



**NOTICE AND AGENDA OF A
WORK SESSION
Idaho Springs City Council
June 22, 2020
6:00 p.m.**

- ❖ **Coronavirus Relief Funding proposal under the CARES Act**
- ❖ **Community Development Planner and W/WW Superintendent positions**
- ❖ **Fire Authority update**
- ❖ **I-70 Collaborative Effort contribution**
- ❖ **Recovery Task Force update**

The Public will be able to view and hear this meeting remotely at the following address:
<https://www.colorado.gov/pacific/idahosprings/city-council-live>

Proposal for CARES act funding

Overview

This proposal is breakdown of how funding from the CARES act should be used. It has two major themes. We are advocating a collaborative, strategic approach to the use of these funds that was strongly suggested by Clay Brown.

Collaboration

While some counties have chosen to simply distribute funds to jurisdictions based on populations, that approach does not seem wise in Clear Creek for the following reasons:

- **Similar needs:** The needs are similar across jurisdictions and the programming created will look similar. This is particularly true when it comes to providing aid to businesses and individuals.
- **Bandwidth Management:** Our jurisdictions are small and none of us have much bandwidth to spare for the creation of a series of programs.
- **Good Relationships:** We are able to work together better than the communities in many other counties (per Clay)
- **Flexibility:** It will not be easy to redistribute funds across jurisdictions as we move forward, but it will be easy to move funds from one program to the other if it does not need to change jurisdictions. If we find that needs change or were misidentified we will easily be able to move funds across programs.

Rather than each jurisdiction creating and administering its own programs we can avoid duplication by identifying the best vehicles for programs that we all support and sending money directly there. One example is a business support grant program. We could identify the funds necessary to keep our businesses open and send those funds to CCEDC or another organization to manage a county wide program.

Strategic Approach

While the funding can be used for many of the expenses reported by all jurisdictions such as PPE, it is also the only significant source of funding that can be used for direct aid such as business support. Many of the reported expenses have multiple other sources of funding. If we are willing to do the extra work to identify other sources of funding for these expenses before we use these funds, we will maximize the amount that can go keeping our businesses alive through this.

In recognition of the difficulty of identifying and utilizing these additional sources of funding, we are proposing that part of these funds be used to hire a recovery manager. This recovery manager will be able to assist with reporting to DOLA on these funds, identifying and applying to other sources of funding and coordinating recovery efforts across the county. This will help stabilize staff and elected efforts in all jurisdictions.

Description of elements of proposal

Independently Distributed funds

Some money should go to each jurisdiction to determine their own needs and use as they see fit. These amounts are estimated on a minimum needs and will give assurance to each jurisdiction that their direct

COVID costs will be covered in the case that additional funds are not secured through other means. These amounts are informed by the initial submittals by each jurisdiction that are detailed in the attached spreadsheet. In version 2 of this proposal, the total amount for this was adjusted to \$80,000 to reflect that there are some programs which individual jurisdictions can more efficiently pursue on their own, such as enabling the main street mall concept.

The minimum needs basis was come up with based on the estimates from each jurisdiction and an analysis of other sources of revenue. The population basis splits the money based on population. The assessed value basis splits the money based on the assessed value of each jurisdiction with the Henderson mine (metal mining category) removed.

Using the minimum needs basis seems the best because Clear Creek County will seek to use FEMA Public Assistance Grants and other sources of funding to recover its costs associated with PPE acquisition and unbudgeted public health staffing. There is therefore not a need for Clear Creek County to receive such a disproportionate share of the funding.

Submitted Costs by jurisdiction				Minimum needs basis	Population basis
	Total				
Idaho Springs	\$ 47,611.99	Idaho Springs		\$25,000.00	\$15,100.90
Georgetown	\$ 5,000.00	Georgetown		\$15,000.00	\$9,057.23
Empire	\$ 4,138.10	Empire		\$10,000.00	\$2,500.26
Silver Plume	\$ 4,430.00	Silverplume		\$10,000.00	\$1,465.38
Clear Creek	\$ 203,690.15	Clear Creek		\$20,000.00	\$52,037.79

		Assessed value		
	Population basis	Population	basis	Assessed value
Idaho Springs	\$15,100.90	1824	\$9,891.10	\$ 28,622,460.00
Georgetown	\$ 9,057.23	1094	7906.94	\$ 22,880,770.00
Empire	\$ 2,500.26	302	\$1,021.72	\$ 2,956,620.00
Silver Plume	\$ 1,465.38	177	\$1,285.14	\$ 3,718,880.00
Clear Creek	\$52,037.79	6266	\$69,786.20	\$201,944,340.00
		9663		\$231,500,610.00

Collaboratively Distributed funds

The remaining amount would be distributed by the county into programs that are identified and developed on a consensus basis with every jurisdiction having an equal seat at the table. The funds would go into the programs described in this proposal and would be able be moved among programs or into new programs when there is consensus to do so. The reserve would be used to augment underfunded programs or create new programs, or go into independently managed funds as needed.

Recovery Manager

\$39,000 represents the cost to obtain a recovery manager at a salary that will attract talent for six months. This represents an annual salary of \$79,000 per year for six months including benefits. There is a possibility that this could be funded through the FEMA PA grant, in which case this amount would be available for other consensus directed programs.

The recovery manager could do the following for us all based on our individual direction:

- Manage CARES funding reporting
- Identify and apply for other sources of funding
- Manage the Policy Group and its subcommittees
- Coordinate recovery efforts across jurisdictions

We could break down weekly efforts along the following lines:

Recovery Manager
hours

Idaho Springs	10
Georgetown	10
Empire	5
Silver Plume	5
Clear Creek	10

Aid Programs

Business support – grants to businesses	\$ 550,000.00
Individual support – aid to individuals	\$ 50,000.00
Civic Institutions – aid to nonprofits	\$ 50,000.00

This represents the near consensus that the largest unmet need is businesses who were closed for a long time and, are now open at greatly reduced occupancies and will struggle to survive the slow seasons without support. Individual support is not identified as a large need at this point, but there is acknowledgement that this need could accelerate in the future as other funding sources dry up. Many of our civic institutions, such as the ELKS lodge, Visitor's Center and Heritage center have had big hits and keeping them alive is important as well.

We can work to ensure that these aid programs are properly distributed throughout each jurisdiction using a combination of the following concepts:

- Direct the entities processing applications to reserve specific amounts of funding for each jurisdiction. This may be complicated and inflexible, but would yield the most security. For business support, this could be based on the share of assessed commercial value (minus the mine).

- Ask the distributing entity to report on the distribution of funds across jurisdictions for review after a period of time or % expenditure of funds and retain the option to direct specific amounts to each community at that time.
- Encourage each jurisdiction to make sure that potential recipients are aware of the funds.

Reserve

The reserve can be used to fund programs that get spent quickly or fund new or currently unidentified needs. We could schedule time to meet in late August to evaluate the programs we have established and determine the best use of this reserve.

Summary

Total available	\$	831,775.00
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Independently directed funds

Total independent	\$	80,000.00
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Independent	Minimum needs basis	
Idaho Springs	\$	25,000.00
Georgetown	\$	15,000.00
Empire	\$	10,000.00
Silverplume	\$	10,000.00
Clear Creek	\$	20,000.00

Consensus directed funds

Total Consensus	\$	751,775.00
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Recovery Manager	\$	39,000.00
Business support	\$	550,000.00
Individual support	\$	50,000.00
Civic Institutions	\$	50,000.00

Reserve	\$	62,775.00
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Total	\$	831,775.00
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Total available	\$	831,775.00	This should increase			
Independently directed funds						
Total independent	\$	80,000.00				
Independent		Minimum needs basis	Population basis	Population	Assessed Value basis	Assessed Value
Idaho Springs	\$	25,000.00	\$ 15,100.90	1824	\$ 7,906.94	\$ 28,622,460.00
Georgetown	\$	15,000.00	\$ 9,057.23	1094	\$ 9,891.10	\$ 22,880,770.00
Empire	\$	10,000.00	\$ 2,500.26	302	\$ 1,021.72	\$ 2,956,620.00
Silverplume	\$	10,000.00	\$ 1,465.38	177	\$ 1,285.14	\$ 3,718,880.00
Clear Creek	\$	20,000.00	\$ 52,037.79	6266	\$ 69,786.20	\$ 201,944,340.00
Consensus directed funds						
Total Consensus	\$	751,775.00				
Recovery Manager	\$	39,000.00				
Business support	\$	550,000.00				
Individual support	\$	50,000.00				
Civic Institutions	\$	50,000.00				
Reserve	\$	62,775.00				
Total	\$	831,775.00				
Left	\$	-				
Georgetown						
Empire		10				
Silver Plume		5				
Clear Creek		5				
		10				



CITY OF IDAHO SPRINGS
1711 MINER STREET
P.O. BOX 907
IDAHO SPRINGS, CO 80452
303.567.4421

NOTICE AND AGENDA
REGULAR MEETING
IDAHO SPRINGS CITY COUNCIL
COUNCIL CHAMBERS, CITY HALL
June 22, 2020
7:00 P.M.

WILL BE CONDUCTED AS A REMOTE MEETING
***REMOTE MEETING PUBLIC ATTENDANCE INSTRUCTIONS BELOW**

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. PLEDGE OF ALLEGIANCE**
- IV. AGENDA APPROVAL**
 - a) Move to approve the agenda for the June 22, 2020 meeting.
- V. CONFLICT OF INTEREST**
- VI. APPROVAL OF MINUTES**
 - a) Move to approve the minutes from June 08, 2020
- VII. APPROVAL OF BILLS**
 - a) Move to approve bills to June 22, 2020
- VIII. UNSCHEDULED PUBLIC COMMENT**
- IX. PUBLIC COMMENT**
- X. PLANNING/COMMUNITY DEVELOPMENT**
- XI. CITY ATTORNEY**
- XII. RESOLUTIONS**
 - a) Staff report
 - b) Resolution #18, Series 2020; A resolution finding an annexation petition submitted by Mary Jane Loevlie to annex approximately 11.15 acres of property within Section 25, Township 3 south, Range 73 West of the 6th principal meridian in Clear Creek County, Colorado, including the A.B.E., Motor and Queen Lodes and a portion of the Alpha Lode, to be substantially compliant with C.R.S. § 31-12-107(1) and setting a public hearing on the petition to consider annexation of the property.
- XIII. ORDINANCE FIRST READING**
- XIV. ORDINANCE SECOND READING**
 - a) Ordinance # 06, Series 2020; An ordinance authorizing the reimbursement of the authorized expenses of Mayor Hillman related to the April 7, 2020 Mayoral Recall Election in accordance with C.R.S. 31-4-504.5
- XV. CITY ADMINISTRATOR**
 - a) Staff report submitted with no request(s) for action.
- XVI. CITY CLERK**
 - a) Staff report submitted with no request(s) for action.
- XVII. POLICE DEPARTMENT**
 - a) Staff report submitted with one request(s) for action. Move to approve reducing the speed limit on Wall St. from 15 to 10 mph.
- XVIII. PUBLIC WORKS: STREETS AND PARKS**
 - a) No staff report submitted.
- XIX. PUBLIC WORKS: WATER/WASTEWATER**
 - a) No staff report submitted.
- XX. COMMITTEE REPORTS**
- XXI. MAYOR and COUNCIL**
- XXII. ADJOURN to July 13, 2020**

REMOTE MEETING PUBLIC ATTENDANCE INSTRUCTIONS
The Public will be able to view and hear this meeting remotely at the following address:
<https://www.colorado.gov/pacific/idahosprings/city-council-live>

For Scheduled Public Comment, please fill out and return the following form to the City Clerk no later than
Noon (12 P.M.) the Thursday before this meeting:
<https://www.colorado.gov/pacific/sites/default/files/Fillable%20Council%20Public%20Comment%201.pdf>

The public will be able to sign up for Unscheduled Public Comment by emailing the City Clerk at cityclerk@idahospringsco.com contact information including name and phone number by 5 PM on the day of the scheduled meeting.

During the meeting, staff will call people signed up for Public Comment (Scheduled and Unscheduled) when indicated on the agenda. Staff will attempt to reach each person who signed up for comment by calling the telephone number provided by such person one time only. If you sign up for comment, it is important that you: (1) provide an accurate and clearly legible name and phone number; and (2) are available to answer a call at that number when the agenda item is reached.

Each Public Comment will be limited to 3 minutes Public Comment will be limited in duration to 3 minutes time.

IDAHO SPRINGS CITY COUNCIL
REGULAR MEETING
JUNE 08, 2020

The City Council of the City of Idaho Springs held a regular meeting on June 08, 2020. Mayor Hillman, Council and staff attended the meeting virtually. Mayor Hillman called the meeting to order at 7:00 p.m.

Answering the roll were: Michael Hillman, Bob Bowland, Scott Pennell, Art Caccavale, Jim Clark, Chuck Harmon and John Curtis. Also present was City Clerk Diane Breece, City Administrator Andrew Marsh, Public Works Superintendent John Bordoni, Police Chief Chris Malanka and City Attorney Carmen Beery.

The Pledge of Allegiance was recited by all present.

Agenda Approval

Scott Pennell moved to approve the agenda for June 08, 2020 with changes under Mayor and Council regarding discussion with the Easter Seals camp, striping in the parking lots and the County Collaborative Care Center letter of support. Art Caccavale seconded and the motion passed by a unanimous voice vote.

Approval of Minutes

Chuck Harmon moved to approve the minutes of May 11, 2020. Art Caccavale seconded and the motion passed by a unanimous voice vote.

Conflict of Interest

Bob Bowland announced he would be recusing from discussion regarding the Argo Public Improvements Agreement. Jim Clark announced that he would be recusing from voting on an Allied Towing bill.

Approval of Bills

Chuck Harmon moved to approve bills to June 8, 2020 except Allied Towing. Scott Pennell seconded and the motion passed by a unanimous roll call vote.

Chuck Harmon moved to approve payment to Allied Towing for \$121.03. Bob Bowland seconded and the motion passed by a unanimous roll call vote with Jim Clark recusing.

Public Comments

Adam Harkness submitted a request asking for a variance from the Municipal Code, Section 12-15 so that he would not be required to install a separate water/sewer line to his detached garage. The Mayor informed him that Council would further discuss this matter in a work session.

Clear Creek School District is asking for a sewer credit due to rock and sand causing problems with the meter and backflow preventer. Scott Pennell moved to approve a credit of \$702.80 to Chicago Creek Sanitation bill in regards to the Clear Creek School District.

Chuck Harmon moved to deny the request of St. Paul's Catholic Church to change the account to a residential rate for the entire structure. John Curtis seconded and the motion passed by a unanimous roll call vote.

Unscheduled Public Comment

There were no unscheduled comments.

Planning/Community Development

The Public Improvements Agreement between the City and Argo Holdings, LLC for Phase One Gondola FDP was presented for consideration. Chuck Harmon moved to approve the Public Improvements Agreement between the City and Argo Holdings, LLC as presented. John Curtis seconded and the motion passed by a unanimous roll call vote with Bob Bowland recusing.

Resolutions

Chuck Harmon moved to approve Resolution #17, Series 2020; A resolution approving a parking lease with Clear Creek School District leasing to the City certain real property for public parking. Art Caccavale seconded and the motion passed by a unanimous roll call vote.

Ordinance First Reading

Scott Pennell moved to approve Ordinance #8, Series 2020; An ordinance amending Chapter 16 of the Idaho Springs Municipal Code, concerning nuisances, to address the attraction of wildlife by garbage and rubbish. Bob Bowland seconded and the motion passed by a 6-1 roll call vote with John Curtis voting no.

Ordinance Second Reading and Public Hearing

Mayor Hillman opened the public hearing at 8:18 p.m.

Staff presented the ordinance outlining the changes to the various building codes. There were no public comments.

Mayor Hillman closed the public hearing at 8:20 p.m.

Scott Pennell moved to approve Ordinance #6, Series 2020; An ordinance adopting by reference the 2018 editions of the following codes; The International Building Code, the International Residential Code, the International Mechanical Code, the International Fuel Gas Code, the International Plumbing Code, 2017 National Electric Code, International Energy Conservation Code, International Existing Building Code, International Property Maintenance Code and International Swimming Pool and Spa Code; adopting amendments thereto; repealing all ordinances in conflict therewith; providing penalties for violations the same and making conforming amendments to Chapters 18 and 19 of the Idaho Springs Municipal Code. Chuck Harmon seconded and the motion passed by a unanimous roll call vote.

City Administrator

Andy Marsh submitted his staff report with no request(s) for action.

City Clerk

Staff report submitted with no request(s) for action.

Police Dept.

No staff report submitted.

Public Works/Street and Parks

Staff report submitted with no request(s) for action.

Mayor and Council

Bob Bowland continued the discussion regarding the letter of support for the County Collaborative Care Center. Council could not reach consensus on the matter.

Adjourn

Mayor Hillman adjourned the meeting at 9:09 p.m.

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	1099	PO Number	Period	GL Account
A-Fast Patch Inc (1)										
20-195										
20-195	Invoi	Asphalt Patching	04/29/2020	04/29/2020	2,500.00	Open	Non		06/20	10-10-6096
Total 20-195:					2,500.00					
Total A-Fast Patch Inc (1):					2,500.00					
Bordoni, John (1414)										
060120										
060120	Invoi	Lease Purchase Agreement 103 1	06/01/2020	06/01/2020	2,500.00	Open	Non		06/20	21-00-7043
Total 060120:					2,500.00					
Total Bordoni, John (1414):					2,500.00					
Calabrese Greenhouse Inc. (1529)										
83700										
83700	Invoi	Flowers	06/05/2020	06/05/2020	7,811.57	Open	Non		06/20	10-21-5039
Total 83700:					7,811.57					
Total Calabrese Greenhouse Inc. (1529):					7,811.57					
Caselle Inc. (287)										
102503										
102503	Invoi	Contract Support-July	06/01/2020	06/01/2020	270.00	Open	Non		06/20	10-10-5108
102503	Invoi	Contract Support-July	06/01/2020	06/01/2020	270.00	Open	Non		06/20	10-20-5108
102503	Invoi	Contract Support-July	06/01/2020	06/01/2020	270.00	Open	Non		06/20	10-30-5108
102503	Invoi	Contract Support-July	06/01/2020	06/01/2020	270.00	Open	Non		06/20	51-00-5108
102503	Invoi	Contract Support-July	06/01/2020	06/01/2020	270.00	Open	Non		06/20	52-00-5108
Total 102503:					1,350.00					
Total Caselle Inc. (287):					1,350.00					
CenturyLink (569)										
3035674474548B 620										
3035674474548B 620	Invoi	Internet service-Public Works	05/28/2020	05/28/2020	92.94	Open	Non		05/20	10-10-5335
Total 3035674474548B 620:					92.94					
Total CenturyLink (569):					92.94					
CIRSA (1511)										
W20434										
W20434	Invoi	Dedc	06/09/2020	06/09/2020	151.06	Open	Non		06/20	10-30-5314
Total W20434:					151.06					
Total CIRSA (1511):					151.06					
Clear Creek County Clerk & Rec (61)										
0031920										
0031920	Invoi	recording document	05/11/2020	05/11/2020	33.00	Open	Non		06/20	10-20-5316
Total 0031920:					33.00					

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	1099	PO Number	Period	GL Account
0032134										
	0032134	Invoi legal publication	06/05/2020	06/05/2020	46.00	Open	Non		06/20	10-20-5312
Total 0032134:					46.00					
Total Clear Creek County Clerk & Rec (61):					79.00					
Clear Creek Supply (291)										
315399										
	315399	Invoi shop rags	05/05/2019	05/05/2019	25.26	Open	Non		06/20	10-10-6010
Total 315399:					25.26					
314737										
	314737	Invoi O-ring	04/20/2020	04/20/2020	7.74	Open	Non		06/20	51-15-6005
Total 314737:					7.74					
314914										
	314914	Invoi misc.	04/24/2020	04/24/2020	25.96	Open	Non		06/20	10-20-5208
Total 314914:					25.96					
315016										
	315016	Invoi Bolts, nuts	04/27/2020	04/27/2020	3.00	Open	Non		06/20	10-60-6200
Total 315016:					3.00					
315032										
	315032	Invoi hardware	04/28/2020	04/28/2020	46.43	Open	Non		06/20	10-10-6020
Total 315032:					46.43					
315033										
	315033	Invoi misc.	04/28/2020	04/28/2020	121.39	Open	Non		06/20	23-00-6024
Total 315033:					121.39					
315039										
	315039	Invoi cleaner	04/28/2020	04/28/2020	19.98	Open	Non		06/20	10-60-6200
Total 315039:					19.98					
315090										
	315090	Invoi Clamp	04/29/2020	04/29/2020	1.54	Open	Non		06/20	23-00-6024
Total 315090:					1.54					
315094										
	315094	Invoi tape	04/29/2020	04/29/2020	8.16	Open	Non		06/20	23-00-6024
Total 315094:					8.16					
315095										
	315095	Invoi Tape	04/29/2020	04/29/2020	5.37	Open	Non		06/20	23-00-6024
Total 315095:					5.37					

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	1099	PO Number	Period	GL Account
315100										
	315100	Invoi Credit	04/29/2020	04/29/2020	41.45-	Open	Non		06/20	23-00-6024
Total 315100:					41.45-					
315123										
	315123	Invoi misc.	04/29/2020	04/29/2020	5.05	Open	Non		06/20	51-15-6005
Total 315123:					5.05					
315229										
	315229	Invoi motor oil	05/01/2020	05/01/2020	10.76	Open	Non		06/20	10-10-6012
Total 315229:					10.76					
315326										
	315326	Invoi antenna	05/04/2020	05/04/2020	11.20	Open	Non		06/20	10-10-6150
Total 315326:					11.20					
315328										
	315328	Invoi rope	05/04/2020	05/04/2020	3.90	Open	Non		06/20	51-15-6005
Total 315328:					3.90					
315363										
	315363	Invoi hose fitting, nozel	05/04/2020	05/04/2020	17.05	Open	Non		06/20	51-15-6005
Total 315363:					17.05					
315397										
	315397	Invoi O-ring	05/05/2020	05/05/2020	3.58	Open	Non		06/20	10-10-6193
Total 315397:					3.58					
315664										
	315664	Invoi sander parts	05/11/2020	05/11/2020	45.42	Open	Non		06/20	10-10-6193
Total 315664:					45.42					
315834										
	315834	Invoi saw	05/13/2020	05/13/2020	30.58	Open	Non		06/20	10-10-6010
Total 315834:					30.58					
315844										
	315844	Invoi Credit	05/14/2020	05/14/2020	29.98-	Open	Non		06/20	10-10-6010
Total 315844:					29.98-					
315851										
	315851	Invoi spark plug, motor oil	05/14/2020	05/14/2020	21.10	Open	Non		05/20	52-00-6150
Total 315851:					21.10					
315865										
	315865	Invoi paddle	05/14/2020	05/14/2020	18.49	Open	Non		06/20	23-00-6016

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	1099	PO Number	Period	GL Account
Total 315865:					18.49					
315907	315907	Invoi Bolts, nuts	05/15/2020	05/15/2020	2.78	Open	Non		06/20	51-15-6005
Total 315907:					2.78					
316500	316500	Invoi bulbs, gloves	05/27/2020	05/27/2020	46.71	Open	Non		05/20	52-00-5204
Total 316500:					46.71					
316576	316576	Invoi Bulb	05/28/2020	05/28/2020	3.14	Open	Non		06/20	10-10-6193
Total 316576:					3.14					
316609	316609	Invoi cement	05/28/2020	05/28/2020	6.76	Open	Non		06/20	10-60-6045
Total 316609:					6.76					
Total Clear Creek Supply (291):					419.92					
Colo Department of Argiculture (489)										
4021	4021	Invoi Laser re-certs	06/04/2020	06/04/2020	48.00	Open	Non		06/20	10-30-7010
Total 4021:					48.00					
Total Colo Department of Argiculture (489):					48.00					
Colorado Analytical Lab (945)										
200406064	200406064	Invoi TSS/testing	04/08/2020	04/20/2020	13.50	Open	Non		05/20	51-00-5201
Total 200406064:					13.50					
200602064	200602064	Invoi E-coli Testing	06/04/2020	06/04/2020	23.40	Open	Non		06/20	52-00-5201
Total 200602064:					23.40					
200602066	200602066	Invoi total coliform P/A compl	06/04/2020	06/04/2020	98.50	Open	Non		06/20	51-00-5201
Total 200602066:					98.50					
200602065	200602065	Invoi TSS/testing	06/08/2020	06/08/2020	13.50	Open	Non		06/20	51-00-5201
Total 200602065:					13.50					
200602074	200602074	Invoi Monthly Testing	06/09/2020	06/20/2020	291.60	Open	Non		06/20	52-00-5201

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	1099	PO Number	Period	GL Account
Total 200602074:					291.60					
200609057										
200609057	Invoi	TSS/testing	06/10/2020	06/10/2020	13.50	Open	Non		06/20	51-00-5201
Total 200609057:					13.50					
Total Colorado Analytical Lab (945):					454.00					
Colorado Barricade Co. LLC (79)										
65144706-001										
65144706-001	Invoi	Miner Street Closure	05/29/2020	05/29/2020	3,900.00	Open	Non		05/20	21-00-3700
Total 65144706-001:					3,900.00					
Total Colorado Barricade Co. LLC (79):					3,900.00					
Comcast (1486)										
0194987 0620										
0194987 0620	Invoi	Internet Phone	06/15/2020	06/20/2020	339.60	Open	Non		06/20	10-30-5335
0194987 0620	Invoi	Internet Phone	06/15/2020	06/20/2020	132.50	Open	Non		06/20	10-30-5303
Total 0194987 0620:					472.10					
Total Comcast (1486):					472.10					
Common Knowledge Technology (1549)										
51918										
51918	Invoi	computer Switch	05/21/2020	05/21/2020	63.00	Open	Non		05/20	10-20-7010
Total 51918:					63.00					
51925										
51925	Invoi	computer warranty	05/21/2020	05/21/2020	249.00	Open	Non		05/20	10-20-7010
Total 51925:					249.00					
52066										
52066	Invoi	Digital Software	06/04/2020	06/04/2020	1,636.00	Open	Non		05/20	10-20-7011
Total 52066:					1,636.00					
Total Common Knowledge Technology (1549):					1,948.00					
Dog Waste Depot (1716)										
345394										
345394	Invoi	Dog Waste Bags	06/03/2020	06/03/2020	289.65	Open	Non		06/20	10-60-6200
Total 345394:					289.65					
Total Dog Waste Depot (1716):					289.65					
DSP Events (1534)										
070420										
070420	Invoi	Sound Equipment July 4th Cancel	07/04/2020	07/04/2020	1,250.00	Open	Non		06/20	10-21-5050

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	1099	PO Number	Period	GL Account
Total 070420:					1,250.00					
Total DSP Events (1534):					1,250.00					
ELAVON (1295)										
8013550150 520										
8013550150 520	Invoi	Online Check Processing Fees	05/31/2020	05/31/2020	347.43	Open	Non		05/20	10-20-5340
Total 8013550150 520:					347.43					
8013629129 520										
8013629129 520	Invoi	Credit Card Processing Fees	05/31/2020	05/31/2020	219.54	Open	Non		05/20	10-20-5340
Total 8013629129 520:					219.54					
Total ELAVON (1295):					566.97					
Fischer Construction (1769)										
14										
14	Invoi	plant expansion project #1	06/01/2020	06/01/2020	190,899.60	Open	Non		05/20	55-72-7310
Total 14:					190,899.60					
Total Fischer Construction (1769):					190,899.60					
HDR Engineering (1605)										
1200273020										
1200273020	Invoi	Colorado Blvd Project/Task Order	06/05/2020	06/05/2020	2,029.58	Open	Non		05/20	20-00-5108
Total 1200273020:					2,029.58					
1200284833										
1200284833	Invoi	#1 Bonded St.	06/12/2020	06/12/2020	416.16	Open	Non		06/20	20-00-5108
Total 1200284833:					416.16					
1240011038										
1240011038	Invoi	#2 Bonded St.	06/12/2020	06/12/2020	29,661.14	Open	Non		06/20	20-00-5108
Total 1240011038:					29,661.14					
Total HDR Engineering (1605):					32,106.88					
HRS Water Consultants (851)										
17467										
17467	Invoi	Project 05-18 water rights	05/31/2020	05/31/2020	442.00	Open	Non		05/20	51-00-5101
Total 17467:					442.00					
Total HRS Water Consultants (851):					442.00					
IntelliPay (1279)										
2350										
2350	Invoi	ACH Transaction Fee	05/31/2020	05/31/2020	38.83	Open	Non		05/20	10-20-5340
Total 2350:					38.83					

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	1099	PO Number	Period	GL Account
Total IntelliPay (1279):					38.83					
Kim Nordquist (1954)										
060520										
060520	Invoi	Bike Race refund	06/05/2020	06/05/2020	225.00	Open	Non		06/20	10-20-6060
Total 060520:					225.00					
Total Kim Nordquist (1954):					225.00					
Landmark Community Newspapers (64)										
202004 A										
202004 A	Invoi	legal notifications	05/13/2020	05/31/2020	255.20	Open	Non		05/20	10-20-5312
Total 202004 A:					255.20					
202005										
202005	Invoi	legal notifications	05/13/2020	05/13/2020	576.40	Open	Non		05/20	10-20-5312
Total 202005:					576.40					
Total Landmark Community Newspapers (64):					831.60					
Mountain Tool and Feed (1450)										
1242										
1242	Invoi	Hedge trimmer	06/12/2020	06/12/2020	102.75	Open	Non		06/20	10-60-6200
Total 1242:					102.75					
Total Mountain Tool and Feed (1450):					102.75					
Murray Dahl Beery & Renaud (806)										
54722L										
54722L	Invoi	legal services	06/01/2020	06/01/2020	213.00	Open	Attor		06/20	10-20-5101
Total 54722L:					213.00					
57422										
57422	Invoi	legal services	06/01/2020	06/01/2020	18,242.25	Open	Attor		06/20	10-20-5101
Total 57422:					18,242.25					
Total Murray Dahl Beery & Renaud (806):					18,455.25					
Peak Performance (409)										
58957										
58957	Invoi	Copier Meter Bill	04/16/2020	04/16/2020	138.95	Open	Non		06/20	10-20-5309
Total 58957:					138.95					
59316										
59316	Invoi	Copier Meter Bill	06/16/2020	06/16/2020	716.04	Open	Non		05/20	10-20-5309
Total 59316:					716.04					
Total Peak Performance (409):					854.99					

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	1099	PO Number	Period	GL Account
Petros & White (214)										
41274										
41274	Invoi	General Water Matters	06/01/2020	06/01/2020	354.06	Open	Attor		05/20	51-00-5101
Total 41274:					354.06					
Total Petros & White (214):					354.06					
Quill Corporation (230)										
422054										
422054	Invoi	Past due invoice	12/05/2018	12/05/2018	11.48	Open	Non		05/20	10-20-6010
Total 422054:					11.48					
7432915										
7432915	Invoi	Office supplies	06/02/2020	06/02/2020	194.80	Open	Non		06/20	10-20-6010
Total 7432915:					194.80					
7511209										
7511209	Invoi	Notary book	06/04/2020	06/04/2020	15.99	Open	Non		06/20	10-20-6010
Total 7511209:					15.99					
7559220										
7559220	Invoi	Notary stamp	06/08/2020	06/08/2020	34.99	Open	Non		06/20	10-20-6010
Total 7559220:					34.99					
Total Quill Corporation (230):					257.26					
Ramey Environmental Compliance (898)										
20631										
20631	Invoi	Grease trap inspections	06/01/2020	06/01/2020	116.00	Open	Non		06/20	52-00-5000
Total 20631:					116.00					
Total Ramey Environmental Compliance (898):					116.00					
SAFEbuilt Colorado Inc. (1041)										
0068336										
0068336	Invoi	Building Permits	05/31/2020	05/31/2020	1,656.28	Open	Non		05/20	10-22-5000
Total 0068336:					1,656.28					
Total SAFEbuilt Colorado Inc. (1041):					1,656.28					
Sprint (750)										
616873765-058										
616873765-058	Invoi	Code Enforcement cell phone	05/25/2020	05/25/2020	24.59	Open	Non		06/20	10-30-5335
Total 616873765-058:					24.59					
569628819-150										
569628819-150	Invoi	air cards/police	05/27/2020	05/27/2020	244.28	Open	Non		06/20	10-30-5335
Total 569628819-150:					244.28					

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	1099	PO Number	Period	GL Account
126852313-222										
126852313-222	Invoi	Cell phone Public Works	06/08/2020	06/08/2020	32.43	Open	Non		06/20	10-10-5335
Total 126852313-222:					32.43					
Total Sprint (750):					301.30					
T & D Car Wash Inc. (534)										
060120										
060120	Invoi	Car Wash-police	06/01/2020	06/01/2020	141.83	Open	Non		05/20	10-30-6100
Total 060120:					141.83					
Total T & D Car Wash Inc. (534):					141.83					
The Home Depot Pro (1895)										
552990053										
552990053	Invoi	bathroom supplies	05/27/2020	05/27/2020	179.92	Open	Non		06/20	10-60-6200
Total 552990053:					179.92					
Total The Home Depot Pro (1895):					179.92					
Timberline Disposal (1467)										
0002231036										
0002231036	Invoi	200 W. Colorado Blvd Trash	06/01/2020	06/01/2020	248.31	Open	Non		06/20	10-60-5202
Total 0002231036:					248.31					
0002231518										
0002231518	Invoi	Hwy 103 toilet	06/01/2020	06/01/2020	54.17	Open	Non		06/20	51-00-5202
Total 0002231518:					54.17					
Total Timberline Disposal (1467):					302.48					
Wallace, Scott A. (1152)										
676155										
676155	Invoi	tool box for Water Wheel	06/08/2020	06/08/2020	200.00	Open	Non		06/20	10-21-5041
Total 676155:					200.00					
Total Wallace, Scott A. (1152):					200.00					
WEX BANK (1459)										
65576181										
65576181	Invoi	Admin Fees	05/23/2020	05/23/2020	155.68	Open	Non		05/20	10-20-5108
65576181	Invoi	Fleet fuel - Police	05/23/2020	05/23/2020	1,033.99	Open	Non		05/20	10-30-6191
65576181	Invoi	Fleet fuel - wastewater	05/23/2020	05/23/2020	104.88	Open	Non		05/20	52-00-6191
65576181	Invoi	Fleet fuel - water	05/23/2020	05/23/2020	104.88	Open	Non		05/20	51-00-6191
Total 65576181:					1,399.43					
Total WEX BANK (1459):					1,399.43					
Xcel Energy (540)										
052720										
052720	Invoi	10 Montane Drive	05/27/2020	05/27/2020	130.19	Open	Non		05/20	10-10-6001

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	1099	PO Number	Period	GL Account
Total 052720:					130.19					
686781330										
686781330	Invoi	street lights	06/01/2020	06/01/2020	4,454.46	Open	Non		06/20	10-10-6001
Total 686781330:					4,454.46					
686797924										
686797924	Invoi	2040 Miner Streeet	06/01/2020	06/01/2020	15.33	Open	Non		06/20	10-10-6001
Total 686797924:					15.33					
Total Xcel Energy (540):					4,599.98					
Grand Totals:					277,298.65					

Report GL Period Summary

GL Period	Amount
06/20	72,058.51
05/20	205,240.14
Grand Totals:	277,298.65

Vendor number hash: 60803
Vendor number hash - split: 67814
Total number of invoices: 83
Total number of transactions: 91

Terms Description	Invoice Amount	Net Invoice Amount
Open Terms	277,298.65	277,298.65
Grand Totals:	277,298.65	277,298.65

CITY OF IDAHO SPRINGS COUNCIL COMMUNICATION

Meeting Date: Monday, June 22, 2020	Page 1 of 1	Annexation of 4 mining claims on top Argo Landing-The Queen Lode, The Motor Lode, the A B E Lode, and a portion of The Alpha Lode
Presented by: Barb Cole Community Development Planner		
BACKGROUND This case involves an annexation petition from Mary Jane Loevlie who has acquired four (4) additional parcels adjacent to the northern portion of the approved Planned Development project boundary. These parcels will substantially improve the functionality and feasibility of various aspects of the park, including access, trail development, and infrastructure. These parcels will become part of Use Area 2B, and a small portion of the Motor and A B E Lodes would contain Use Area 2A (Gondola) as detailed in the approved Planned Development. All uses approved for Use Area 2B are designated as allowable uses. All four (4) parcels are currently Zoned M-1 and are in Unincorporated Clear Creek County. The City Council should determine if the petition is in substantial compliance with the statutory requirements. If it is, Council adopts a resolution of compliance, setting the date for a public hearing on the application between 30 and 60 days later. STAFF ANALYSIS Full application materials will be provided to the Council as part of the second reading of the ordinance. The adoption of the attached resolution will simply allow this process to continue. If City Council chooses to adopt the resolution to initiate the annexation proceedings, a public hearing would be scheduled for August 17, 2020. STAFF RECOMMENDATION: Staff determines the annexation petition is in substantial compliance with the statutory requirements and recommends the Council adopt the Resolution of Substantial Compliance and schedule this matter for a public hearing on August 17, 2020.		

CITY OF IDAHO SPRINGS
Clear Creek County, Colorado

RESOLUTION NO. 18, SERIES 2020

A RESOLUTION FINDING AN ANNEXATION PETITION SUBMITTED BY MARY JANE LOEVLIE TO ANNEX APPROXIMATELY 11.15 ACRES OF PROPERTY WITHIN SECTION 25, TOWNSHIP 3 SOUTH, RANGE 73 WEST OF THE 6TH PRINCIPAL MERIDIAN IN CLEAR CREEK COUNTY, COLORADO, INCLUDING THE A.B.E., MOTOR AND QUEEN LODS AND A PORTION OF THE ALPHA LODE, TO BE SUBSTANTIALLY COMPLIANT WITH C.R.S. § 31-12-107(1) AND SETTING A PUBLIC HEARING ON THE PETITION TO CONSIDER ANNEXATION OF THE PROPERTY

WHEREAS, the Municipal Annexation Act of 1965 ("the Act") provides that a municipality may accept petitions for annexation of property upon finding substantial compliance of the petitions with the Act and annex such properties separately or in a series considered together; and

WHEREAS, the City has received a Petition for Annexation, to annex the property described in said Petition to the City of Idaho Springs; and

WHEREAS, the Petitioner has also submitted an Annexation Application and associated materials; and

WHEREAS, the City must set a public hearing to determine if the proposed annexation complies with the Act.

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

Section 1. The City Council finds that the Petition for Annexation attached as **Exhibit A**, is in substantial compliance with the requirements of Section 31-12-107(1), C.R.S. and the annexation proceedings to consider the annexation of the property described therein to the City of Idaho Springs have been initiated.

Section 2. A public hearing is set for a regular meeting of the City Council on August 17, 2020, at 7:00 p.m., or as soon thereafter as the matter may be heard, at the Idaho Springs City Hall, 1711 Miner Street, Idaho Springs, Colorado or through such remote (virtual) meeting platform as duly designated and noticed by the City in compliance with the Colorado Sunshine Law if the use of a remote meeting platform is determined to be necessary or desirable upon such date in response to the COVID-19 pandemic. Such hearing shall be to determine if the proposed annexation complies with the Municipal Annexation Act of 1965 and determine whether the property will be annexed to the City of Idaho Springs.

Section 3. The City Clerk shall give such notice as required by law and the City staff shall develop and deliver all reports and notices as required by law.

RESOLVED, APPROVED AND ADOPTED this 22nd day of June, 2020

Michael Hillman, Mayor

ATTEST:

Diane Breece, City Clerk

EXHIBIT A

**Mary Jane Annexation Nos 3, 4 and 5
Petition**



Mighty Argo and Virginia Canyon Mountain Park Mixed-Use Development

Annexation of Four Parcels to be included in Planned Development

TABLE OF CONTENTS



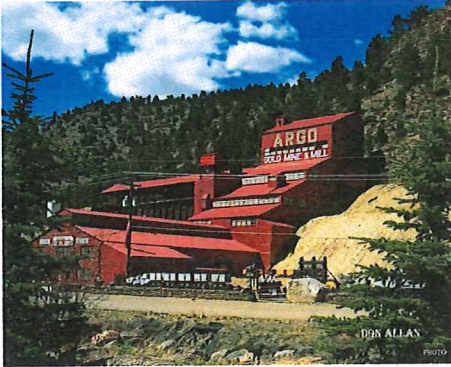
1.0	Cover Letter
2.0	Impact Assessment
3.0	Petition for Annexation
4.0	Proof of Ownership
	Appendices
5.0	Geologic Summary
6.0	Water/Wastewater Demand Analysis (Upper Landing)
7.0	Water/Wastewater Memo (Upper Landing)



Mighty Argo and Virginia Canyon Mountain Park Mixed-Use Development

Annexation of Four Parcels to be included in Planned Development

COVER LETTER



ARGO Mill & Tunnel from south bank of Clear Creek

COMMUNITY BENEFITS

- Year-round Access and Public Restrooms (upper and lower) for VCMP
- Improved Emergency Access and Services to VCMP
- Revenue Sharing for Trail Construction Maintenance and Parking
- Economic Generator - a catalyst for future development
- Public Spaces - Plazas, Parks, Play Areas, Food and Beverage
- Job Creation - Broad spectrum of opportunities
- Revenue - Sales Tax, Property Tax, Tap Fees
- Entertainment Venues and Creative Programming
- Future Phases to include Housing, Lodging, Commercial Spaces
- Destination Attractions - Critical Mass
- Provide lift-assist outdoor experience for all ages and abilities
- Celebrate our shared Heritage and Love for the Outdoors
- Free Gondola Passes for City Residents



Existing social trail in Virginia Canyon Mountain Park.

Contents:

1. Applicant Contact Info
2. Project Introduction and Description of Proposed Development
3. Current and Proposed Uses
4. How the Proposed Development Meets Review Criteria
5. Known Hazards due to Topography, Geology, Hydrology
6. Anticipated Sources of Water/Wastewater
7. Estimated Public Water/Wastewater Demands

1. Applicant Contact Info

Mary Jane Loevlie

PO Box 218, Idaho Springs, Colorado

(303) 903-2427 – MaryJaneLoevlie@MightyArgo.com

2. Project Introduction and Description of Proposed Development:

On June 10th, 2019, Idaho Springs City Council approved a Planned Development for Argo Holdings, LLC, Mary Jane Loevlie, and the City of Idaho Springs, which established zoning and design guidelines for a variety of uses – The Mighty Argo and Virginia Canyon Mixed Use Development – Planned Development.

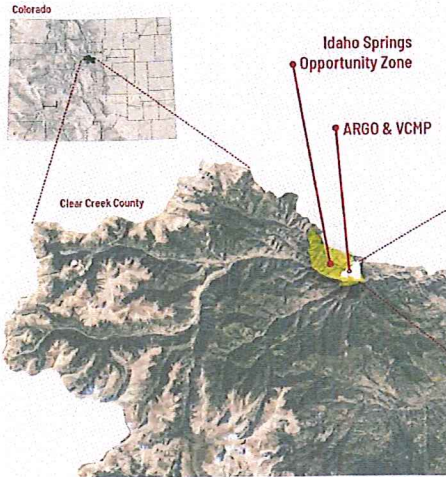
In the months following approval of this PD, Mary Jane Loevlie has acquired four (4) additional parcels adjacent to the northern portion of the PD project boundary. These parcels will substantially improve the functionality and feasibility of various aspects of the park, including access, trail development, and infrastructure. The following Cover Letter and Impact Statement describes each parcel and references relevant sections of the approved Planned Development Cover Letter and Impact Statements.

Each of these four parcels – The Queen Lode, The Motor Lode, the A B E Lode, and a portion of The Alpha Lode will become part of Use Area 2B, and a small portion of the Motor and A B E Lodes would contain Use Area 2A (Gondola) as detailed in the approved Planned Development. All uses approved for Use Area 2B would be designated Allowable Uses for these four (4) parcels.

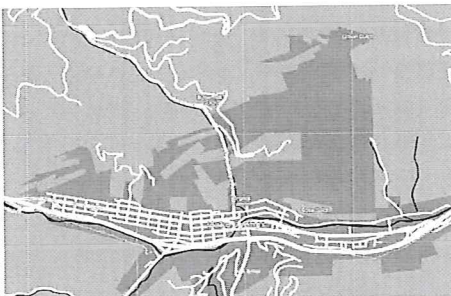


Mighty Argo and Virginia Canyon Mountain Park Mixed-Use Development Annexation of Four Parcels to be included in Planned Development

COVER LETTER



Area Map showing Clear Creek County



Vicinity Map showing Idaho Springs and VCMP



Miner Street, Idaho Springs, CO circa early 1900s

Parcel Descriptions and Rationale for Annexation and Rezoning:

The Queen Lode:

This 3.83 Acre parcel contains portions of Santa Fe Mine Rd and Franklin Mine Rd, and is adjacent to Use Areas 2B and 2C. Annexing and Rezoning this parcel into the approved PD will improve the development in the following ways:

- Improve pedestrian access and Reduce traffic, and parking impacts to the site. For example, by controlling areas adjacent to Franklin Mine Rd, park and gondola operators can have better control over traffic and parking impacts at the upper landing.
- Improve efficiency and operation of Water/Wastewater and Electrical Utilities, and Stormwater Management at the Upper Landing. This includes better siting and layout of water/wastewater utility equipment, more efficient routing of overhead and underground electrical power, and a more comprehensive stormwater management plan.

The Alpha Lode:

This 0.079 Acre portion of the Alpha Claim (included in the 3.83 Queen Parcel 1) is currently undergoing a County Boundary Adjustment to be included in the Queen Lode. There is a reciprocal approval contemplated with this process to allow for the City of Idaho Springs Annexation/Rezoning and County Minor Boundary Adjustment to proceed in parallel. See description above for the Queen Lode for rationale for Annexation and Rezoning.

The submitted Annexation Map shows the Alpha portion as part of the Queen Lode.

The Motor and A B E Lodes:

These two claims total 6.82 Acres, and traverse across the upper portion of Virginia Canyon Mountain Park. The parcels contain a portion of the Gondola Alignment (Use Area 2A), as well as critical trail alignments connecting the upper and lower portions of VCMP. Mary Jane Loevlie purchased these claims in 2019 with the intent to allow optimal alignment of both the Cable Car and VCMP Trails.



Mighty Argo and Virginia Canyon Mountain Park Mixed-Use Development Annexation of Four Parcels to be included in Planned Development

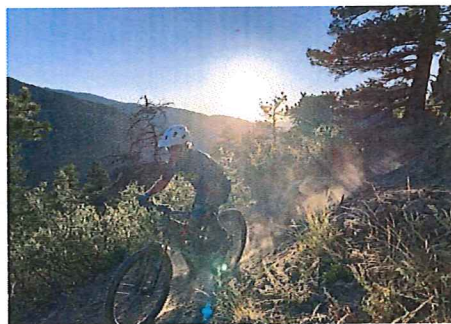
COVER LETTER



The geologic history of the region will be highlighted.



Interior photo of the historic Mighty ARGO .



Trail blazers enjoying spectacular views from the Upper Landing at Virginia Canyon Mountain Park.

3. Current and Proposed Uses:

Current Uses

All four (4) parcels are currently Zoned M-1 and are in Unincorporated Clear Creek County.

Proposed Uses

From PD Section 1.0 – Area 2A (Gondola), Area 2B (Privately Owned), and 2C (City-Owned) Use Descriptions from Approved PD:

Design Intent of Development:

The Mighty Argo and Virginia Canyon Mountain Park (VCMP) Mixed-Use Development areas are intended as a mix of lively zones of activity and natural open space, promoting mobility, connectivity, recreation and tourism and shall not obstruct critical views of the historic mill or view corridors from the multiple peaks and ridges of VCMP. It is the intent of the applicants to create a balanced community whose vision includes:

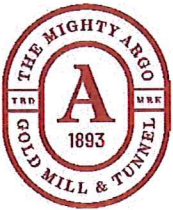
1. Environmental enhancement and preservation;
2. Historic enhancement, protection and preservation;
3. Diversified, economic growth which has been planned and is compatible with the vision of the community;
4. Adding to the quality of life for the residents of Idaho Springs and surrounding areas.
5. Publicly accessible recreation opportunities

Area 2A – Gondola

Gondola towers and associated cables connect Area 1 and the landing pad at Area 2. The cableway nods to the transportation used during the historic mining era. They are simple galvanized structures situated along the mountain side, darkened to minimize contrast with their natural surroundings. The cable line and cabins moving along the line will excite visitors and draw them to the development.

Area 2B and 2C - Upper Landing

The Upper Landing site of the Gondola straddles private property and the City land of Virginia Canyon Mountain Park. The associated development agreement will detail the many benefits of the Upper Landing between the private owner(s) and co-applicant, the City of Idaho Springs. The landing shall be vibrant and lively space consisting of natural rock formations, montane and sub alpine



Mighty Argo and Virginia Canyon Mountain Park Mixed-Use Development Annexation of Four Parcels to be included in Planned Development

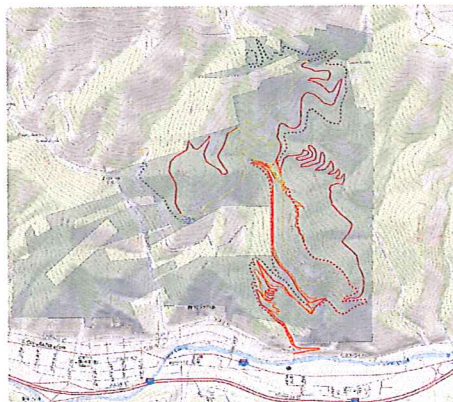
COVER LETTER



Historic Mighty Argo is a beautiful example of mill architecture



Activities for all ages anytime of the year are possible in Idaho Springs in Virginia Canyon Mountain Park.



Virginia Canyon Mountain Park - Master Plan

landscapes, and plenty of scenic views. Viewing decks may be tiered to address the steep natural grades of the region. The space may be inviting to the user through design elements such as similar exterior lighting, street furniture, whimsical artistic elements and notable historic artifacts and interpretive signage dedicated to the history of the surrounding region and its gold mining legacy. See Design Standards section for further information. Final design standards will be approved per the associated Final Development Plan.

Food and beverage and operational resource structures may be located to draw users to and through the environment. See Allowed Uses section for specific uses allowed per Area. Design elements shall address the pedestrian through the use of unique detailing similar to that of Area 1 and relatable elements at the pedestrian level such as fenestrations, counters and benches.

From PD Section 1.1 – Allowed Uses:

Area 2A - Gondola

P- Park and Recreation per the City of Idaho Spring Municipal Code and:

- Gondola operations and maintenance

Area 2B -Upper Landing

Uses for public access shall only be accessed by the public via the Gondola, hiking, biking or commercially-operated visitor shuttle.

P- Park and Recreation per Table 21-50-1 of the City of Idaho Spring Municipal Code and:

- Gondola operations, maintenance and accessory uses customarily incidental to a tourist- oriented line such as retail, restaurants, visitor center, art studios, craft shops and custom small industry, museums, decks, conference facilities, mine tours.
- Alcohol may be served and consumed.
- Tourist accommodations which include overnight stays
- Single family residential (20 units max.) Road access for Residential Uses is allowed.
- Pop Up kiosks, booths or trucks occupying space
- Aerial Adventures: canopy tours, aerial trekking parks, zip line rides, rope course and ancillary
- structures
- Sale, rental repair or inside storage of any equipment, supplies or materials related to recreational activities not including mini storage



Mighty Argo and Virginia Canyon Mountain Park Mixed-Use Development Annexation of Four Parcels to be included in Planned Development

COVER LETTER



Mighty Argo Cable Car



Argo Landing



Argo Landing

- Storage and maintenance for gondola and property related equipment shall be screened
- Communications Towers

From PD - Building Height and Maximum Building Coverage

Area 2A – Gondola-Towers and air rights for line

5% building coverage up to 46' max.

10 towers max. up to 46' max., 5 towers max. up to 65' max.; and

5 towers max. to be determined based on final coordination between the Gondola and VCMP.

Area 2B - Upper Landing

8% building coverage

Maximum height up to 35' max.

A maximum 25,000 SF of elevated deck up USGS 8792' elevation

*No single element shall be more than 65' from existing adjacent grade

4. How the Proposed Development Meets Review Criteria:

The parcels to be annexed meet review criteria as required by Idaho Springs Land Development Regulations. See Annexation Map for Descriptions and Contiguity Statements. Refer to Approved Mighty Argo and Virginia Canyon Mountain Park Mixed-Use Development Planned Development (PD) for additional review criteria descriptions.

5. Known Hazards due to Topography, Geology, Hydrology:

Refer to Geological Summary in the appendix of this Document

6. Anticipated Sources of Water/Wastewater:

Potable water is to be purchased from the City of Idaho Springs and trucked to the site where it will be stored for potable use.

Wastewater is to be treated by a private wastewater plant located in Use Area 2B. The treated effluent from the CDPHE Regulation 84 Membrane Bioreactor (MBR) Plant will be used for Toilet Flushing, Gondola Cabin washing, and irrigation. Effluent will be stored at Use Area 2B for this purpose, as well as for non-building firefighting storage. Any excess effluent will be trucked to the Idaho Springs municipal wastewater treatment plant for final treatment.

The applicant and City of Idaho Springs are currently contemplating

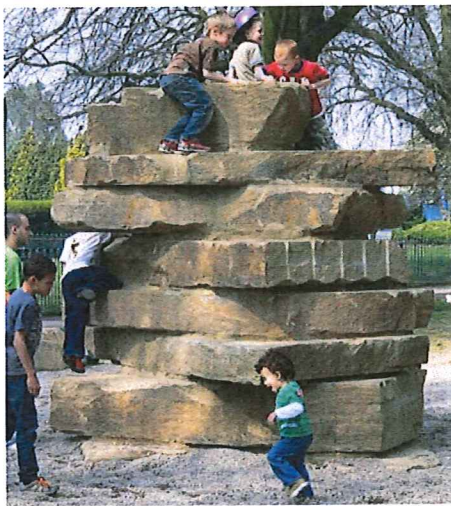


Mighty Argo and Virginia Canyon Mountain Park Mixed-Use Development Annexation of Four Parcels to be included in Planned Development

COVER LETTER



Clear Creek Greenway Trail



Play elements provide an opportunity for families to pause and create activity.



Flexible Programming will activate the project in a variety of ways.



Modular Food and Beverage Programming both Upper and Lower

what this agreement for purchase and treatment of water will include and how it will be structured.

Refer to the Water/Wastewater Memo in the appendix of this document.

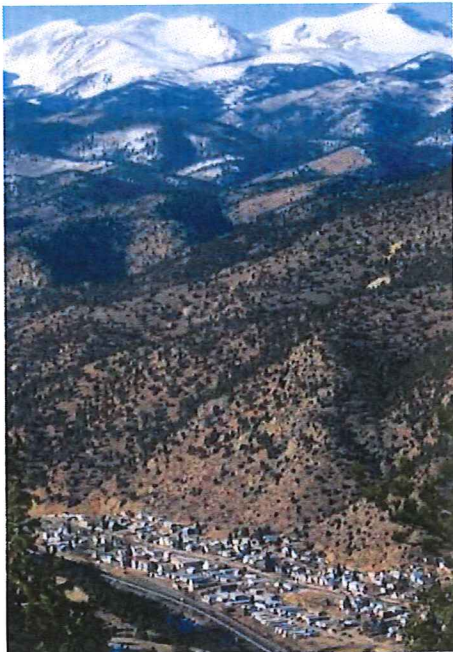
7. Estimated Public Water/Wastewater Demands:

Refer to Water/Wastewater analysis in the appendix of this document.



Mighty Argo and Virginia Canyon Mountain Park Mixed-Use Development Annexation of Four Parcels to be included in Planned Development

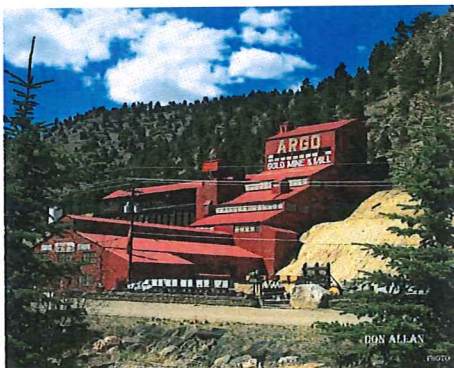
IMPACT STATEMENT



Idaho Springs, CO and view of the Colorado Rocky Mountains

FACTS

- 500 Acre site with 2,100 feet of Clear Creek frontage
- 35 Minutes to Union Station
- 55 Minutes to DIA
- 25 Minutes to the continental divide
- 22 Million cars pass by annually
- 3.5 Million residents within 35 minutes
- 14 Million gamblers per year in nearby
- Along the 2nd most popular rafting river in Colorado



Mighty Argo Mill & Tunnel, Idaho Springs, CO

Contents:

1. Traffic Impact/Trip Generation
2. Parking
3. Water Demand/Service
4. Electric, Gas, Telecom, and Utilities
5. Environmental Hazards and Mitigation Plan
6. Natural Resources
7. Sanitary Sewer Demand/Service
8. Historic Preservation
9. Drainage, including off-site impacts
10. Visual Impacts
11. Educational Needs
12. Emergency Services Needs

1. Traffic Impact/Trip Generation:

The annexation of the Queen Claim will improve traffic conditions. Because the applicant owns the queen, there is greater control over parking along the county alignment of Franklin Mine Rd. By limiting or controlling any public parking at this location, the applicant can deter unwanted parkers at the upper landing, thus reducing traffic on Virginia Canyon Rd.

Refer to approved PD – Impact Statement Section 3.0 and Approved FDP – Traffic and Parking Impact Study for this narrative.

2. Parking:

The annexation and rezoning of these parcels will have no additional parking impacts from the approved PD.

Refer to approved PD – Impact Statement Section 3.0 and Approved FDP – Traffic and Parking Impact Study for this narrative.

3. Water Demand/Service:

Refer to approved PD and approved FDP for this narrative.

Refer to Section 6 and 7 of the Cover Letter in this submission for this narrative.

4. Electric, Gas, Telecom, and Utilities:

Refer to approved PD – Impact Statement Section 4.0 for this narrative.



Mighty Argo and Virginia Canyon Mountain Park Mixed-Use Development Annexation of Four Parcels to be included in Planned Development

IMPACT STATEMENT

*"You should view
something beautiful
every direction
you look"*

Dana Crawford

The annexation and rezoning of these parcels will allow for more efficient design and alignments of Xcel power lines.

5. Environmental Hazards and Mitigation Plan:

Refer to approved PD – Impact Statement Section 5.0 for this narrative, as well as the Geologic Hazards Report in the appendix of this document.

6. Natural Resources:

Refer to Approved PD – Impact Statement Section 6.0 for this narrative.

7. Sanitary Sewer Demand and Service:

Refer to Section 6 and 7 of the Cover Letter in this submission for this narrative.

8. Historic Preservation:

Refer to approved PD – Impact Statement Section 8.0 for this narrative.

9. Drainage, Including Off-site Impacts:

Refer to approved PD – Impact Statement Section 9.0 for this narrative.

Refer to Drainage Memo in the appendix of this Document.

10. Visual Impacts:

The annexation and rezoning of these parcels will allow for the efficient and economical design and construction of a Water/Wastewater Utility yard. These elements will not be visible to the public from the Argo Landing or Virginia Canyon Mountain Park, but will be visible from the intersection of Santa Fe Mine Road and Franklin Mine Road. Current designs anticipate two (2) 120,000 gallon above-ground cisterns, as well as a sub-grade concrete vault, and (3) 40 foot long shipping containers containing Membrane Bioreactor treatment and pumping equipment. These elements will be colored so as to blend in with their surroundings as much as possible. This area is home to many historic and current industrial mining sites that contain numerous structures. These elements will not be typologically out of place in this environment, and will provide a cutting edge, and efficient way to deliver services to the upper landing as well as the Virginia Canyon Mountain Park.



Mighty Argo and Virginia Canyon Mountain Park Mixed-Use Development Annexation of Four Parcels to be included in Planned Development

IMPACT STATEMENT



Big horn sheep are native wildlife in Clear Creek County.



Argo Mill Workers on Lunch Break - circa 1900

Refer to approved PD – Impact Statement Section 10.0 for additional narrative.

11. Education Needs:

Refer to approved PD – Impact Statement Section 11.0 for this narrative.

12. Emergency Services Needs:

Refer to approved PD – Impact Statement Section 12.0 for this narrative.



Mighty Argo and Virginia Canyon Mountain Park Mixed-Use Development Annexation of Four Parcels to be included in Planned Development

PETITION FOR ANNEXATION

PETITION FOR ANNEXATION

Mary Jane Annexation

TO: THE CITY CLERK AND THE CITY COUNCIL OF THE CITY OF IDAHO SPRINGS,
COLORADO

The undersigned, in compliance with the “Municipal Annexation Act of 1965,” C.R.S. §31-12-101 *et seq.*, as amended, hereby petition the City Council of the City of Idaho Springs, Colorado, for annexation to the City of Idaho Springs, the following described unincorporated territory located in the County of Clear Creek, State of Colorado, and more particularly described in Paragraph 5 below. In support of said Petition for Annexation, the undersigned submits the attached annexation map, and states and alleges as follows:

1. It is desirable and necessary that the property described in Exhibit A be annexed to the City of Idaho Springs, Colorado.
2. The requirements of C.R.S. §§31-12-104 and 31-12-105, as amended, exist and have been met as follows:
 - a. Not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed is contiguous with the City of Idaho Springs, Colorado.
 - b. A community of interest exists between the City and the area proposed to be annexed to the City of Idaho Springs, Colorado.
 - c. The area proposed to be annexed is urban or will be urbanized in the near future.
 - d. The area proposed to be annexed is integrated or is capable of being integrated with the City of Idaho Springs, Colorado.
 - e. In establishing the boundaries of the area proposed to be annexed, no real property held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, will be divided into separate parts or parcels without the written consent of the landowners.
 - f. In establishing the boundaries of the area proposed to be annexed, no real property held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, comprising twenty (20) acres or more (which together with the buildings and improvements situated thereon has a valuation for assessment in excess of \$200,000.00 for ad valorem tax purposes for the year next preceding the annexation) shall be included without the written consent of the landowners.
 - g. The property proposed for annexation is not presently part of any incorporated city or town, nor have annexation proceedings been commenced for the annexation of part of all of such property to another municipality.



Mighty Argo and Virginia Canyon Mountain Park Mixed-Use Development Annexation of Four Parcels to be included in Planned Development

PETITION FOR ANNEXATION

- h. The proposed annexation will not result in the detachment of real property from any school district and the attachment of same to another school district.
 - i. The proposed annexation will not have the effect of extending the municipal boundary more than three (3) miles in any direction in one (1) year.
3. The undersigned are the owners of more than 50% of the real property proposed to be annexed, and hereby consents to the establishment of the boundaries of this property as shown on the annexation plat submitted herewith.
4. No election for annexation to the City of Idaho Springs, Colorado, has been initiated for the real property to be annexed hereunder within the preceding twelve (12) months.
5. The legal description of the property to be annexed is as follows:

ANNEXATION NO. 1

THE QUEEN LODGE U.S. MINERAL SURVEY NO. 205, LYING WEST OF THE TERRIBLE LODGE U.S. MINERAL SURVEY NO. 85, TOGETHER WITH TWO TRACTS OF LAND AS DESCRIBED IN WARRANTY DEED RECORDED AT RECEPTION NO. 295062 AND TOGETHER WITH THAT PORTION OF THE ALPHA LODGE U.S. MINERAL SURVEY NO. 14559 LYING SOUTH OF THE SAID QUEEN LODGE. CONTAINING A CALCULATED AREA OF 3.83 ACRES.

THE ABOVE DESCRIBED LAND IS CONTIGUOUS TO THE CITY OF IDAHO SPRINGS AND MEETS THE REQUIREMENTS SET FORTH IN COLORADO REVISED STATUTES 1973, 31-12-104-(1) (A) THAT ONE-SIXTH OR MORE OF THE PERIMETER TO BE ANNEXED IS CONTIGUOUS WITH THE ANNEXING MUNICIPALITY

CONTIGUITY STATEMENT-PARCEL 1:

- TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 5,443
- ONE-SIXTH OF TOTAL PERIMETER OF AREA = 907
- PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 970
- THE TOTAL CONTIGUOUS PERIMETER IS 18%, WHICH EXCEEDS THE 1/6 AREA REQUIRED.

ANNEXATION NO. 2

THE A.B.E. LODGE U.S. MINERAL SURVEY NO. 17569, EXCEPTING THEREFROM THE ALLEN LODGE U.S. MINERAL SURVEY NO. 17569 AND EXCEPTING THEREFROM THE ORR LODGE U.S. MINERAL SURVEY NO. 15840.

TOGETHER WITH THE **MOTOR LODGE** U.S. MINERAL SURVEY NO. 15840, EXCEPTING THEREFROM THE SAID ORR LODGE AND EXCEPTING THEREFROM THE HAROLD LODGE U.S. MINERAL SURVEY NO. 12276 CONTAINING A CALCULATED AREA OF 6.82 ACRES.

THE ABOVE DESCRIBED LAND IS CONTIGUOUS TO THE CITY OF IDAHO SPRINGS AND MEETS THE REQUIREMENTS SET FORTH IN COLORADO REVISED STATUTES 1973, 31-12-104-(1) (A) THAT ONE-SIXTH OR MORE OF THE PERIMETER TO BE ANNEXED IS CONTIGUOUS WITH THE ANNEXING MUNICIPALITY

CONTIGUITY STATEMENT-PARCEL 2:

- TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 4,307
- ONE-SIXTH OF TOTAL PERIMETER OF AREA = 718
- PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 2,617
- THE TOTAL CONTIGUOUS PERIMETER IS 61%, WHICH EXCEEDS THE 1/6 AREA REQUIRED.



Mighty Argo and Virginia Canyon Mountain Park Mixed-Use Development Annexation of Four Parcels to be included in Planned Development

PETITION FOR ANNEXATION

ANNEXATION NO. 3

THAT PORTION OF **THE QUEEN LODGE** U.S. MINERAL SURVEY NO. 205 LYING EAST OF THE TERRIBLE LODGE U.S. MINERAL SURVEY NO. 85. CONTAINING A CALCULATED AREA OF 0.50 ACRES.

THE ABOVE DESCRIBED LAND IS CONTIGUOUS TO THE CITY OF IDAHO SPRINGS AND MEETS THE REQUIREMENTS SET FORTH IN COLORADO REVISED STATUTES 1973, 31-12-104-(1) (A) THAT ONE-SIXTH OR MORE OF THE PERIMETER TO BE ANNEXED IS CONTIGUOUS WITH THE ANNEXING MUNICIPALITY

CONTIGUITY STATEMENT-PARCEL 3:

- TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 1,028
- ONE-SIXTH OF TOTAL PERIMETER OF AREA = 171
- PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 240
- THE TOTAL CONTIGUOUS PERIMETER IS 23%, WHICH EXCEEDS THE 1/6 AREA REQUIRED.



Mighty Argo and Virginia Canyon Mountain Park Mixed-Use Development
Annexation of Four Parcels to be included in Planned Development

PETITION FOR ANNEXATION

HEREFORE, the undersigned request that the City approve the annexation of the above-described property.

SIGNATURES TO PETITION FOR ANNEXATION
OF Mary Jane Loevlie
THE CITY OF IDAHO SPRINGS, COLORADO
Property Owner: Mary Jane Loevlie

Signature: _____ Date of Signature: _____

Signature: _____ Date of Signature: _____

Mailing address of property owner:

Mary Jane Loevlie
PO Box 218, Idaho Springs, CO 80452

STATE OF COLORADO)
) ss.
COUNTY OF CLEAR CREEK)

The foregoing instrument was acknowledged before me this _____ day of _____, 2017,
by _____ and _____

WITNESS my hand and official seal.

My Commission expires: _____

Notary Public



Mighty Argo and Virginia Canyon Mountain Park Mixed-Use Development
Annexation of Four Parcels to be included in Planned Development

PROOF OF OWNERSHIP



Mountain Land Title, LLC

Mountain Land Title, LLC
972 Golden Gate Canyon Road
Black Hawk, CO 80422
Phone: 303-582-0603 Fax: 303-582-0604
service@mountainlandtitle.com

DATE: May 12, 2020
OWNER: Loevlie

Ownership & Encumbrance Report

Attn: Mary Jane Loevlie
P. O. Box 218
Idaho Springs, CO 80452
email: maryjaneloevlie@mightyargo.com
carlschembri@rocketmail.com

Vesting on last deeds of record: Mary Jane Loevlie

Vesting Deeds Information: Warranty Deed recorded January 2, 2019, in Book 959, Page 559; Quit Claim Deed recorded May 3, 2019, in Book 964, Page 80; Quit Claim Deed recorded June 3, 2019, in Book 965, Page 593; Quit Claim Deed recorded June 4, 2019, in Book 965, Page 632; and Warranty Deed recorded April 1, 2020, in Book 980, Page 886.

Legal Description: See Deeds

ENCUMBRANCES/LIENS

1. None

DISCLAIMER: This information is for your sole use and benefit and is furnished as an accommodation. The information had been taken from our in house title plant, without reference to, or examination of, instruments which purport to affect real property. The information is neither guaranteed nor certified, and is not an Abstract of Title, Opinion of Title, nor a Guarantee of Title, and our liability is limited to the amount of the fees paid.



Mighty Argo and Virginia Canyon Mountain Park Mixed-Use Development Annexation of Four Parcels to be included in Planned Development

PROOF OF OWNERSHIP

291277 05/03/2019 10:04:00 AM B: 964 P: 80 QCD

Page 1 of 1 R: \$13.25 D: \$3.20 T: \$16.45

eRecorded in Clear Creek County, Colorado

QUIT CLAIM DEED

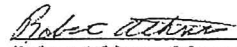
This Quit Claim Deed is entered into on April 30, 2019. LPB Minerals, LLC, a Colorado limited liability company, whose street address is 6605 S. Jay Dr. Littleton, CO 80123 ("Grantor") for the consideration of Thirty-Two Thousand Dollars (\$32,000), in hand paid, hereby sells and quitclaims to Mary Jane Loevlie whose street address is PO Box 1201, 2350 Riverside Drive Idaho Springs, CO 80452 ("Grantee"), the following real property in the County of Clear Creek and State of Colorado, to wit:

The A. B. E. Lode Mining Claim, U. S. Mineral Survey No. 17569, as described in U. S. Patent dated August 10, 1906 and recorded February 5, 2001, in Book 608, Page 855, Excepting therefrom any portion embraced in Survey No. 15840, as excepted in said Patent,
County of Clear Creek, State of Colorado

with all its appurtenances, subject to matters of record.

Executed on the date set forth above.

LPB Minerals, LLC
a Colorado limited liability company

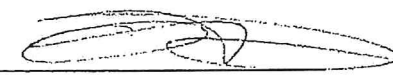

Robert Atkinson, Manager

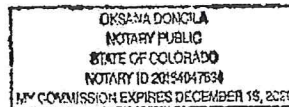
STATE OF COLORADO)
) ss.
COUNTY OF DENVER)

The foregoing instrument was acknowledged before me on April 30, 2019 by Robert Atkinson as manager of LPB Minerals, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: December 16, 2020


Notary Public





Mighty Argo and Virginia Canyon Mountain Park Mixed-Use Development Annexation of Four Parcels to be included in Planned Development

PROOF OF OWNERSHIP

291607 06/03/2019 02:15:00 PM B: 965 P: 593 QCD
Page 1 of 1 R: \$13.25 D: \$4.50 T: \$17.75
eRecorded in Clear Creek County, Colorado

QUIT CLAIM DEED

THIS DEED, Made this 30th day of May, 2019 between

Ronald Eudell Eubanks

of the County of Jefferson and State of Colorado, grantor(s), and

Mary Jane Loevlie, in Severalty

Whose legal address is P. O. Box 1201 Idaho Springs, CO 80452 of the County of Clear Creek, in the State of Colorado, grantees:

WITNESSETH, that the grantor, for and in consideration of the sum of Forty Five Thousand and 00/100 DOLLARS, the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold, conveyed and Quit Claimed, and by these presents does remise, release, sell, convey and Quit claim unto the grantee(s), her heirs and assigns forever, all the right, title, interest, claim and demand which the grantor(s) have in and to the real property, together with improvements, if any, situate, lying and being in the County of Clear Creek and State of Colorado, described as follows:

The Motor Lode Mining Claim, U. S. Mineral Survey No. 15840, as described in U. S. Patent dated June 13, 1904 and recorded November 9, 2004, in Book 717, Page 427, Excepting therefrom any portion embraced in Survey Nos. 2229, 6002A, 12276, 13041 and 14222B, as excepted in said Patent, County of Clear Creek, State of Colorado.

also known by street and number as 001 Motor Idaho Springs CO 80452

To have and to hold the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the grantor(s), either in law or in equity, to the only proper use, benefit and behoof of the grantee(s), their heirs and assigns forever.

IN WITNESS WHEREOF the grantor(s) has executed this deed on the date set forth above.

Ronald Eudell Eubanks
Ronald Eudell Eubanks

State of Colorado)
)ss.
County of Gilpin)

The foregoing instrument was acknowledged before me on May 30, 2019,
by Ronald Eudell Eubanks

Witness my hand and official seal

Notary Public

TAWNISHA CONTESSA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174044093
MY COMMISSION EXPIRES OCTOBER 24, 2021



Mighty Argo and Virginia Canyon Mountain Park Mixed-Use Development Annexation of Four Parcels to be included in Planned Development

PROOF OF OWNERSHIP

295062 04/01/2020 03:28:00 PM B: 980 P: 886 WD

Page 1 of 2 R: \$18.25 D: \$14.00 T:\$32.25

eRecorded in Clear Creek County, Colorado

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission (DI-10-19)(Mandatory 1-20)

WARRANTY DEED

Mike Pryor (Grantor(s)),

whose street address is 7304 South Robb Street Littleton, CO 80127, County of Arapahoe, State of Colorado for the consideration of One Hundred Forty Thousand and 00/100 dollars, (\$140,000.00), in hand paid, hereby sell(s) and convey(s) to

Mary Jane Loevlie, In Severality, (Grantee(s))

whose street address is P. O. Box 1201 Idaho Springs, CO 80452 of the County of Clear Creek, in the State of Colorado, the following real property in the County of Clear Creek and State of Colorado, to wit:

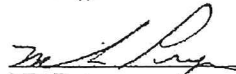
See Attached Exhibit 'A'

known as: TBD Queen Road Idaho Springs CO 80452

with all its appurtenances (Property) and warrant(s) the title to the same, subject to:

1. XX if this is checked, "statutory exceptions" as defined in §38-30-113(5)(a), C. R. S., and
2. ☐ if this is checked, any rights of tenants, as to tenants' right to possession only, under unrecorded leases of the Property, as described in that certain contract for the sale of the Property between Grantor(s) and Grantee(s), and
3. ☐ Other: _____

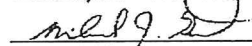
Grantor(s):


Mike Pryor

State of Colorado)
)ss.
County of Gilpin)

The foregoing instrument was acknowledged before me on March 27, 2020,
by Mike Pryor

Witness my hand and official seal


Notary Public

MICHAEL J. GILBERT
Notary Public
State of Colorado
Notary ID # 20094015211
My Commission Expires 05-13-2021



Mighty Argo and Virginia Canyon Mountain Park Mixed-Use Development Annexation of Four Parcels to be included in Planned Development

PROOF OF OWNERSHIP

295062 04/01/2020 03:28:00 PM B: 980 P: 887 WD

Page 2 of 2 R: \$18.25 D: \$14.00 T: \$32.25

eRecorded in Clear Creek County, Colorado

Attached to and forming a part of Deed from Mike Pryor to Mary Jane Loevlie, In Severality

Exhibit 'A'

A tract of land located in Section 25, Township 3 South, Range 73 West of the 6th P.M., more particularly described as follows:

Beginning at Corner No. 11 of the Queen Lode Mining Claim, U. S. Mineral Survey No. 205; thence Northeasterly along line 11-12 of said Queen Lode to the point of intersection with line 2-3 of the Alpha Lode Mining Claim, U. S. Mineral Survey No. 14559; thence Southwesterly along line 2-3 of said Alpha Lode to the point of intersection with line 6-5 of the Dorina Lode Mining Claim, U. S. Mineral Survey No. 14222 A; thence Southwesterly along line 6-5 of said Dorina Lode to the point of intersection with line 1-2 of the Silver Queen Lode Mining Claim, U. S. Mineral Survey No. 1857; thence Northwesterly along line 1-2 of said Silver Queen Lode to the point of intersection with line 10-11 of the said Queen Lode; thence Northeasterly along line 10-11 of said Queen Lode to Corner No. 11 of said Queen Lode, the Point of Beginning,

And

A tract of land located in Section 25, Township 3 South, Range 73 West of the 6th P.M., more particularly described as follows:

Beginning at Corner No. 2 of the Queen Lode Mining Claim, U. S. Mineral Survey No. 205; thence Southwesterly along line 2-3 of said Queen Lode to the point of intersection with line 1-2 of the Silver Queen Lode Mining Claim, U. S. Mineral Survey No. 1857; thence Northwesterly along line 1-2 of said Silver Queen Lode to the point of intersection with line 1-2 of the Trojan Lode Mining Claim, U. S. Mineral Survey No. 4885; thence Easterly along line 1-2 of said Trojan Lode to the point of intersection with line 2-3 of the Alpha Lode Mining Claim, U. S. Mineral Survey No. 14559; thence Southwesterly along line 2-3 of said Alpha Lode to the point of intersection with line 1-2 of said Queen Lode; thence Southwesterly along line 1-2 of said Queen Lode to Corner No. 2 of said Queen Lode, the Point of Beginning,

And

The East 2,600 feet of:

The Queen Lode Mining Claim, U. S. Mineral Survey No. 205, as described in U. S. Patent recorded March 2, 1875, in Book 29, Page 398,

Combined into a single parcel by Combination of Lots Agreement recorded August 24, 2000, in Book 600, Page 998,

County of Clear Creek, State of Colorado.

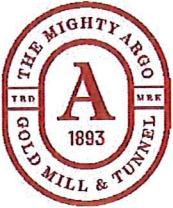


Mighty Argo and Virginia Canyon Mountain Park Mixed-Use Development Annexation of Four Parcels to be included in Planned Development

PROOF OF OWNERSHIP

Note:

The Alpha Claim is undergoing title work and a quit claim deed. This will be finalized prior to any hearing, and will also be subject of a Clear Creek County Minor Boundary Adjustment (MBA) process to occur in parallel to the Annexation Process, with a reciprocal approval condition between City Annexation and County MBA. Proof of ownership and title commitment to be provided as soon as it is finalized.



Mighty Argo and Virginia Canyon Mountain Park Mixed-Use Development Annexation of Four Parcels to be included in Planned Development

7.0 - APPENDIX - GEOLOGIC SUMMARY

GROUND ENGINEERING

March 11, 2020

Subject: Initial Geologic Summary, **Argo Mill Redevelopment, Aerial Tramway Alignment, Idaho Springs, Colorado**
Revised

Job No. 19-3070

Bryan McFarland
The Mighty Argo Denali Holdings, LLC
29025 A Upper Dear Creek Road
Evergreen, Colorado 80439

Dear Mr. McFarland:

GROUND Engineering Consultants, Inc. (GROUND) completed an initial geologic summary in support of the design of the proposed improvements to Argo Mill facility and proposed Aerial Tramway alignment located at 2350 Riverside Drive in Idaho Springs, Colorado in general accordance with GROUND's Proposal No. 1910-1819, dated October 3, 2019. The findings of our evaluation are summarized herein.

SITE CONDITIONS

For the purposes of discussing the site conditions, the project site has been split into two subareas: the Argo Mill and its associated waste rock pile and the aerial tramway alignment.

Argo Mill and Waste Rock Pile At the time of our assessment, the Argo Mill and associated waste rock pile portion of the development consisted primarily of the Argo Mill building, a visitor building, mill waste rock pile, and graded, aggregate surfaced parking areas and drive lanes. Material processing and handling equipment, vehicles, and other miscellaneous items were observed on





Mighty Argo and Virginia Canyon Mountain Park Mixed-Use Development Annexation of Four Parcels to be included in Planned Development

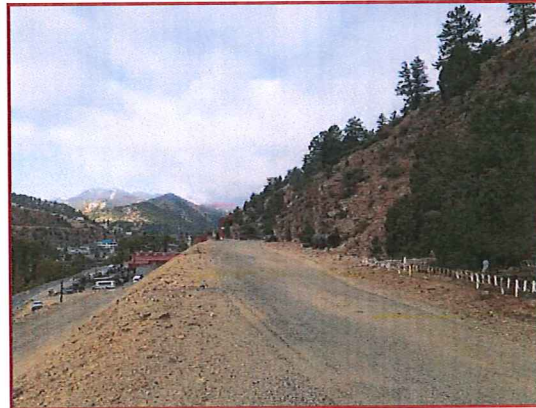
7.0 - APPENDIX - GEOLOGIC SUMMARY

Initial Geologic Hazard Analysis **Revised**
Argo Mine Redevelopment
Job No. 19-3070
Page 2 of 14

site as well. This portion of the project site was bordered by Riverside Drive and a reach of Clear Creek to the south, a water treatment facility to the west, undeveloped land and a reach of Rosa Gulch to the north, and undeveloped land to the east. Additional undeveloped land, single-family residences, multi-family developments, and retail development further surrounded the site.

Mill waste rock was generally exposed at the ground surface of the site. The drive lanes and the central parking area had an aggregate material at the surface, which appeared to be similar to road base. Mature and juvenile trees were observed locally, near the margins of the site as well.

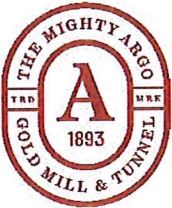
The project site abutted a relatively steep, undeveloped slope, with local vertical to near vertical rock outcrops. This slope generally descended to the south, but slope direction varied locally. About 75 feet of relief were observed across the project site. Against this slope, a mill waste rock pile was constructed. The top of this pile had been graded, and was relatively flat. The slopes of the pile were relatively steep, and generally descended to the south.



Aerial Tramway Alignment

At the time of our subsurface exploration program, the aerial tramway alignment traversed a waste rock pile associated with the Argo Mill (described in the above section), and extend north following Rosa Gulch to Santa Fe Mine Road, near Seaton Mountain. The alignment generally traversed largely, undeveloped land. However, some signs of prior development were





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lower portion of Rosa Gulch. Additional signs of development included prospect pits, mine shafts/adits, and other mining related excavations.

In general, the alignment crossed land that sloped moderately to steeply to the south. Local slopes, however, were gentle to vertical and slope direction varied locally. About 1,300 feet of relief were observed across the alignment. Rock outcrops were observed commonly along the alignment.



The alignment generally was heavily vegetated, with a variety of trees, shrubs, grasses, and other vegetation being observed. Additionally, large cobbles and boulders were also observed on the ground surface.

SITE RECONNAISSANCE AND SUBSURFACE EXPLORATION

Limited observations of the site surface conditions, including visual assessments of site slopes, land use, vegetation, etc., were performed in October 2019, corresponding broadly to our subsurface exploration for other elements of the project. In addition, to the site observations, an initial document review was performed to summarize the relevant geologic conditions along the tramway alignment and at the proposed parking garage. The results of these studies are provided below.

SUBSURFACE CONDITIONS

The project site lies in a complex geologic region created by a variety of geologic forces and processes. Many geologic structures are present and complicate the understanding of the geologic conditions affecting engineered structures. Additionally, the specific rock types present at this site are themselves sources of unique geologic constraints. The following sections of the report will discuss the local geologic conditions in greater detail.



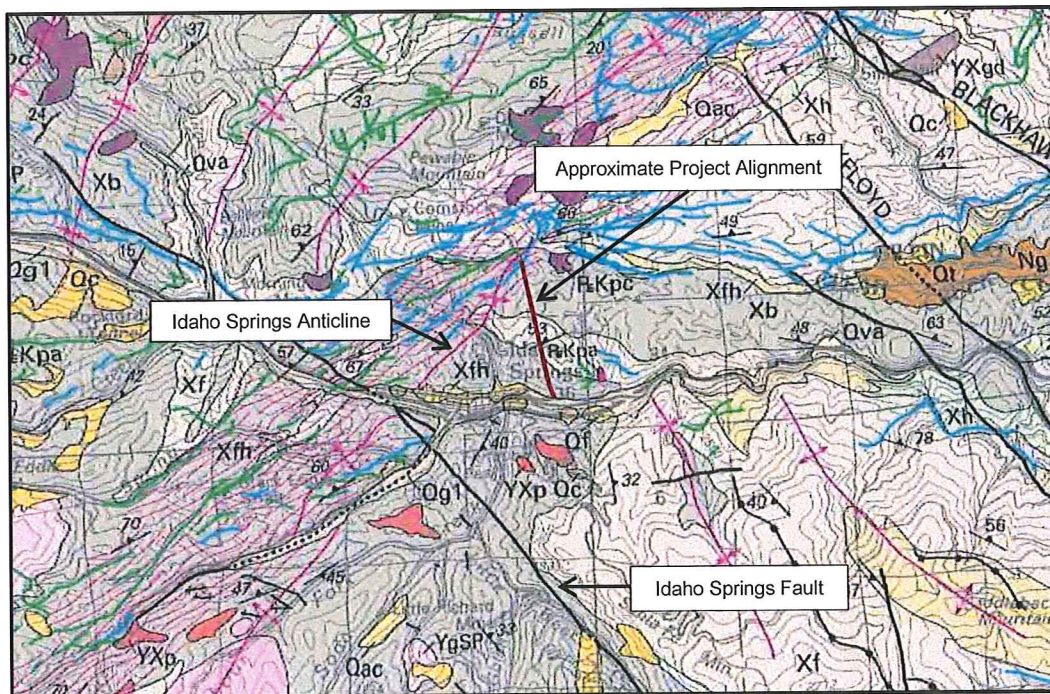
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Local Geologic Units

Published geologic maps, e.g., Widmann, Kirkham, and Beach (2000),¹ Sims (1964),² and Kellogg, Shorba, Bryant, and Premo (2008),³ depict the site as underlain by Proterozoic metamorphic rocks overlain locally by mine waste rock and mill wastes, colluvium, and alluvium. Felsic intrusions are also mapped along the alignment as well. A portion of the Kellogg, Shorba, Bryant, and Premo (2008) map reproduced below.



Colluvium and alluvium in the project area, generally consist of fine to coarse sands and gravels with large cobbles and boulders. Varying fractions of silts and clays are also present and weathering typically increases the clay contents of these deposits.

¹ Widmann, B.L., Kirkham, R.M., and Beach, S.T., 2000, *Geologic map of the Idaho Springs quadrangle, Clear Creek County, Colorado*: Colorado Geological Survey, Open-File Report OF-00-2SR, scale 1:24,000

² Sims, P.K., 1964, *Geology of the Central City quadrangle, Colorado*: U.S. Geological Survey, Geologic Quadrangle Map GQ-267, scale 1:24,000

³ Kellogg, K.S., Shorba, R.R., Bryant, Bruce, and Premo, W.R., 2008, *Geologic map of the Denver West 30'*



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Mill waste rock and mill wastes generally include fine to coarse sands and gravels with cobbles. Boulders can be present as well. Clays and silts are also present and weathering tends to increase the clay contents. Additionally, mill waste rock and mill wastes can include debris and other wastes associated with mining and milling. These can include mining equipment, metal, and wood and can be relatively large and difficult to handle. Other wastes may be present as well.

Specific varieties of the metamorphic rocks mapped include biotite gneiss, quartz feldspar gneiss, and microcline-quartz-plagioclases-biotite gneiss. Gneiss is a heavily metamorphosed (deformed) rock characterized by foliation and mafic / felsic banding. The banding can be on various scales, ranging from about ¼ inch or smaller up to several feet. The foliations can create planes of weakness where relatively weaker minerals are layered together in a preferential orientation.

Migmatite is also mapped at the project alignment. Migmatite is a heavily metamorphosed rock similar to gneiss, but its genesis included partial melting. This process creates zones of rock similar to granite or similar igneous rocks surrounded by heavily foliated, highly mafic rock.

The intrusions are mapped as including bostonite, trachytic granite, quartz monzonite, alaskite, alkali syenite, albite granodiorite, and leucocratic granodiorite. The size (width) of these intrusions varies locally from about ¼ inch or less to 10s of feet. The intrusions also include fine to very coarse grained rocks (including pegmatite).

For the purposes of the report, the metamorphic rock underlying the project site and alignment will be referred to collectively as gneiss. The various intrusions will be referred to collectively as felsic intrusions.

As the upper several feet of these rocks weather, they often develop into residuum or grus. Locally, these materials are largely similar to the alluvial and colluvial material present in the project area, and generally consisted of fine to coarse sands and gravels with varying fractions of silts and clays. At the project site, these materials ranged in thickness from a few inches to 2 to 3 feet.



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Geologic Structures

The project site and alignment are located within the Idaho Spring – Ralston shear zone, which is a northeast trending zone of deformation that forms a boundary in the direction of foliation and folding in the region. Within the shear zone, there are many small and large scale geologic structures. The two primary geologic structures near the project site and alignment are the Idaho Spring anticline and the Idaho Springs fault. These two structures are discussed in greater detail below.

Idaho Springs Anticline The Idaho Springs anticline is a northeast-southwest trending anticline that plunges to the northeast. Widmann, Kirkham, and Beach (2000) indicate that the Idaho Springs anticline is strongly asymmetric with a northwestern limb that steeply dips to the northwest and a southeastern limb that dips moderately to the northeast.

The majority of the alignment and project site is located on the southeastern side of the anticline. The anticline is mapped as being offset by the Idaho Springs fault, southwest of the City of Idaho Springs. A synform structure is shown in a cross section between Trail Gulch and Spring Gulch to west of the anticline and south of the project site and the Pewabic Mountain syncline. Another anticline is mapped to southeast of the Idaho Springs anticline, near Soda Creek, and no syncline/synform structure is explicitly mapped between the two structures. This unnamed anticline is mapped as ending at the Idaho Springs fault. A syncline is mapped to the east of the Idaho Springs anticline, trending approximately north from Santa Fe Mountain, but is not mapped north of Clear Creek.

The foliations in the gneiss are generally mapped as having a northwest – southeast strike and dip to the northeast. However, a northwest-southeast strike and northwest dip is mapped to the east of Rosa Gulch. Dips were generally mapped to be between about 30 and 55 degrees near the alignment.

Idaho Springs Fault The Idaho Springs fault likely formed during the Precambrian after the formation of the Idaho Springs – Ralston shear zone. Offsets observed in the metamorphic rocks indicate left lateral, strike-slip movement. However, the Idaho Springs fault may have been reactivated in a normal sense during the Laramide.



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The fault is not mapped as crossing the project site or alignment, but smaller faults, not shown on the geologic maps, may be present locally that traverse the alignment or project site.

Jointing Joint orientations are mapped near the project site and are shown with a northeast-southwest strike and a dip of about 45 degrees to the southeast. The orientation is approximately perpendicular to the orientation of the rock foliation and Idaho Springs fault, and parallel to the Idaho Springs anticline. Orientations measured by Brierley Associates generally east – west to northeast-southwest striking with dips of 20 to 50 degrees and 80 to 90 degrees to the northwest and south, respectively. Joints with northwest – southeast strikes were also measured with dips of 80 to 90 degrees.

INITIAL GEOLOGIC HAZARD DISCUSSION

The following sections provide a limited discussion of common geologic hazard in Colorado and other geologic hazards may be present at the site. The discussion provided in the report is not sufficient for final design, but may be used in initial project planning. Design level geotechnical studies should be performed to address potential geologic hazards and provided remedial hazard prevention and mitigation options.

It should be noted that environmental concerns, such as pollution and a development's impact on wildlife, are not included in this discussion, and should be evaluated by others, if necessary.

Expansive Soils Swelling clayey soils and bedrock change volume in response to changes in moisture content that can occur seasonally, or in response to changes in land use, including development. Expansion potentials vary with moisture contents, density, and details of the clay chemistry and mineralogy. The swell potential in any particular area can vary markedly both laterally and vertically due to the complex interbedding of the site soil and bedrock materials. Moisture changes also occur erratically, resulting in conditions that cannot always be predicted.

The shallow earth materials underlying the site generally consisted of sands and gravels with varying fractions of silts and clays. The plasticity of the site soils ranged from non- to slightly plastic. Additionally, expansive soils are not mapped within the project site. We consider the risk of damaging expansive soils heave at the site will be relatively low.



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Collapsible Soils Certain surficial deposits in Colorado, typically eolian (wind-blown) materials, as well as unconsolidated debris flow, landslide, and alluvial fan deposits are known to be susceptible to local hydro-consolidation or “collapse.” Hydro-consolidation consists of a significant volume loss due to re-structuring of the constituent grains of the soil to a more compact arrangement upon wetting.

Eolian deposits generally have not been mapped in the underlying site or the immediate project area and were not recognized in during our site reconnaissance. However, debris flow deposits are mapped in the project area and likely are present in Rosa Gulch. Local landslides, debris flows, etc. were not identified on the project site during our site reconnaissance, but likely are present. We consider that the risk of collapsible soils damage affecting development at this site to be low to moderate.

Radon Testing for the possible presence of radon gas prior to project development does not yield useful results regarding the potential accumulation of radon in completed structures. Radon accumulations typically are found in basements or other enclosed portions of buildings built in areas underlain at relatively shallow depths by granitic crystalline rock. Therefore, the likelihood of encountering radon in concentrations exceeding applicable health standards on the subject site, underlain by gneissic bedrock and igneous intrusions, is relatively elevated compared to many other regions of Colorado.

Seismic Activity / Faulting Review of geologic maps depicting the project area, depicted the Idaho Springs Fault about 1 mile to the southwest of the project site. However, neither site reconnaissance nor review of available geologic maps indicated recent movement across the fault. Therefore, the likelihood of surface fault rupture at the site is considered to be low.

Based on information published by the U.S. Geological Survey, we estimate the peak horizontal ground acceleration from earthquake-induced ground shaking at the site to be approximately 0.113g. This represents a moderate risk from ground shaking compared to other regions of Colorado, but a relatively low risk from ground shaking on the scale of the continental United States.

We consider the site likely to qualify as a Seismic Site Class C site, in accordance with



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of the classification is needed, shear wave velocity testing to 100+ feet or other quantitative method(s) will be required. By this method, a site Classification of B may be attainable. A proposal for this work can be provided upon request. Compared with other regions of Colorado, recorded earthquake frequency in the project area is low.

Slope Stability and Erosion Colton and others (1975),⁴ a moderate scale geologic map showing landslides in Colorado, indicates that landslide deposits on and adjacent to the project site. The Widmann and Rogers (2003)⁵ geologic hazard map of the area depicts the project area as having "Potentially Unstable Slopes,"⁶ "Unstable Slopes,"⁷ and as a "Rockfall Area"⁸ Evidence of relatively recent rock falls was not observed during our site reconnaissance; however, large cobbles and boulders that may have been deposited during rockfall events were observed in Rosa Gulch.

Debris chutes, in which debris flows or other such material flows may travel, are also shown in Rosa Gulch on the Widmann and Rogers (2003)⁹ geohazard map. Smaller scale geologic maps covering the project area, including Widmann, Kirkham, and Beach

⁴ Colton, R.B., J.A. Holligan, and L.W. Anderson, 1975, *Preliminary Map of Landslide Deposits, Denver 1° x 2° Quadrangle, Colorado*, U.S. Geological Survey, Miscellaneous Field Studies Map MF-705.

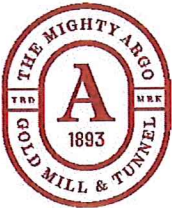
⁵ Widdman, B.L. and Willim, and Marsh, S.P., 2003, *Selected Geologic Hazards of the Georgetown, Idaho Springs, and Squaw Pass Quadrangles, Clear Creek County, Colorado*: Colorado Geological Survey, Division of Minerals and Geology, Department of Natural Resources, Open File Report 03-02, Plate 2, scale 1:24,000.

⁶ The Widmann and Rodger 2003 geohazard map describes Potential Unstable Slopes as: Slopes that are in a state of quasi-equilibrium and do not appear to be currently active but have the potential to generate life- and property-threatening hazards when disturb by human activities or natural processes. Potentially unstable slopes are primarily susceptible to rock fall, landslide, and debris-flow hazards and may be subject to all the same risk to life and property previously described for each of those hazards. When these soils are underlain by unconsolidated surficial deposits, they may be subject to sediment deposition, severe erosion, and downslope movement of material by gravity, surface water, creep, or freeze-thaw action.

⁷ The Widmann and Rodger 2003 geohazard map describes Unstable Slopes as: Slopes that have a high potential for life- or property-threatening failure. These areas are typically adjacent to and particularly susceptible to rockfall, landslide, debris-flow, and potential snow-avalanche hazards and may be subject to all the same risks to life and property previously described for each of those hazards. Unstable slopes may also be subject to severe erosion.

⁸ The Widmann and Rodger 2003 geohazard map describes Rockfall Areas as: Areas subject to deposition of relatively large fragments of rock and debris. Inherent risks in rockfall areas include injury or loss of life and severe damage to structures, roads, vehicles, and utilities. The lower limit of many rockfall areas is often gradational and difficult to delineate. Therefore, development in and below these areas should be avoided unless site-specific analyses (such as detailed field studies and computerized rockfall simulation profiles) indicate that careful siting or engineering solutions will effectively mitigate the hazard.

⁹ Widdman, B.L. and Willim, and Marsh, S.P., 2003, *Selected Geologic Hazards of the Georgetown, Idaho Springs, and Squaw Pass Quadrangles, Clear Creek County, Colorado*: Colorado Geological Survey,



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(2000),¹⁰ Sims (1964),¹¹ do not show landslide deposits in the project site or in adjacent areas.

The majority of the project site is relatively moderately to steeply sloping with slope angles of about 20 to 40 degrees. During our preliminary reconnaissance of site area, no evidence was noted of relatively recent mass-wasting processes associated with steep slopes, such as landslides, rock fall, slumps, or unusual soil creep were observed. However, evidence of older debris flows and rockfalls were observed. Therefore, the likelihood of project developments being affected by existing large scale, unanticipated slope instabilities is considered moderate to relatively severe. Significant changes to site slopes and potentially hazardous slopes, should be analyzed for stability prior to their construction.

Flooding The subject property abuts Clear Creek and includes Rosa Gulch. Based on the published FEMA Flood Insurance Rate Map (FIRM)¹² covering the project site, the southern margins of the project site are included in Zone AE indicating area subject to inundation by the 1% chance annual flood the remained or the project site and alignment are mapped as Zone X or are unmapped.

Significant fluctuation in the flow of streams can be expected during seasonal run periods.

A civil engineer should further evaluate evaluated the site with respect flooding during project planning.

Wetlands A portion of Rosa Gulch is mapped in the National Wetland Inventory as containing a wetland.¹³ A 2.28 acre "Riverine" is mapped in Rosa Gulch and is classified as a R4SBC. This classification indicates an intermittent, streambed, riverine that is

¹⁰ Widmann, B.L., Kirkham, R.M., and Beach, S.T., 2000, *Geologic map of the Idaho Springs quadrangle, Clear Creek County, Colorado*: Colorado Geological Survey, Open-File Report OF-00-2SR, scale 1:24,000

¹¹ Sims, P.K., 1964, *Geology of the Central City quadrangle, Colorado*: U.S. Geological Survey, Geologic Quadrangle Map GQ-267, scale 1:24,000

¹² Federal Emergency Management Administration, 2012, *Flood Insurance Rate Map, Clear Creek County Colorado and Incorporated areas, Panel 240 of 350*, <https://map1.msc.fema.gov/idms/IntraView.cgi?KEY=57507910&IFIT=1> accessed on 10/24/2019.

¹³ U.S. Fish and Wildlife Service, 2012, *National Wetland Inventory*, Clear Creek County, Colorado



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seasonally flooded. Special consideration and development limitations may apply to this area.

Avalanche Hazard Widmann and Rogers (2003)¹⁴ geohazard map covering the project area did not indicate an avalanche hazard in the project area. Additionally, evidence of prior avalanches, such as avalanche chutes, downed trees, etc., were not observed on site. However, given the angles of the existing site slope, if significant changes to the vegetation of the site slopes are made or if significant changes to site slopes are made, the risk of an avalanche may be greatly increased. We evaluate the risk of avalanche at the project site to be relatively low, but it should be noted the avalanche hazard is highly dependent on existing snow and weather conditions and that these conditions can change rapidly. Even though the risk of an avalanche at this site appears to be relatively low, the potential for avalanches cannot be excluded.

Mining Activity and Subsidence Significant mining activity has occurred in the greater project area. In addition to the activity at the Argo Mill, many other mining activities likely occurred along the project alignment. Some evidence of these activities was observed during our site visits (see the *Site Conditions* section of this report), and other mine and mill workings should be anticipated to be present along the alignment.

We understand that review of mining activity was performed by others. Therefore, a review of mining activity was not included as part of this report.

Published geologic maps do not indicate formations underlying the site at shallow depths that include evaporite (salt, gypsum, etc.) deposits, limestones, or other materials vulnerable to subsurface dissolution. Therefore, the likelihood of subsidence (associated with such rock formations; not mine or mill related) or other hazards related to subsurface dissolution also appears to be low.

Geologic Hazard Summary

1002.1.3.2 Impact Evaluation Based on the information obtained for this study, the risk to improvements at this site from the possible presence expansive soils heave

¹⁴ Widdman, B.L. and Willim, and Marsh, S.P., 2003, *Selected Geologic Hazards of the Georgetown, Idaho Springs, and Squaw Pass Quadrangles, Clear Creek County, Colorado*: Colorado Geological Survey,



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appears low. The risk to improvements from collapsible soils, including undocumented fills and mill waste rock is higher, and the effects of collapsible soils likely will need to be mitigated. Because expansive and collapsible soils can cause damage, design-level geotechnical evaluations for individual structures should assess the presence locally of expansive materials, so that appropriate, remedial design and construction can be implemented, as necessary.

Similarly, the risk to developments at the site from surface fault rupture appears low. The risk associated with earthquake-induced ground motions is not elevated relative to other sites in the project vicinity.

The risk of flooding at the site also is low to moderate. However, it has been our experience that surface and groundwater levels fluctuate greatly in mountainous areas due to seasonal conditions, primarily spring snow melt and run-off. Therefore, periodic, saturation of the shallow soils should be anticipated. This applies to the entire site, although the effects generally will be magnified in the lower elevation portions of the site and within Rosa Gulch. Design of improvements should include appropriate provisions for surface and sub-surface drainage.

The risks from avalanches and excessive erosion at the site appear low at the time of preparation of this report. However, the potential for both could be increased if significant numbers of trees were cut, particularly from steeper areas of the parcel.

The risk of slope instability at the site appears relatively low overall. However, rock outcrops and relatively steep slopes were encountered locally. In GROUND's opinion, improvements, in general, should be set back from these slopes. Where those areas are approached, slope-specific analyses should be performed to assess risk and means of stabilization, as appropriate.

The risk of non-mining-related subsidence at the site appears to be low. The risk of mining related subsidence was addressed by others.

The risk of radon accumulation in structures at the site appears elevated compared to many other areas in Colorado. This applies to the entire site. Radon testing should be performed in each building on-site, after construction is completed. Proper



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ventilation usually is sufficient to mitigate potential radon accumulations. Building designs should accommodate such ventilation for all building areas.

1002.1.3.3 (2a) *Site Specific Analysis* Several geologic hazards were noted at the subject site, as outlined above.

The risk of radon accumulation cannot be evaluated further prior to construction, but effective ventilation can be included in building design against the possibility of elevated radon levels.

For initial planning purposes, in GROUND's opinion the following set-backs should be observed due to the presence of locally steep slopes at the project site and along the alignment.

- Habitable structures should be setback from slopes that are 30 percent or steeper a distance of at least three times (3x) the local slope height.
- Other structures and access roads should not traverse or be adjacent to slopes of 30 percent or steeper.

However, at this site following the above setbacks likely will be difficult. Where improvements are proposed closer to 30+ percent slopes than outlined above, then slope-specific stability analyses should be performed, and necessary slope stabilization measure undertaken.

1002.1.3.3 (2b) *Recent Modifications* No indications of relatively recent events or improvements were noted on the site that appeared to have altered the site significantly with regard to increasing the risk of geologic hazards there.

CLOSURE AND LIMITATIONS This letter has been prepared for The Mighty Argo Denali Holdings, LLC as it pertains to the initial evaluation of the Argo Mill Redevelopment as described herein. It may not contain sufficient information for other parties or other purposes.

The geotechnical conclusions in this report relied upon the means and methods described herein. The information herein is not sufficient to support design of buildings or other improvements



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If any information referred to herein is not well understood, then the Mighty Argo Denali Holdings, LLC, or anyone using this letter, should contact the author or a GROUND principal immediately.

This report was prepared in accordance with generally accepted soil and engineering geology practice in Colorado at the date of preparation. Current applicable codes may contain criteria regarding performance of structures and/or site improvements which may differ from those provided herein. Our office should be contacted regarding any apparent disparity. GROUND makes no warranties, either expressed or implied, as to the professional data, opinions or conclusions contained herein.

This document, together with the concepts and conclusions presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of or improper reliance on this document without written authorization and adaption by GROUND Engineering Consultants, Inc., shall be without liability to GROUND Engineering Consultants, Inc.

If you have any questions, please contact this office.

Sincerely,

GROUND Engineering Consultants, Inc.

Ben Fellbaum, P.G.

Reviewed by Brian H. Reck, P.G., C.E.G., P.E.



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8.0 - APPENDIX - WATER DEMAND ANALYSIS

WATER/WASTEWATER DEMAND ANALYSIS - UPPER LANDING

Item: Flow Projections
Project: Argo Upper Landing
Customer: The Mighty Argo
Date: 1/31/2020



Mighty Argo WWTP Flow & Loading Projections (Regulation #43 - On-Site Wastewater Treatment)						Potable Water Use
Use	Number of Units	Unit	Value	Unit	Flow (GPD)	Flow (GPD)
Facilities w/Short-Term Transient Visitors	2,000	visitors	5	GPD/visitor	10,000	11,000
Office Building	20	employees	15	GPD/employee	300	330
Food Trucks (Paper Service)	75	seats	25	GPD/seat	1,875	2,063
Bar	60	seats	30	GPD/seat	1,800	1,980
Retail	4,000	ft ²	0.1	GPD/sqft	400	440
Gondola Washing					250	275
Calculated 30 Day Flow (GPD):					14,625	16,088
Rounded 30 Day Design Flow (GPD):					20,000	
Average 30 Day Flow (GPM):					14	
Peak Day Factor					2	
Peak Day (GPD)					40,000	
Peak Day Flow (gpm)					28	
Peak Hour Factor					4	
Peak Hour Flow (gpm)					56	



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9.0 - APPENDIX - MEMOS - CIVIL ENGINEERING



To: CDPHE
From: Martin/Martin, Inc.
Copy To: City of Idaho Spring
Clear Creek County
Mark Thornbrough

Date: March 2, 2020
Project No.: 19.1070
Project Title: Mighty Argo Upper Landing

Re: Mighty Argo Upper Landing Utility Separation Concept

For your consideration, this memorandum summarizes the proposed utility corridor and separation plan for proposed improvements associated with the Mighty Argo Upper Landing project.

Utilities associated with the improvements include potable water, sanitary, reclaimed water, gas, and an Xcel electric duct bank. A utility yard will be provided that contains a potable water tank, wastewater treatment facility, and a reclaimed water tank to be designed by a separate consultant. No water or sanitary service connections will be made to the City's or County's infrastructure. Potable water will be delivered to the onsite water storage tank that will be used to service the development. A sanitary line will convey wastewater to the onsite wastewater treatment facility. The wastewater treatment facility will produce reclaimed water that will then be stored in a reclaimed water tank and is anticipated to be used for irrigation and non-potable functions such as toilet flushing. See attached utility plan for additional information.

Preserving as much of the natural environment as possible and balancing the limited access needs to the site with the cost of rock excavation, the proposed access road is 16ft wide. Where the standard separation distances between potable water, sanitary, and reclaimed water is 10ft, per section 8.8.4 of the Colorado Department of Public Health and Environment's (CDPHE) Design Criteria for Potable Water Systems, "exceptions to the horizontal separation distance are allowed, provided that the water main is laid in a separate trench or on an undisturbed earth shelf located on the 'uphill' side of the sewer at such an elevation that the bottom of the water main is at least 18 inches above the top of the sewer". See highlighted excerpt from CDPHE's design criteria attached.

The proposed typical utility cross section locates the potable water line uphill of the sanitary and reclaimed water and provides 10ft of horizontal separation to the sanitary and approximately 8.5ft of horizontal separation to the reclaimed water. Additionally, the potable water is located 18" above the reclaimed and the reclaimed water is 18" above the sanitary. The pipe material for the potable water, sewer, and reclaimed water is proposed to be fused HDPE for additional cross-contamination protection. The sewer pipe will have a minimum pressure rating of 150 psi per CDPHE's criteria. Where the utility trenches are anticipated to be in rock, this will further mitigate any cross-contamination concerns.

We believe that this strategy provides adequate protection of the potable and reclaimed water lines. As such, we are requesting exception from the 10ft horizontal separation distance due to the severe conditions of the project site.

Sincerely,

Mark Sundstrom, P.E.

CITY OF IDAHO SPRINGS
Clear Creek County, Colorado

Ordinance No. 7, Series 2020

AN ORDINANCE AUTHORIZING THE REIMBURSEMENT OF THE AUTHORIZED EXPENSES OF MAYOR HILLMAN RELATED TO THE APRIL 7, 2020 MAYORAL RECALL ELECTION IN ACCORDANCE WITH CRS § 31-4-504.5

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 C.R.S. § 31-4-501 *et seq.*, a petition seeking the recall of Mayor Michael Hillman was signed by the requisite number of City electors and filed with the City in early 2020; and

WHEREAS, the City scheduled a recall election on the matter in accordance with applicable law and such election was conducted on April 7, 2020; and

WHEREAS, the question of Mayor Hillman's recall was defeated at such election; and

WHEREAS, in accordance with C.R.S. § 31-4-504.5, the Mayor has filed a request with the City Council for reimbursement of certain expenses he personally incurred as a result of said recall election; and

WHEREAS, the remainder of the City Council has reviewed the Mayor's request and has determined that he is eligible under state law for the requested reimbursement and that the request should be granted.

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

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

Section 2. The request for reimbursement of certain specified April 7, 2020 Mayoral recall election expenses submitted by Mayor Michael Hillman, attached hereto as **Exhibit A** and incorporated herein by this reference, is hereby approved. The City Administrator and City Clerk are hereby directed to take all actions necessary to issue payment to Mayor Hillman for the reimbursement of \$3,428.00, authorized hereby.

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

Section 4. Any and all Ordinances or Codes or parts thereof in conflict or inconsistent herewith are, to the extent of such conflict or inconsistency, hereby repealed; provided, however, that

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

INTRODUCED, READ AND ORDERED PUBLISHED at a Regular Meeting of the City Council of the City of Idaho Springs, Colorado, held on the 26th day of May, 2020.

Robert Bowland, Mayor Pro Tem

ATTESTED AND CERTIFIED:

Diane Breece, City Clerk

PASSED, ADOPTED AND APPROVED at a Regular Meeting of the City Council of the City of Idaho Springs, Colorado, held on the ____ day of _____, 2020.

Robert Bowland, Mayor Pro Tem

ATTESTED AND CERTIFIED:

Diane Breece, City Clerk

Office of the City Administrator

To: Mayor and City Council
From: Andrew Marsh
Date: June 22, 2020
Subject: Administrative Update

Requests for Action:

- None

Updates:

- On June 3, Miner Street between 14th and 17th Avenues was closed to pedestrians only to create a Downtown Marketplace.
- On June 4, Jon and I picked up and delivered flowers with a rental truck.
- Staff met on June 4 with representatives of the School District about using the asphalt area east of Carlson Elementary School for downtown business employee parking until August 15.
- On June 6, managed parking by Interstate Parking Colorado resumed.
- On June 12, staff met with representatives about changing 14th Avenue between Miner Street and Idaho Street to two-way operation. The change was made the same day by Public Works Staff.
- The kick-off meeting for the Downtown Improvements Work Group was held on June 15 with the purpose of developing a plan for funding a downtown parking structure and creating a plan for shared dumpster enclosures.
- Jon and I met on June 16 with representatives of Clear Creek County regarding the proposed plan for distribution of Coronavirus Relief Funding under the CARES Act to the County and its municipalities.
- Attended City management team meetings regarding response to and recovery from the COVID-19 Pandemic.
- Attended City COVID-19 Economic Recovery Task Force meetings.
- Attended weekly Clear Creek County Coronavirus COVID-19 conference calls.
- Attended weekly COVID-19 Policy Group and Recovery and Resilience Subgroup meetings as part of Clear Creek County's Emergency Operations Center.
- Jon attended meetings of the Grant Management and Administration Subgroup under the Policy Group of Clear Creek County's Emergency Operations Center.
- Attended weekly COVID-19 Local Government Coordination Conference Calls with State agencies sponsored by DOLA.
- City offices will be closed on Friday, July 3 in observance of the Independence Day Holiday.

To: Mayor and City Council

From: Diane Breece, City Clerk

Date: June 19, 2020

Subject: Staff Report

- ✓ Processed 4 short term rental renewals
- ✓ Received approximately 12 requests for revocable encroachment agreements. Eight have been approved for modification of their liquor premises.
- ✓ Attended the June 17 Variance Board meeting (that was cancelled)
- ✓ Packet review/prep, minutes, special events, payroll, short term rentals



To: Michael Hillman, Mayor
City Council

From: Christian Malanka, Chief of Police *CJM*

Date: June 18, 2020

Subject: Council Meeting June 22, 2020

Requests for Action

1. Reducing the speed limit on Wall Street from 15 to 10 mph. The Department is requesting that the City reduce the posted speed limit on Wall Street from 15 to 10 mph. This request originates from evaluation of the road width, the absence of guardrails on the southern curb line.

Calls For Service: Between 00:01 AM June 6 and 00:59 PM June 17 ISPD responded to 283 Calls for Service including proactive/self-initiated calls. Year to date the Department has handled 3160 Calls for Service.

COVID19 : The Market Area on Miner between 14th and 17th Avenues was closed to motor vehicle traffic on June 3rd. To date there have been no reports of complications created by the repurposing of the street. Feedback from merchants and the public are overwhelmingly positive.

The barricades and large flower pots are being utilized to delineate street closures with the exception of 14th and 17th are thus far working well.

Use of the parks remains relaxed however use of the charcoal grills remains prohibited due to the Stage 1 Fire Ban. Propane, butane and electric grills are permitted in city parks.

Virginia Canyon Mountain Park: Nothing to report.

Meetings: Colorado Association of Chiefs of Police June 18, 2020

Code Enforcement: June 8: CEO Zacharias responded to a complaint of numerous vehicles being parked at CRC park and none of the owner/occupants were patronizing the park. It was determined that the owners of the vehicles were long distance bike riders and were staging from the parking lot which prohibited park patrons from using the lot. The park lot is posted "Park Patrons Only". 15 vehicles were cited. Since June 8th there have been no reoccurrences.

June 17: CEO Zacharias contacted the manager of the Westwind's to have material/debris removed from the rear of the building.

June 17: There is an open investigation regarding a complaint of a pet cat decimating area bird and small wildlife populations on western Virginia St.. Owners have been identified.

CEO Zacharias continues to augment patrol efforts by patrolling parks and trails and undertakes duties which leave officers free to engage in public safety activities including animal control, dissemination of intracity mail, delivery of documents and traffic control.

Marijuana Compliance Officer: No New Activity

Training:

- All officers have completed annual active shooter training.
- All officers and staff have completed *The Importance of Communication in Law Enforcement*
- All officers have been assigned *Changing Perceptions: A Fair and Impartial Policing Approach*

Staffing: 100 % with one officer on light duty.

Operation Aspen Leaf: The department has not observed or received reports of camping violations during the reporting period. Historic campsite and locations are being checked. There has been some new foot traffic but no camps identified.

Fire Conditions: The USFS, County and City fire bans remain in place.

After Action Reports: None

Upcoming Events: 2020 Burro Races, August 23. (Pending)
Nationwide Productions' unsanctioned staging and ride through Idaho Springs.
Sunday, September 6, @ 10:00 PM to Midnight. (Anticipated)

Significant Events:

June 11: Officers responded to a report of Assault – Domestic Violence at the H&H Hotel. One subject was taken into custody for allegedly strangling his wife. Response time: 1 Minute (200573)

June 12: Officers were dispatched to the H&H Hotel on a report of a disturbance at 4:45 AM. Investigating officers determined there was a physical fight in a room between adult siblings. The subject determined to be the aggressor was not arrested due to COVID19 jailing restrictions and was issued a mandatory appearance summons for the charge of Disorderly Conduct. Alcohol was involved. Officers responded to the same location at approximately 9:00 AM in response to a second complaint. The subject received a second summons for Disorderly Conduct and was additionally charged with Destruction of Private Property. He was subsequently issued a criminal trespass warning and escorted from the property. Drug

paraphernalia was located on scene but it could not be determined whom it belonged to. Response Time 2 Minutes and 1 Minute respectively (200576 and 200577)

June 13: Officers conducting a foot patrol of the construction site in the 2700 Block of Edwards located a subject sleeping in the pedestrian tunnel. The subject who was half naked was woken. In the course of collecting his clothing it was determined he was concealing what was believed to be heroin in his shoe. The substance field tested positive for heroin. Authorization was received from a judge to book the subject into jail. He was charged with Unlawful Possession of a Controlled Substance, Unlawful Use of a Controlled Substance, and Possession of Drug Paraphernalia. Response Time: Officer Initiated (200581)

June 14: At approximately 4:40 AM an ISPD officer was dispatched to Jenny's Market at 2911 Colorado Blvd. on a report of a suspicious person who was reported as unresponsive in a car at the gas pumps. Investigation resulted in probable cause to believe the subject was under the influence of alcohol, marijuana or both. The subject was subsequently taken into custody on suspicion of driving while intoxicated. Due to the COVID19 booking restrictions he was not jailed but detained until he could be picked up by a responsible party. Mandatory state summonses were issued for DUI. Response Time: 4 Minutes (200584)

June 14: At approximately 5:50 PM, ISPD received a report of Criminal Mischief and Motor Vehicle Theft occurring at 200 WhiteWater, Mini-Mountain Storage. The property manager reported that security had been breached and that a vehicle, trailer and other items had been stolen from the storage lot. It is believed the offense occurred at @ midnight. Case Open. Response Time: 5 Minutes (200585)

June 15: At approximately 9:25 AM an ISPD officer was patrolling the vicinity of Whitewater Road and CR314 when he observed a vehicle parked in an unusual manner. The officer determined that the vehicle bore fictitious license plates and was unregistered. The operator of the vehicle initiated contact with the officer. In the course of the investigation it was found that the vehicle contained openly visible drug paraphernalia. Further investigation found that the subject was in possession of 22 grams of methamphetamine and a loaded firearm. The suspect was arrested on suspicion of Unlawful Possession of a Controlled Substance; Unlawful Distribution, Dispensing, or Sale of a Controlled Substance; Unlawful Possession of a Firearm. Response Time: Officer Initiated (200587)

June 15: At approximately 3:15 PM, an ISPD officer observed a subject in the east side of the city who was known to have an outstanding felony arrest warrant issued by Jefferson County. The warrant was confirmed and the subject was taken into custody without incident. Response Time: Officer Initiated (200590)

June 15: At approximately 6:00 PM an ISPD officer was dispatched to the intersection of Idaho St. and 13th Avenue in response to a report of an assault in progress. The incident which started as a verbal dispute culminated into a physical altercation. Both parties, who could avoided the incident, were issued summonses on suspicion of Disorderly Conduct. (Response Time: 2 Minutes (200591)

June 15: At approximately 9:00 PM, ISPD was dispatched to the 1400 Block of Colorado Blvd in response to a reported disturbance in the street. Officers determined that a subject was upset his neighbor placed trash cans too close to their vehicle. Officer handled. Response Time: 4 Minutes