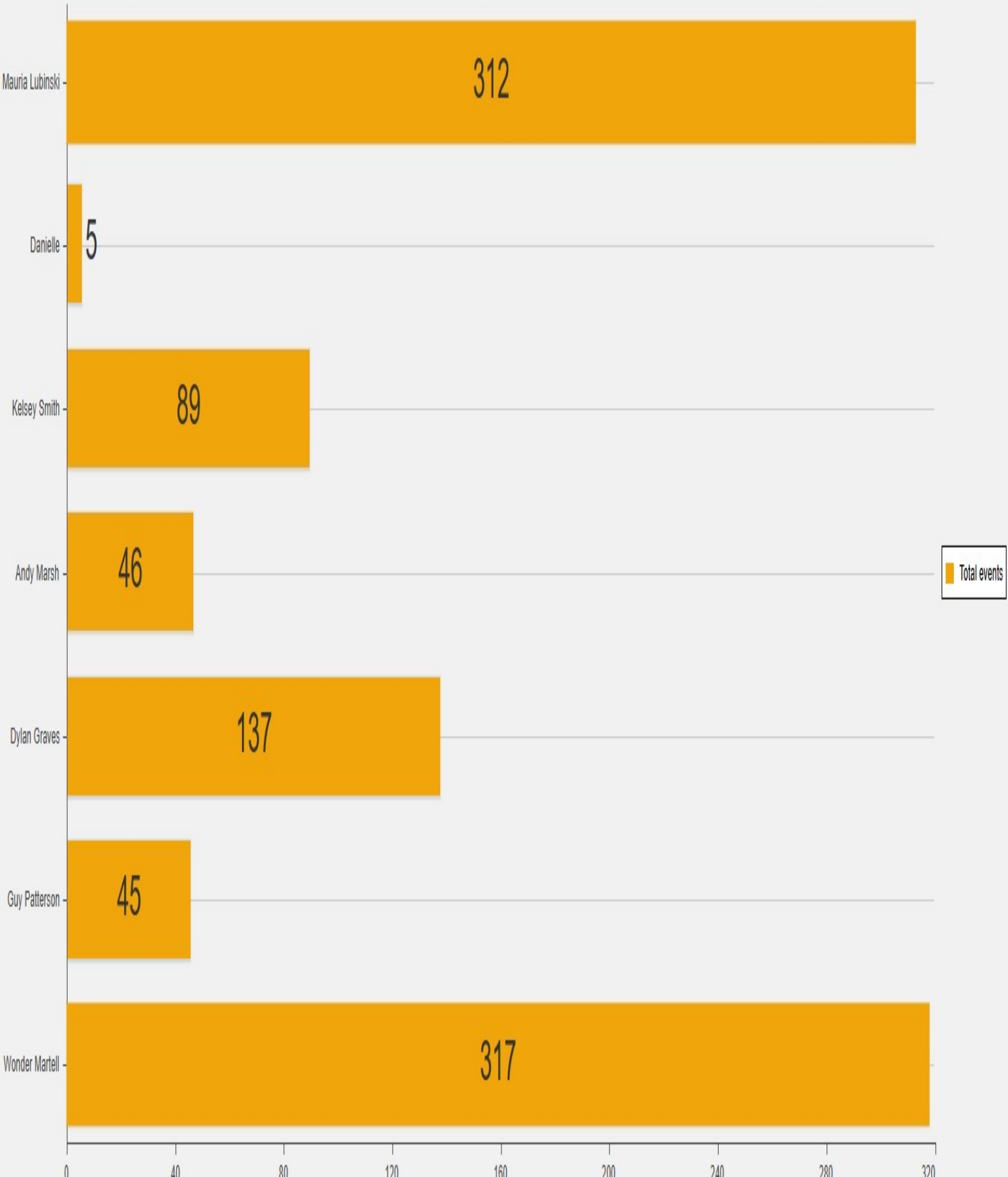
To: Mayor and City Council
From: Wonder Martell, Deputy City Clerk
Date: May 11, 2026
Subject: Staff Report Regular Meeting

- ✓ March 2026 Sales Tax Report (Robust report will be available in the May 26th, 2026 packet)
- ✓ April 2026 Building Permit Report
- ✓ During the 18 Administrative working days in April 2026, City Hall processed 946 phone calls.
- ✓ City Hall will be closed Monday May 25th for Memorial Day. The next regular City Council meeting will be held Tuesday May 26th.

Permits Details

Permit Acceptance Date: 04-01-2026- 04-30-2026

Application Date	Property Address	Permit Number	Contractor	Category	Permit Issued Date	Permit Closed Date	Review Received Date	Review Completed Date	Due Date	Permit Status	Submittal Status	Plan Review Status	Submittal Name	Disciplines	Plans Examiner	Submittal #	Days In Review	SB Review	Valuation	Fees Assessed	Fees Paid
	Permit Type Permit Status		Commercial Remodel In Progress																		
04/09/2026	1743 Miner Street, Idaho Springs	26IDSP-00030		Commercial Alteration			05/05/2026		05/12/2026	In Progress	Not Started	Not Started	Safebuilt Plan Review #2	Building, Electrical, Mechanical, Plumbing, Structure	Andrew Frame	2	0	No	\$100,000.00	\$3,303.78	\$710.58
Count: 1																					Total: \$100,000.00
Count: 1																					Total: \$100,000.00
	Permit Type Permit Status		Commercial Roof - Asphalt In Progress																		
04/21/2026	1641 Miner Street, Idaho Springs	26IDSP-00034	Eber Dominguez Construction	Commercial One Stop	04/22/2026					In Progress								No	\$9,500.00	\$242.50	\$242.50
Count: 1																					Total: \$9,500.00
Count: 1																					Total: \$9,500.00
	Permit Type Permit Status		Deck In Progress																		
04/06/2026	222 Miner Street, Idaho Springs	26IDSP-00025	PMP	Residential Alteration	04/15/2026		04/06/2026	04/15/2026	04/13/2026	In Progress	Delivered	Approved with Comments	Safebuilt Plan Review	Building, Structural	Dennis Graham	1	7	No	\$3,500.00	\$229.13	\$229.13
Count: 1																					Total: \$3,500.00
Count: 1																					Total: \$3,500.00
	Permit Type Permit Status		Electrical Service Change In Progress																		
04/06/2026	1918 Virginia Street, Idaho Springs	26IDSP-00027		One Stop	04/08/2026					In Progress								No	\$800.00	\$127.00	\$127.00
Count: 1																					Total: \$800.00
Count: 1																					Total: \$800.00
	Permit Type Permit Status		Furnace Replacement In Progress																		
04/06/2026	538 Virginia Street, Idaho Springs	26IDSP-00026		Northwest Colorado Council of Governments	04/06/2026					In Progress								No	\$3,500.00	\$152.50	\$152.50
Count: 1																					Total: \$3,500.00
Count: 1																					Total: \$3,500.00
	Permit Type Permit Status		Life Safety Inspection In Progress																		
04/30/2026	1800 Colorado Boulevard unit 5, Idaho Springs	26IDSP-00036		One Stop	04/30/2026					In Progress								No	\$75.00	\$75.00	\$75.00
Count: 1																					Total: \$75.00
Count: 1																					Total: \$75.00
	Permit Type Permit Status		Replacement Windows In Progress																		
04/22/2026	1932 Virginia Street, Idaho Springs	26IDSP-00035	Renewal by Andersen	One Stop	04/22/2026					In Progress								No	\$40,894.00	\$713.41	\$713.41
Count: 1																					Total: \$40,894.00
Count: 1																					Total: \$40,894.00
	Permit Type Permit Status		Residential Roof - Asphalt Completed																		
04/16/2026	902 Virginia Street, Idaho Springs	26IDSP-00032	Alpaca Roofing, LLC	Residential One Stop	04/16/2026	04/29/2026				Completed								No	\$15,000.00	\$325.00	\$325.00
04/06/2026	1205 Colorado Boulevard, Idaho Springs	26IDSP-00024	Gorilla Roof Inc	Residential One Stop	04/06/2026	04/15/2026				Completed								No	\$20,918.00	\$413.77	\$413.77
Count: 2																					Total: \$35,918.00
	Permit Status		In Progress																		
04/13/2026	1548 Wall Street, Idaho Springs	26IDSP-00031	DaBella Exteriors LLC	Residential One Stop	04/14/2026					In Progress								No	\$10,998.00	\$264.97	\$264.97
Count: 1																					Total: \$10,998.00
Count: 3																					Total: \$46,916.00
	Permit Type Permit Status		Siding In Progress																		
04/07/2026	2519 Miner Street, Idaho Springs	26IDSP-00028	DaBella Exteriors LLC	One Stop	04/07/2026					In Progress								No	\$19,606.00	\$394.09	\$394.09
Count: 1																					Total: \$19,606.00
Count: 1																					Total: \$19,606.00
	Permit Type Permit Status		Tenant Finish In Progress																		
04/08/2026	1517 Miner Street, Idaho Springs	26IDSP-00029	RPM Builders, Inc	Commercial Alteration			04/08/2026	04/22/2026	04/22/2026	In Progress	Delivered	Approved with Comments	Safebuilt Plan Review	Electrical	Dennis Graham	1	10	No	\$175,000.00	\$5,409.58	\$1,010.88
04/21/2026	2911 Colorado Boulevard, Idaho Springs	26IDSP-00033	Lennox National Account Services LLC	Commercial Alteration			04/22/2026		05/06/2026	In Progress	In Review	Comments Not Started	Safebuilt Plan Review	Building, Electrical, Mechanical, Structure	Andrew Frame, Dennis Graham	1	9	No	\$14,000.00	\$755.73	\$755.73
Count: 2																					Total: \$189,000.00
Count: 2																					Total: \$189,000.00
																					Valuation Total: \$413,791.00
																					Total Permits: 13



	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Mo. To Mo. Comparison	YTD Comparison	Current YTD Total	Previous YTD Total
Jan	\$139,731.94	\$200,236.03	\$194,756.37	\$222,532.49	\$235,940.98	\$266,501.90	\$265,799.93	\$344,180.43	\$365,835.89	\$357,076.65	\$329,635.39	-7.68%	-7.68%	329,635.39	357,076.65
Feb	\$187,483.54	\$177,395.43	\$190,166.90	\$207,177.31	\$232,375.01	\$243,676.11	\$272,972.03	\$361,032.17	\$349,072.52	\$363,464.19	\$383,533.08	5.52%	-1.02%	713,168.47	720,540.84
Mar	\$182,398.01	\$206,563.51	\$223,907.92	\$232,244.57	\$186,300.12	\$291,578.68	\$310,036.11	\$402,899.93	\$402,360.50	\$400,737.88	\$410,054.24	2.32%	0.17%	1,123,222.71	1,121,278.72
April	\$134,442.24	\$159,819.04	\$175,580.94	\$178,261.23	\$188,064.67	\$248,167.82	\$256,468.48	\$317,733.49	\$310,527.71	\$341,153.02		-100.00%	-23.19%	1,123,222.71	1,462,431.74
May	\$181,631.58	\$177,345.32	\$184,601.78	\$213,658.13	\$176,240.37	\$275,287.42	\$280,922.87	\$339,029.09	\$346,473.76	\$356,129.94		-100.00%	-38.24%	1,123,222.71	1,818,561.68
June	\$233,208.76	\$248,756.18	\$274,310.00	\$285,678.54	\$289,485.68	\$364,020.44	\$364,822.74	\$445,442.74	\$471,665.00	\$492,710.42		-100.00%	-51.40%	1,123,222.71	2,311,272.10
July	\$261,915.78	\$295,890.20	\$351,932.41	\$393,380.68	\$301,704.63	\$411,802.03	\$422,571.90	\$562,291.21	\$549,871.19	\$562,470.38		-100.00%	-60.91%	1,123,222.71	2,873,742.48
August	\$247,167.24	\$266,861.70	\$261,825.68	\$308,276.28	\$302,934.73	\$346,174.64	\$396,083.62	\$479,965.55	\$477,026.41	\$472,389.49		-100.00%	-66.43%	1,123,222.71	3,346,131.97
Sept	\$237,656.99	\$217,782.08	\$253,207.80	\$268,690.51	\$311,044.04	\$379,340.95	\$370,507.24	\$437,935.60	\$432,939.99	\$440,768.36		-100.00%	-70.34%	1,123,222.71	3,786,900.33
Oct	\$178,132.16	\$176,952.97	\$186,403.26	\$228,281.95	\$252,727.92	\$294,442.00	\$297,189.14	\$376,787.75	\$386,269.67	\$418,223.69		-100.00%	-73.29%	1,123,222.71	4,205,124.02
Nov	\$154,218.54	\$154,968.62	\$166,830.68	\$199,661.64	\$209,633.95	\$241,059.18	\$267,471.90	\$312,734.13	\$307,835.28	\$317,611.72		-100.00%	-75.16%	1,123,222.71	4,522,735.74
Dec	\$194,616.57	\$201,422.32	\$246,761.66	\$258,309.27	\$266,351.19	\$300,210.35	\$326,794.82	\$368,363.25	\$408,265.72	\$395,977.36		-100.00%	-77.16%	1,123,222.71	4,918,713.10
Total	\$2,332,603.35	\$2,483,993.40	\$2,710,285.40	\$2,996,152.60	\$2,952,803.29	\$3,662,261.52	\$3,831,640.78	\$4,748,395.34	\$4,808,143.64	\$4,918,713.10					
Budget	1,970,000.00	2,344,592.00	2,536,932.00	2,581,078.00	3,002,445.00	3,002,445.00	3,800,000.00	5,125,000.00	5,273,750.00						
% of Bud	118.41%	105.95%	106.83%	116.08%	98.35%	121.98%	100.83%	92.65%	91.17%	#DIV/0!					



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: May 06, 2026
Subject: Staff Report for May 11, 2026

Request for Action:

Approve W.E. O’Neil change orders #11 - #15 in the amount of \$87,939.00 from line item 21-00-7045.

Approve W.E. O’Neil change order #16 in the amount of \$55,618.00 from line item 59-70-7901.

Chief Buseck Attended: (04/27 - 05/11)

- 04/28/26 - Police station OAC
- Dept. Heads
- 04/29/26 - Police station, landscape (boulders)
- Police station FFE
- 04/30/26 - Police station FFE
- 05/04/26 - CDOT statewide weather call (incoming storm)
- Juvenile Community Review Board
- 05/05/26 - Police station OAC
- 05/07/26 - County Emergency OPS
- Camp Shwayder

Code Enforcement:

- Addressing abandoned vehicles and parking complaints
- Has issued 25 warnings to vehicles parked on city streets for expired registration
- Investigating a dog bite case, as well as dog at large calls

Staffing:

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

Upcoming Training:

05/19/26: One Civilian Staff will attend CIRSA Media Communication that Builds Trust (Silverthorne, CO)

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

05/21/26: ISPD will host Pizza with Police at Carlson Elementary

05/27-05/29: One Officer will attend the Advanced Search & Seizure, Traffic Stops, and Advanced Criminal Investigation course (Littleton, CO)

06/22-06/26: One officer will attend Firearm Instructor Course (Highlands Ranch, CO)

Significant Incidents:

04/29/2026 - ISPD officers and the CCFA responded to an Idaho Springs residence near 3rd Ave. and Miner St. in which the owner found potential, military-grade rocket rounds inside an old safe. The items were examined and were not deemed to be 'live' or dangerous. The items were 106 mm Recoiling Rocket shell casings that were apparently collected by the prior owner of the residence.

05/01/2026 – Traffic stop leads to arrest for weapons and explosive device possession (see press release)

05/04/2026 – An ISPD officer responded to a disturbance in the 2400 block of Colorado Blvd. between a father and son at the location. The son (who was the suspect) left the residence on foot before the officer arrived, but information relayed from dispatch was that the suspect had a nationwide warrant for his arrest out of Florida for terroristic threats. The officer located the suspect in the 2000 block of Miner St. The suspect brandished a knife and yelled at the officer. Moments later, the suspect held the knife to his own throat with the officer keeping a safe distance. Additional units responded, including the CCSO. The officer, without any backup, successfully de-escalated the tense situation and was able to take the suspect into custody without using any force or causing any injuries. The suspect was arrested on the outstanding warrant and transported to the Clear Creek County detention facility.



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Traffic Stop Leads to Arrest for Weapons and Explosive Device Possession

05/02/2026

On May 1, 2026, at approximately 9:45 p.m., an ISPD officer observed a vehicle traveling westbound on Interstate 70 weaving and failing to maintain a single lane near mile mark 242. The officer initiated a traffic stop and contacted the driver, 53-year-old Rafael Cota III, of Greeley, CO.

During the contact, the officer learned that Cota was currently on probation for a prior weapons-related offense. During this interaction, Cota voluntarily disclosed that he was in possession of drug paraphernalia.

Based on the presence of paraphernalia, a probable cause search of the vehicle was conducted. During the search, officers located a backpack containing brass knuckles and multiple suspected improvised explosive devices (IEDs). Cota admitted to making the devices himself using information obtained online.

Cota was taken into custody without incident. The Jefferson County Explosive Ordnance Disposal (EOD) team was notified, responded to the scene, and safely handled the explosive devices.

Rafael Cota III was charged with the following offenses:

- Possession of a dangerous/illegal weapon
- Two counts of possession of a weapon by a previous offender
- Possession and use of explosive/incendiary devices
- Possession of drug paraphernalia
- Failure to maintain a single lane of travel

All defendants are presumed innocent until proven guilty in a court of law



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: 5/11/2026

Re. STAFF REPORT PUBLIC WORKS / WATER FACILITIES DEPARTMENTS

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
- Parts ordered for R#1 repair

WATER

Disinfectant Byproducts	TOC	COAGULANT dose	TOC removal	CL2 dose Actual	HAAS Annual average	TTHM Annual average
Goal	<2		25%	system residual (0.89)	<60	<80
Current	<1			Demand 1.91	32.65	37.87

- Began Filter pining CMF #2
- Montane Tank Construction – Began preparation for Zypex treatment to seal tank.

Distribution/ Collection

- New Fire Hydrant 12th and Miner Complete
- Valve exercising
- Locates
- Meter/ Antenna replacements
- Valve box cleanouts

Streets

- Riverside Dr rock cleanup
- Replace 3 signs hit by vehicles
- Snow removal

Parks

- Homeless camp cleanup – Hwy 103 bridge
- Downtown Barricades and flower planter repair/ placement
- Dog waste station replacement
- Grapheitti removal bathrooms

Building Maintenance

- Police station Garage door repair
- Police station Light repair
- Parking lot cleanup