



**NOTICE AND AGENDA
SPECIAL MEETING
IDAHO SPRINGS CITY COUNCIL
MONDAY, MAY 10, 2021
5:30 P.M.**

WILL BE CONDUCTED AS A REMOTE MEETING

CALL TO ORDER

ROLL CALL

Executive session under C.R.S. section 24-6-402(4)(b) and (e) to receive legal advice concerning the City's water rights, pending legislation and matters that may be subject to negotiation concerning real property.

ADJOURNMENT



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
May 10, 2021
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 May 10, 2021 meeting.
- V. CONFLICT OF INTEREST**
- VI. APPROVAL OF MINUTES**
 - a) Move to approve the minutes from April 26, 2021.
- VII. APPROVAL OF BILLS**
 - a) Move to approve bills to May 10, 2021
- VIII. SCHEDULED PUBLIC COMMENT**
 - a) Samantha Dhyne, CCMRD-request to waive special event fee
 - b) Carla Cole, Kelley Flenniken,-withdrawal development application Block 57.
- IX. UNSCHEDULED PUBLIC COMMENT**
- X. LIQUOR LICENSING AUTHORITY**
- XI. PLANNING/COMMUNITY DEVELOPMENT**
- XII. CITY ATTORNEY**
- XIII. RESOLUTION AND PUBLIC HEARING**
 - a) **Public Hearing** Staff report-Resolution #8, Series 2021; A resolution conditionally approving a Final Development Plan on property known as 1628 Virginia St., Idaho Springs, Colorado for a residential townhome project.
- XIV. ORDINANCE FIRST READING**
- XV. ORDINANCE SECOND READING AND PUBLIC HEARING**
 - a) **Public Hearing-** Ordinance #05, Series 2021; An ordinance designating body art establishments as conditional uses under the City's Land Development Regulations.
 - b) Ordinance #07, Series 2021; An ordinance conditionally vacating portions of 11th Avenue and an alleyway in the vicinity of blocks 45,55,56,57, 66 and S of the City of Idaho Springs, Colorado.
- XVI. FINANCE OFFICER**
 - a) March financials
- XVII. CITY ADMINISTRATOR**
 - a) Staff report submitted with one request(s) for action. Move to approve the proposal from Studio Seed, in partnership with Dig Studio, HDR and EPS, to develop a Downtown Master Plan for an amount not to exceed \$65,000 from line item 2100-6028. (Improvements Fund)
 - b) Safebuilt April activity report
- XVIII. CITY CLERK**
 - a) Staff report submitted with no request(s) for action.
- XIX. POLICE DEPARTMENT**
 - a) Staff report submitted with no request(s) for action
- XX. PUBLIC WORKS: STREETS AND PARKS**
 - a) Staff report with no request(s) for action.
- XXI. PUBLIC WORKS: WATER/WASTEWATER**
- XXII. COMMITTEE REPORTS**
- XXIII. MAYOR and COUNCIL**
- XXIV. ADJOURN to May 24, 2021**

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

IDAHO SPRINGS CITY COUNCIL
REGULAR MEETING
APRIL 26, 2021

The City Council of the City of Idaho Springs held a regular meeting on April 26, 2021. Mayor Hillman, Council and staff attended the meeting virtually. Mayor Hillman called the meeting to order at 7:01 p.m.

Answering the roll were: Michael Hillman, Bob Bowland, Jim Clark, Chuck Harmon, John Curtis, Scott Pennell and Art Caccavale. Also present was City Clerk Diane Breece, Streets/Water/Wastewater Superintendent John Bordoni and Police Chief Nathan Buseck. City Administrator Andy Marsh and City Attorney Carmen Beery were not in attendance.

The Pledge of Allegiance was recited by all present.

Agenda Approval

Chuck Harmon moved to approve the agenda for April 26, 2021. Scott Pennell seconded and the motion passed by a unanimous voice vote.

Approval of Minutes

John Curtis moved to approve the minutes of April 12, 2021. Art Caccavale seconded and the motion passed by a unanimous voice vote.

Conflict of Interest

None

Approval of Bills

Chuck Harmon moved to approve bills to April 26, 2021. Scott Pennell seconded and the motion passed by a unanimous roll call vote.

Public Comment

None

Unscheduled Public Comment

None

Resolutions

Chuck Harmon moved to approve Resolution #7, Series 2021; A resolution approving the terms of a vendor license to Mountain Youth Pedicabs for 2021. Bob Bowland seconded and the motion passed by a unanimous roll call vote.

Ordinance First Reading

Scott Pennell moved to approve Ordinance #08, Series 2021; An ordinance adopting a new section 1-19 of the Idaho Springs Municipal Code concerning the collection of delinquent fees and charges. Art Caccavale seconded and the motion passed by a unanimous voice vote.

City Administrator

Staff report submitted with two request(s) for action. Chuck Harmon moved to approve a proposal from Walker Consultants for \$10,200 to develop programming concept alternatives for the downtown parking structure. Scott Pennell seconded and the motion passed by a unanimous roll call vote.

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
A T & T Mobility (283)								
287246995984X04212021								
287246995984X04212021	Invoice	Cell Phone/WasteWater	04/21/2021	05/08/2021	70.40	Open	04/21	52-00-5335
287246995984X04212021	Invoice	Cell Phones/Water	04/21/2021	05/08/2021	70.39	Open	04/21	51-00-5335
Total 287246995984X04212021:					140.79			
Total A T & T Mobility (283):					140.79			
Adamson Police Products (1332)								
351191								
351191	Invoice	Less Leathal Ammunition	04/14/2021	05/14/2021	384.00	Open	04/21	10-30-6015
Total 351191:					384.00			
Total Adamson Police Products (1332):					384.00			
Allied Towing (11)								
4751								
4751	Invoice	2015 Seat Belt Replacement	04/26/2021	05/26/2021	438.87	Open	04/21	10-30-6100
Total 4751:					438.87			
4767								
4767	Invoice	2015 Ford Oil Change	05/01/2021	05/31/2021	55.75	Open	05/21	10-30-6100
Total 4767:					55.75			
4768								
4768	Invoice	2014 Brakes and Battery	05/03/2021	06/03/2021	507.53	Open	05/21	10-30-6100
Total 4768:					507.53			
Total Allied Towing (11):					1,002.15			
AmeriGas (1478)								
3121182535								
3121182535	Invoice	Propane WWTP	04/22/2021	05/22/2021	1,055.68	Open	04/21	52-00-6001
Total 3121182535:					1,055.68			
3121218695								
3121218695	Invoice	Propane Water Plant	04/23/2021	05/23/2021	2,390.24	Open	04/21	51-00-6001
Total 3121218695:					2,390.24			
3121218697								
3121218697	Invoice	Propane Water Plant	04/23/2021	05/23/2021	1,907.48	Open	04/21	51-00-6001
Total 3121218697:					1,907.48			
Total AmeriGas (1478):					5,353.40			
Arrowhead Landscape Services (1995)								
21-1057-4								
21-1057-4	Invoice	Courtney Riley Cooper Park Maint	04/01/2021	05/01/2021	2,702.00	Open	04/21	10-60-5108

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total 21-1057-4:					2,702.00			
21-1057-5								
21-1057-5	Invoice	Courtney Riley Cooper Park Maint	05/01/2021	05/31/2021	2,702.00	Open	05/21	10-60-5108
Total 21-1057-5:					2,702.00			
Total Arrowhead Landscape Services (1995):					5,404.00			
Backgrounds USA (769)								
APRIL2021								
APRIL2021	Invoice	Background Check	04/20/2021	05/20/2021	63.90	Open	04/21	10-20-5108
Total APRIL2021:					63.90			
Total Backgrounds USA (769):					63.90			
BEARCOM (1596)								
5178528								
5178528	Invoice	Radio Calibration	04/05/2021	05/05/2021	88.50	Open	04/21	10-30-5330
Total 5178528:					88.50			
Total BEARCOM (1596):					88.50			
Browns Hill Engineering & Cont (1416)								
351								
351	Invoice	SCADA Leasing Agreement WTP	05/01/2021	06/01/2021	1,620.00	Open	05/21	51-00-5000
Total 351:					1,620.00			
352								
352	Invoice	SCADA Leasing Agreement WWT	05/01/2021	06/01/2021	1,620.00	Open	05/21	52-00-5000
Total 352:					1,620.00			
Total Browns Hill Engineering & Cont (1416):					3,240.00			
C & C Machine & Welding (34)								
029050								
029050	Invoice	Downtown Barriers	04/30/2021	05/30/2021	1,200.00	Open	04/21	21-00-6028
Total 029050:					1,200.00			
Total C & C Machine & Welding (34):					1,200.00			
CenturyLink (569)								
3035672130799B 4/22/21								
3035672130799B 4/22/21	Invoice	Internet service/Waste Water	04/22/2021	05/13/2021	209.09	Open	04/21	52-00-5335
Total 3035672130799B 4/22/21:					209.09			
3035679613278B 4/25/21								
3035679613278B 4/25/21	Invoice	Phone Lines Water Plant Fire Alar	04/25/2021	05/15/2021	191.09	Open	04/21	51-00-5303
Total 3035679613278B 4/25/21:					191.09			

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total CenturyLink (569):					400.18			
Chicago Creek Sanitation (434)								
2021-05								
2021-05	Invoice	Maintenance Fee	04/26/2021	05/25/2021	145.00	Open	05/21	51-00-5206
Total 2021-05:					145.00			
Total Chicago Creek Sanitation (434):					145.00			
CIRSA (1511)								
W21282								
W21282	Invoice	Willie Prickett Deductible	04/12/2021	05/12/2021	2,500.00	Open	04/21	10-10-5314
Total W21282:					2,500.00			
Total CIRSA (1511):					2,500.00			
Clear Creek County Clerk & Rec (61)								
0035594								
0035594	Invoice	recordation	04/19/2021	05/19/2021	58.00	Open	04/21	10-20-5316
Total 0035594:					58.00			
4/28/2021								
4/28/2021	Invoice	Ford F150 Title and Plates	04/28/2021	05/15/2021	11.56	Open	04/21	10-30-5304
Total 4/28/2021:					11.56			
Total Clear Creek County Clerk & Rec (61):					69.56			
Clear Creek County Road & Bridge (1278)								
MARCH2021								
MARCH2021	Invoice	Fleet fuel/Parks	04/01/2021	05/31/2021	52.70	Open	04/21	10-60-6191
MARCH2021	Invoice	Fleet fuel/Police	04/01/2021	05/31/2021	1,127.08	Open	04/21	10-30-6191
MARCH2021	Invoice	Fleet fuel/Streets	04/01/2021	05/31/2021	885.11	Open	04/21	10-10-6191
MARCH2021	Invoice	Fleet fuel/WasteWater	04/01/2021	05/31/2021	55.95	Open	04/21	52-00-6191
MARCH2021	Invoice	Fleet fuel/Water	04/01/2021	05/31/2021	55.95	Open	04/21	51-00-6191
Total MARCH2021:					2,176.79			
APRIL2021								
APRIL2021	Invoice	Fleet fuel/Parks	05/05/2021	05/30/2021	53.04	Open	04/21	10-60-6191
APRIL2021	Invoice	Fleet fuel/Police	05/05/2021	05/30/2021	1,502.39	Open	04/21	10-30-6191
APRIL2021	Invoice	Fleet fuel/Streets	05/05/2021	05/30/2021	809.81	Open	04/21	10-10-6191
APRIL2021	Invoice	Fleet fuel/WasteWater	05/05/2021	05/30/2021	58.97	Open	04/21	52-00-6191
APRIL2021	Invoice	Fleet fuel/Water	05/05/2021	05/30/2021	58.96	Open	04/21	51-00-6191
Total APRIL2021:					2,483.17			
Total Clear Creek County Road & Bridge (1278):					4,659.96			
Clear Creek County Sheriff's Office (1057)								
1ST QT 2021 ISPD								
1ST QT 2021 ISPD	Invoice	1st Qtr dispatch services	04/29/2021	05/15/2021	38,335.74	Open	04/21	10-30-5105
Total 1ST QT 2021 ISPD:					38,335.74			

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total Clear Creek County Sheriff's Office (1057):					38,335.74			
Clear Creek Supply (291)								
331916								
331916	Invoice	1/2 Drive 15 MM	04/01/2021	05/10/2021	6.59	Open	04/21	10-10-6020
Total 331916:					6.59			
331921								
331921	Invoice	keys	04/01/2021	05/10/2021	24.57	Open	04/21	10-10-6193
Total 331921:					24.57			
331924								
331924	Invoice	Air Filter	04/01/2021	05/10/2021	14.71	Open	04/21	10-10-6150
Total 331924:					14.71			
331939								
331939	Invoice	Filters and Oil	04/01/2021	05/10/2021	45.44	Open	04/21	10-10-6150
Total 331939:					45.44			
331992								
331992	Invoice	Headlight	04/02/2021	05/10/2021	12.70	Open	04/21	10-10-6150
Total 331992:					12.70			
332180								
332180	Invoice	Memory Stick	04/07/2021	05/10/2021	9.99	Open	04/21	10-30-6015
Total 332180:					9.99			
332191								
332191	Invoice	spark Plug Wire Set	04/07/2021	05/10/2021	63.02	Open	04/21	10-10-6150
Total 332191:					63.02			
332305								
332305	Invoice	Armorall	04/09/2021	05/10/2021	5.99	Open	04/21	10-10-6193
Total 332305:					5.99			
332616								
332616	Invoice	Lock	04/15/2021	05/10/2021	33.98	Open	04/21	10-10-6010
Total 332616:					33.98			
332634								
332634	Invoice	lock and Keys	04/16/2021	05/10/2021	44.15	Open	04/21	10-60-6010
Total 332634:					44.15			
333100								
333100	Invoice	Rags and grease	04/17/2021	05/10/2021	115.06	Open	04/21	10-10-6010
Total 333100:					115.06			

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
332718								
332718	Invoice	keys	04/19/2021	05/10/2021	9.16	Open	04/21	10-10-6010
Total 332718:					9.16			
333034								
333034	Invoice	Oil and filters for 11 F350	04/26/2021	05/10/2021	57.14	Open	04/21	51-00-6150
Total 333034:					57.14			
333212								
333212	Invoice	Tire gauge	04/29/2021	05/10/2021	10.79	Open	04/21	10-10-6020
Total 333212:					10.79			
Total Clear Creek Supply (291):					453.29			
Clear Creek Surveying (70)								
1138								
1138	Invoice	City Hall	04/28/2021	05/28/2021	900.00	Open	04/21	10-20-5107
Total 1138:					900.00			
Total Clear Creek Surveying (70):					900.00			
Colorado Analytical Lab (945)								
210503070								
210503070	Invoice	E-coli Testing	05/04/2021	06/04/2021	23.40	Open	05/21	52-00-5201
Total 210503070:					23.40			
210504060								
210504060	Invoice	total coliform P/A compl	05/05/2021	06/05/2021	98.50	Open	05/21	51-00-5201
Total 210504060:					98.50			
Total Colorado Analytical Lab (945):					121.90			
Colorado Barricade Co. LLC (79)								
65148572								
65148572	Invoice	Speed Limit Sign	04/22/2021	05/12/2021	88.15	Open	04/21	10-10-6091
Total 65148572:					88.15			
Total Colorado Barricade Co. LLC (79):					88.15			
Colorado Community Media (1981)								
23486								
23486	Invoice	Legals	04/23/2021	05/23/2021	478.80	Open	04/21	10-20-5312
Total 23486:					478.80			
Total Colorado Community Media (1981):					478.80			
Comcast (1486)								
8497404930197295 4/23/2021								
8497404930197295 4/23/2	Invoice	City Hall Internet	04/23/2021	05/18/2021	240.37	Open	04/21	10-20-5335

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total 8497404930197295 4/23/2021:					240.37			
Total Comcast (1486):					240.37			
Common Knowledge Technology, Inc (1549)								
54458								
54458	Invoice	it hardware	05/03/2021	06/02/2021	968.88	Open	05/21	10-10-5108
54458	Invoice	it services	05/03/2021	06/02/2021	484.43	Open	05/21	52-00-5108
54458	Invoice	it services	05/03/2021	06/02/2021	484.43	Open	05/21	51-00-5108
54458	Invoice	it services	05/03/2021	06/02/2021	968.88	Open	05/21	10-30-5108
54458	Invoice	it services	05/03/2021	06/02/2021	968.88	Open	05/21	10-20-5108
Total 54458:					3,875.50			
Total Common Knowledge Technology, Inc (1549):					3,875.50			
Deep Rock (1855)								
18332261043021								
18332261043021	Invoice	Water Cooler	04/30/2021	05/23/2021	33.97	Open	04/21	10-20-5309
Total 18332261043021:					33.97			
Total Deep Rock (1855):					33.97			
Economy Air Conditioning & Heating (1735)								
43505								
43505	Invoice	Fixed Boiler at PD	04/26/2021	05/15/2021	915.22	Open	04/21	10-30-5207
Total 43505:					915.22			
Total Economy Air Conditioning & Heating (1735):					915.22			
Equipment Co of the Rockies (1812)								
1763								
1763	Invoice	Dirt Shoes	04/28/2021	05/28/2021	980.82	Open	04/21	10-10-6150
Total 1763:					980.82			
Total Equipment Co of the Rockies (1812):					980.82			
Galls (527)								
018121478								
018121478	Invoice	New Chief Uniform	04/13/2021	05/13/2021	312.97	Open	04/21	10-30-6030
Total 018121478:					312.97			
018220260								
018220260	Invoice	Enforcer 60000	04/26/2021	05/26/2021	843.99	Open	04/21	10-30-6040
Total 018220260:					843.99			
Total Galls (527):					1,156.96			
Hayes Poznanovic Korver LLC (214)								
4257-42461								
4257-42461	Invoice	Legal services	05/04/2021	05/30/2021	1,365.14	Open	04/21	51-00-5101

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total 4257-42461:					1,365.14			
Total Hayes Poznanovic Korver LLC (214):					1,365.14			
Home Depot Credit Services (578)								
4011841								
4011841	Invoice	Toilet Seat	04/08/2021	05/18/2021	15.98	Open	04/21	10-20-5208
4011841	Invoice	Windex	04/08/2021	05/18/2021	15.26	Open	04/21	10-60-6010
Total 4011841:					31.24			
8012637								
8012637	Invoice	Hedge Trimmer	04/14/2021	05/18/2021	129.00	Open	04/21	10-60-6020
Total 8012637:					129.00			
7022089								
7022089	Invoice	Wire Connector and Crimper	04/15/2021	05/18/2021	25.21	Open	04/21	10-10-6020
Total 7022089:					25.21			
3013168								
3013168	Invoice	Cleaning Supplies	04/19/2021	05/18/2021	122.58	Open	04/21	10-60-6200
Total 3013168:					122.58			
Total Home Depot Credit Services (578):					308.03			
Hosted Solutions (1996)								
25380								
25380	Invoice	Equipment for Zoom Room	12/18/2020	05/31/2021	10,378.00	Open	04/21	21-00-6013
25380	Invoice	Labor to install zoom room	12/18/2020	05/31/2021	1,328.00	Open	04/21	21-00-6013
Total 25380:					11,706.00			
Total Hosted Solutions (1996):					11,706.00			
Inland Potable Services Inc. (1624)								
C09-042921								
C09-042921	Invoice	Clean and inspect montane tank	05/05/2021	06/05/2021	2,875.00	Open	05/21	51-15-5205
Total C09-042921:					2,875.00			
Total Inland Potable Services Inc. (1624):					2,875.00			
IntelliPay (1279)								
2728								
2728	Invoice	ACH Fees	04/30/2021	05/30/2021	20.85	Open	04/21	10-20-5340
Total 2728:					20.85			
Total IntelliPay (1279):					20.85			
JVA Incorporated (1110)								
91143								
91143	Invoice	Miner St ADA Ramps	03/31/2021	05/31/2021	2,076.00	Open	04/21	23-00-5103

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total 91143:					2,076.00			
91144								
91144	Invoice	Block 57 Review	03/31/2021	05/31/2021	430.00	Open	04/21	10-20-5108
Total 91144:					430.00			
91145								
91145	Invoice	On Call Civil	03/31/2021	05/31/2021	258.00	Open	04/21	10-10-5103
Total 91145:					258.00			
91195								
91195	Invoice	On Call Enviroment	03/31/2021	05/31/2021	576.00	Open	04/21	23-00-5103
Total 91195:					576.00			
91197								
91197	Invoice	Montane Booster Station	03/31/2021	05/31/2021	1,822.00	Open	04/21	54-72-7320
Total 91197:					1,822.00			
91207								
91207	Invoice	wwtp expansion project 2	03/31/2021	05/31/2021	8,493.00	Open	04/21	55-72-7310
Total 91207:					8,493.00			
Total JVA Incorporated (1110):					13,655.00			
Liberty Communications (1547)								
2025221								
2025221	Invoice	phone service city hall	04/30/2021	05/30/2021	143.93	Open	04/21	10-20-5303
2025221	Invoice	phone service police	04/30/2021	05/30/2021	143.93	Open	04/21	10-30-5303
2025221	Invoice	phone service public works	04/30/2021	05/30/2021	143.93	Open	04/21	10-10-5303
2025221	Invoice	phone service wastewater	04/30/2021	05/30/2021	71.97	Open	04/21	52-00-5303
2025221	Invoice	phone service water	04/30/2021	05/30/2021	71.97	Open	04/21	51-00-5303
Total 2025221:					575.73			
Total Liberty Communications (1547):					575.73			
Michael Goodbee (1940)								
5/1/2021								
5/1/2021	Invoice	Judge	05/01/2021	05/31/2021	1,600.00	Open	05/21	10-40-5110
Total 5/1/2021:					1,600.00			
Total Michael Goodbee (1940):					1,600.00			
Municipal Code Corporation (194)								
00356820								
00356820	Invoice	codification	04/27/2021	05/27/2021	132.00	Open	04/21	10-20-5322
Total 00356820:					132.00			
Total Municipal Code Corporation (194):					132.00			

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
O.J. Watson Co Inc. (1451)								
0097000								
0097000	Invoice	Beacon	04/30/2021	05/30/2021	68.44	Open	04/21	10-10-6150
0097000	Invoice	freight	04/30/2021	05/30/2021	28.15	Open	04/21	10-10-6150
Total 0097000:					96.59			
Total O.J. Watson Co Inc. (1451):					96.59			
Peak Performance Imaging Solutions (409)								
61417								
61417	Invoice	Meter Bill	04/21/2021	05/21/2021	299.87	Open	04/21	10-20-5309
Total 61417:					299.87			
Total Peak Performance Imaging Solutions (409):					299.87			
Pitney Bowes (1758)								
1563 5062021								
1563 5062021	Invoice	Postage Meter	05/06/2021	06/06/2021	158.99	Open	04/21	10-20-5310
Total 1563 5062021:					158.99			
Total Pitney Bowes (1758):					158.99			
Ramey Environmental Compliance, INC (898)								
22173								
22173	Invoice	Wastewater Services	04/23/2021	05/23/2021	2,269.96	Open	04/21	52-00-5108
22173	Invoice	Water Services	04/23/2021	05/23/2021	2,069.96	Open	04/21	51-00-5108
Total 22173:					4,339.92			
22239								
22239	Invoice	Grease trap inspections	05/04/2021	06/05/2021	900.00	Open	05/21	52-00-5000
22239	Invoice	Grease Trap Inspections/McDonal	05/04/2021	06/05/2021	58.00	Open	05/21	52-00-5000
Total 22239:					958.00			
Total Ramey Environmental Compliance, INC (898):					5,297.92			
Republic Services #535 (1866)								
0535004960857								
0535004960857	Invoice	trash WW plant	04/25/2021	05/15/2021	186.74	Open	04/21	52-00-5202
Total 0535004960857:					186.74			
Total Republic Services #535 (1866):					186.74			
Rogers, Suzanne M. (737)								
5/1/2021								
5/1/2021	Invoice	Prosecutor	05/01/2021	05/31/2021	1,296.90	Open	05/21	10-40-5115
Total 5/1/2021:					1,296.90			
Total Rogers, Suzanne M. (737):					1,296.90			
Sprint (750)								

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
569628819-161								
569628819-161	Invoice	air cards/police	04/27/2021	05/23/2021	51.38	Open	04/21	10-30-5335
Total 569628819-161:					51.38			
Total Sprint (750):					51.38			
T & D Car Wash Inc. (534)								
2021MAY01								
2021MAY01	Invoice	Car Wash	05/01/2021	05/31/2021	169.70	Open	04/21	10-30-6100
Total 2021MAY01:					169.70			
Total T & D Car Wash Inc. (534):					169.70			
Timberline Disposal (1467)								
4738525								
4738525	Invoice	Hwy 103 toilet	05/01/2021	05/31/2021	74.17	Open	04/21	51-00-5202
Total 4738525:					74.17			
4739289								
4739289	Invoice	200 W. Colorado Blvd Trash	05/01/2021	05/31/2021	258.24	Open	04/21	10-60-5202
Total 4739289:					258.24			
Total Timberline Disposal (1467):					332.41			
USA Blue Book (376)								
580719								
580719	Invoice	Filters	04/21/2021	05/21/2021	990.80	Open	04/21	52-00-5204
Total 580719:					990.80			
580722								
580722	Invoice	Chemicals	04/21/2021	05/21/2021	669.15	Open	04/21	52-00-5204
Total 580722:					669.15			
Total USA Blue Book (376):					1,659.95			
Utility Notification Center of Colorado (1984)								
221040776								
221040776	Invoice	Locates	04/30/2021	05/30/2021	23.76	Open	04/21	52-00-5108
221040776	Invoice	Locates	04/30/2021	05/30/2021	23.76	Open	04/21	51-00-5108
Total 221040776:					47.52			
Total Utility Notification Center of Colorado (1984):					47.52			
WEX BANK (1459)								
71393740								
71393740	Invoice	Fleet fuel - Police	04/23/2021	05/14/2021	321.15	Open	04/21	10-30-6191
71393740	Invoice	Fleet fuel - wastewater	04/23/2021	05/14/2021	202.04	Open	04/21	52-00-6191
71393740	Invoice	Fleet fuel - water	04/23/2021	05/14/2021	202.04	Open	04/21	51-00-6191
Total 71393740:					725.23			

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total WEX BANK (1459):					725.23			
Xcel Energy (540)								
728429759								
728429759	Invoice	525 Pine Slope	04/19/2021	05/07/2021	10.98	Open	04/21	10-10-6001
Total 728429759:					10.98			
7285656121								
7285656121	Invoice	1711 Miner	04/20/2021	05/10/2021	398.27	Open	04/21	10-20-6001
Total 7285656121:					398.27			
728630601								
728630601	Invoice	2916 CO Blvd	04/20/2021	05/10/2021	303.00	Open	04/21	10-30-6001
Total 728630601:					303.00			
728645398								
728645398	Invoice	1101 Soda Creek	04/20/2021	05/10/2021	152.96	Open	04/21	10-10-6001
Total 728645398:					152.96			
728648501								
728648501	Invoice	Water Plant	04/20/2021	05/10/2021	3,363.63	Open	04/21	51-00-6001
Total 728648501:					3,363.63			
728706237								
728706237	Invoice	1801 Miner St	04/20/2021	05/10/2021	13.07	Open	04/21	51-00-6001
Total 728706237:					13.07			
728748552								
728748552	Invoice	10 Montane	04/20/2021	05/10/2021	30.17	Open	04/21	10-10-6001
Total 728748552:					30.17			
728818469								
728818469	Invoice	New Waste Water Treatment Plan	04/21/2021	05/11/2021	5,516.42	Open	04/21	52-00-6001
Total 728818469:					5,516.42			
729145606								
729145606	Invoice	Public Works	04/23/2021	05/13/2021	579.56	Open	04/21	10-10-6001
Total 729145606:					579.56			
729339590								
729339590	Invoice	Parks	04/26/2021	05/14/2021	464.46	Open	04/21	10-60-6001
Total 729339590:					464.46			
Total Xcel Energy (540):					10,832.52			
Grand Totals:					125,625.63			

GL Period	Amount
05/21	17,377.58
04/21	108,248.05
Grand Totals:	125,625.63

Vendor number hash:79302

Vendor number hash - split:112916

Total number of invoices:92

Total number of transactions:117

Terms Description	Invoice Amount	Net Invoice Amount
Open Terms	125,625.63	125,625.63
Grand Totals:	125,625.63	125,625.63



City of Idaho Springs City Council

Meeting Date: May 10th, 2021

City Hall
1711 Miner Street
Idaho Springs, CO 80452

MEETING STARTS AT 7:00 PM SHARP!

Agenda Request No. _____

Is this a request for Council action? Yes ☒ No ☐

Return to Diane Breece, City Clerk, by 12:00 PM the Thursday prior to scheduled Regular Meeting (held the second and forth Monday of every Month).

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

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

- ❖ Citizens may speak on any issue that is not elsewhere on the agenda.
- ❖ Council generally will not act on any request at the same meeting.
- ❖ It is strongly recommended that you contact the appropriate City staff member prior to coming to Council. Quite often the issue can be resolved by staff action.
- ❖ This forum is not intended for financial requests. All financial requests must be made through the City Clerk's Office.
- ❖ Comments are limited to three minutes. This time limit may be extended at the discretion of the Mayor.
- ❖ Additional Information: Attach 11 copies each of any related documents to this form.

Summary of your comments or concerns:

CCMRD would like to request that the City of Idaho Springs waive the special event permit fee for our 'Poses & Pints'

CCMRD would be happy to pay a deposit, but given the uncertainty at this time of participant turnout, CCMRD is hesitant to pay money up front.

What staff member have you spoken to about this matter? Please summarize your discussion.

Requested By: Samantha Dhyne

Organization: CCMRD

Phone: (Home): _____

(Work): 303 875 4248

(Fax): _____

(Cell): _____

Mailing address: _____

E-Mail Address: sdhyne@clearcreekrecreation.com

Would you like an Agenda: ☐ Faxed ☐ Mailed ☒ E-Mailed

OFFICE USE ONLY:

Date Received: 5.5.21

By: DB

Information Complete: ✓ Yes ☐ No

Missing: _____

Diane Breece, City Clerk

From: Kelly Flenniken <kelly.flenniken@ccsdre1.org>
Sent: Thursday, May 6, 2021 10:17 AM
To: Diane Breece, City Clerk
Subject: Re: Block57 Application withdrawal and public comment

Thank you!

Will you send meeting details to me?

On Thu, May 6, 2021 at 9:41 AM Diane Breece, City Clerk <cityclerk@idahospringsco.com> wrote:

This will suffice

From: Kelly Flenniken [mailto:kelly.flenniken@ccsdre1.org]
Sent: Thursday, May 6, 2021 9:14 AM
Cc: Diane Breece, City Clerk <cityclerk@idahospringsco.com>; Andrew Marsh, City Administrator <admin@idahospringsco.com>; Jonathan Cain <jcain@idahospringsco.com>
Subject: Re: Block57 Application withdrawal and public comment

Hi Diane,

Do I need to call to sign up for public comment, or can this email suffice?

Thank you,

Kelly

On Thu, May 6, 2021 at 9:04 AM Carla Pokrywka Cole <CarlaCole@spaceincco.com> wrote:

Diane,

Please see the attached letter to be included in the council packets, to withdraw the development application for Block57, for Council if it has not been already.

Kelly Flenniken and possibly Stephanie Copeland will be calling you this morning to sign up for scheduled public comment.

Andrew Marsh
1711 Miner Street
Idaho Springs, CO 80452

April 29, 2021

Mr. Marsh and Councilmen of Idaho Springs,

Thank you for the open meetings the Block 57 team and Clear Creek School District have had with each of you regarding the proposed project on the site of the notable Digger Field. Our goals have been and remains to provide the community a responsible development that meets the needs of the residents of Idaho Springs both culturally and fiscally. As we are all aware, while it is currently unimproved, the site is very complex to develop due to existing property lines and site conditions and its location within the community. In order to begin the lengthy entitlement processes of potential right-of-way Vacations and Rezoning, necessary Access and Community Benefits Agreements, likely Planned Development Overlay and required Major Subdivision, we were advised to submit the Development Agreement to the City of Idaho Springs. We did understand this restricts any future open communication with Council and Planning Commissioners. We did not foresee the risk of resulting miscommunications.

The complexities of this project have created unintentional anxiety regarding the desires and goals of the Block 57 development team. The last two months have proven very difficult to maintain a fluid conversation with city staff around this complex project. We believe the best way to work with and for the residents of Idaho Springs is the withdrawal the Development Agreement signed March 1, 2021. We have been assured this will not restrict the submittal of a new Development Agreement for this site and that withdrawal will allow the team and school district to communicate openly with council and commissioners regarding details of the project as they may impact the needs and desires of our community. Our goal with these conversations is to ensure that any resulting decision are made with a full set of information and data.

We respectfully request the withdrawal of the Development Application for the development of Block 57, signed March 1, 2021. Clear Creek School District spent many months vetting potential developers for this important property. The School District and the chosen buyer, Four Points Funding, will work with the City and community to deliver a development which provides the desired park land, focused retail, and attainable, safe, well maintained, accessible market-rate apartments for the workers of Clear Creek.

With open communication, we are able to discuss the pros and cons of proven strategies and best practices intended to help small communities thrive responsibly for our current residents and future generations.

Warm Regards,



Stephanie Copeland
Four Points Funding



Karen Quanbeck
Clear Creek School District

CITY OF IDAHO SPRINGS
County of Clear Creek
State of Colorado

Resolution No. 08, Series 2021

A RESOLUTION CONDITIONALLY APPROVING A FINAL DEVELOPMENT PLAN ON PROPERTY KNOWN AS 1628 VIRGINIA STREET, IDAHO SPRINGS, COLORADO, FOR A RESIDENTIAL TOWNHOME PROJECT

WHEREAS, the City Council and Planning Commission have authority pursuant to the laws of the State of Colorado and the Idaho Springs Municipal Code (“Code”) to review and approve Final Development Plans (FDPs) for property within the City; and

WHEREAS, Blue Spruce Habitat for Humanity (the “Applicant”) has applied to the City for approval of a residential townhome project (the “Project”) upon property located at 16289 Virginia Street, Idaho Springs, Colorado (“the Property”); and

WHEREAS, pursuant to the Code, the Project is required to go through an FDP process; and

WHEREAS, on April 28, 2021, the Planning Commission reviewed all facts and circumstances relevant to the Project and application (the “Application”), attached hereto as **Exhibit A**, and forwarded its recommendation to the City Council; and

WHEREAS, the Application was scheduled for public hearing before the City Council on May 10, 2021, and due notice thereof was given by publication, mailing and posting of the Property, all as required by the laws of the State of Colorado and the Code; and

WHEREAS, the public hearing was conducted on May 10, 2021, at which time interested parties were afforded an opportunity to be heard; and

WHEREAS, after reviewing all the relevant evidence and testimony, the City Council has determined that the proposed Project and FDP conforms to all use and development standards of the Idaho Springs Municipal Code upon the imposition of certain conditions and therefore desires to conditionally approve the same.

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

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

Section 2. Approval with Conditions. The Application and proposed FDP for the Project are hereby approved with conditions. The approval granted hereby constitutes authorization to construct improvements upon and use the Property only as provided on the approved Final Development Plan and in conformance with the conditions outlined herein.

Any construction or use of the Property contrary to the approval contained herein shall subject this approval to revocation, in accordance with Section 21-106 of the Code, as existing or as hereafter amended.

The express conditions of approval are as follows:

1. The Applicant must obtain approval of an administrative plat prior to approval of a building permit for any new buildings on the Property.
2. In regards to water & wastewater utilities and the retaining wall, the Applicant must provide detailed drawings sealed by a Colorado PE at the time of permit application.

Section 3. Duration; Revocation. The FDP approved hereby shall run with the Property until: (1) surrendered and vacated at the request of the Applicant or their successor(s)-in-interest, as appropriate; or (2) revoked by the City in accordance with the procedures and standards set forth in the Code. Failure to use the Property in accordance with the approved FDP for a period of more than two (2) years constitutes default cause to revoke the FDP.

PASSED, ADOPTED AND APPROVED at a Regular Meeting of the City Council of the City of Idaho Springs, Colorado, held on the 10th day of May, 2021.

Michael Hillman, Mayor

ATTESTED AND CERTIFIED:

Diane Breece, City Clerk

IDAHO SPRINGS CITY COUNCIL COMMUNICATION

Meeting Date: Monday, May 10, 2021

Report Date: Wednesday, May 5, 2021

To: City Council

Through: Andrew Marsh, City Administrator

By: Michael Davenport, Community Development Planner for City of Idaho Springs

Re: Proposed Final Development Plan for 1628 Virginia Street Townhomes

PROPOSAL:

Blue Spruce Habitat for Humanity (the "Applicant") requests approval of a Final Development Plan (FDP) for the 1628 Virginia Street Townhomes (the "Project") consisting of four duplexes, making a total of eight housing units.

REQUIRED ACTIONS:

Chapter 21 "Land Development Regulations" of the City of Idaho Springs Municipal Code requires a public hearing and decision by City Council for requests to approve a Final Development Plan, following a recommendation by the Idaho Springs Planning Commission.

Prior to any development activity, the Applicant must submit an application for and obtain approval of an administrative plat to adjust lot lines within the property.

EXISTING CONDITIONS:

Property description. The property sits along the north side of Virginia Street between 16th Avenue and 17th Avenue. The property consists of lots 2 through 12 and the west half of lot 1, Block 11, City of Idaho Springs. The total area of the property is slightly more than 15,000 square feet (about 1/3 of an acre). The property has a long front (253 feet) along Virginia Street, but little depth (typically about 57 feet). However, the usable depth is limited to approximately 40 feet due to a tall concrete retaining wall through the middle of the site and parallel to Virginia Street.

The concrete wall holds up a steep embankment running the long way through the middle of the property. On top of the embankment is a shared private driveway that runs across the north portion of this property. This driveway serves several homes and a vacant lot on the north side of the driveway. The private driveway is approximately 22 feet higher than the usable, level portion of the property of this project. The top floor of the proposed dwelling units is approximately level with the shared private driveway serving the houses and vacant lot to the north.

PROJECT DESCRIPTION:

The Applicant previously planned to construct a total of 9 townhouse units divided among 3 buildings. Since then, the Applicant reduced the number of units to 8, divided among 4 duplex buildings with two units each. The duplexes will be constructed through Habitat for Humanity and will be income-restricted, owner-occupied work-force housing. Each home has its own driveway and either 2 or 3 onsite parking spaces. A previously planned parking area on the north side of the shared driveway to the north has been eliminated from the project.

Prior use and approvals.

- **Previous use.** Two mobile homes constructed in 1972 were placed on this property. Habitat for Humanity acquired the property as a site for affordable housing, removed the mobile homes, and enclosed the property with a chain link fence.
- **Setback variance.** At a meeting on October 17, 2019, the Variance Board approved a variance to reduce the required front and rear setbacks because of the site constraints mentioned above in the "Property description" section.
- **Community meeting.** A community meeting on the proposed housing project took place on February 4, 2020. The City's Land Development Regulations (LDR) require a community meeting prior to a property submitting an application for a final development plan. Public notice was provided in advance, and the meeting took place at City Hall. Sixteen persons were present, nine of whom were "citizens" (persons who were neither city staff members nor representatives for the project.) Staff notes from the meeting are included as an attachment to this staff report. Comments or concerns at that time included parking, vehicles sliding downhill in the winter on 16th Avenue, impact on views, and any improvements planned for Virginia Street.
- **Compact car variance.** At a meeting on December 16, 2020, the Variance Board approved a variance to allow 8 compact spaces to substitute for up to 5 standard size parking spaces.

Existing use and zoning. The vacant property is zoned Residential-Three (R-3). R-3 allows single family homes, duplexes, townhomes, and multifamily buildings.

Surrounding Use and Zoning. The property is surrounded by R-3 zoning, except for R-1 zoning directly west of the site, across 17th Avenue and north of Virginia Street. Houses are located to the east, north, and west of the property; the Elks Lodge and the Catholic Church are located to the south.

REVIEW PROCESS:

The Land Development Regulations have the following process for an FDP.

- Community meeting prior to application.
- Application and review by City staff, City consultants, and other agencies.
- Planning Commission hearing.
- City Council hearing.
- Platting, to adjust the lot lines as mentioned above.

REVIEW CRITERIA:

For other than a single-family dwelling, the Land Development Regulations (LDR) require approval of a Final Development Plan (FDP). For an FDP subject to public hearings, LDR section 21-206 includes the following criterion.

Final development plans shall conform to all use and development standards of the Idaho Springs Municipal Code as well as the Idaho Springs Standards and Specifications for Design and Construction and any underlying Planned Development. (Note: There is no underlying Planned Development on this property.)

Municipal Code Chapter 21 – Zoning Standards: Following is a summary of zoning requirements for this property.

- Zone District: R-3 multifamily
- Proposed use: single family attached dwellings – allowed (Table 21-50-1)
- Building setbacks:
 - Front: 20 feet minimum allowed, approved to within 15 feet*
 - Rear: 20 feet minimum allowed, approved to within 15 feet*
 - Side: 5 feet minimum allowed, 5' proposed

*The Variance Board approved a variance to the front and rear setback requirements after a public hearing on October 18, 2019 (Resolution VB 19-02).

- Building height: 35 feet maximum allowed, approximately 31 feet maximum proposed.
- Unobstructed open space: 50% minimum allowed; 52% minimum proposed.
- Lot size for attached dwellings: approximately 2,000 sf proposed, 400 sf minimum required (see footnote (c) of the table in Section 21-63)
- Size of a dwelling unit: 850 sf minimum for attached dwelling (Table 21-61-1)
 - Proposed units with 2 bedrooms: 1,914 sf
 - Proposed units with 3 bedrooms: 2,723 sf
- Minimum number of parking spaces:
 - 1.75 spaces for 2 bedrooms in unit over 800 sf: 7 required
 - 2.5 spaces for 3 bedrooms in unit over 900 sf: 10 required
 - Total space required: 17 required
 - Provided: 8 compact and 12 standard spaces**

**The Variance Board approved a variance to allow 8 compact spaces to substitute for up to 5 standard size spaces (Resolution VB 20-4 on December 16, 2020). The parking table on the site plan incorrectly shows the number of compact and standards switched.

Chapter 21: Design Standards:

- Design setting: “...within a two-block radius of the District...build upon and support the architectural features of the District itself...” The proposed buildings incorporate elements typical of residences during the western mountain mining boom era: gable roof form, lap siding, and simple arrangement of vertically oriented windows.
- Intent: See “design setting” above in this section.
- Massing: The proposed buildings avoid long, monotonous wall and roof plane surfaces. Facades of townhomes are individually articulated.
- Maximum length: Proposed buildings are well below the limit of 150 feet on the length of building and below a maximum 6 townhomes attached together.
- Roofs: Have a minimum slope of 6:12 or greater, and each building has at least 3 roof planes.
- Architectural elements: Each building includes at least two elements to provide depth to the building mass; all elevations contain windows; stairs are internal; primary entrances are easily identifiable.
- Carports: incorporated into the overall building mass.
- Orientation: All buildings are oriented directly to the street.
- Loading and trash: As attached single family dwellings, each unit has its own driveway.

Standards and Specifications for Design and Construction:

- JVA, the Consulting Engineer for the City of Idaho Springs, reviewed the application. Its comments are contained below in the “Referral” section of the staff memo.

REFERRALS:

Planning staff sent the application to the following for review, with returned comments noted below. After two weeks a reminder email was sent and phone call made to anyone who had not provided comments by that time.

- City Administrator and City Attorney – review the staff report before it is sent to Planning Commission.
- Public Works including Water and Wastewater: *Need to replace the water and sewer lines to serve the proposed dwelling units and provide adequate fire protection.*
- JVA, the City’s consulting engineer: *The notes below the fixture count on the landscape plan submitted indicate that a 4” sanitary sewer pipe will be installed for each duplex unit. However, on the site plan submitted only one sewer line is shown. Also see the attached site plan sheet with additional notes from the City’s Engineer. These comments were incorporated into the Planning Commission’s motion of conditional approval.*

- SAFEbuilt, the City's consulting building official: *No comments until building construction plans.*
- Clear Creek Fire Authority: *No comments or concerns with this project.*
- Clear Creek County Environmental Health: Responded but no comments on the project.
- Clear Creek County EMS: Did not receive a response
- Clear Creek County School District: *The proposed development is well aligned with the goals of the District. Given the developer is Blue Spruce Habitat, I do not believe the District would request any impact fees. Personally, I believe the proposed use is a great use of challenging space.*

PUBLIC NOTICE:

Public notice was provided for the Planning Commission and City Council hearings by publishing the notice in the Clear Creek Courant newspaper, posting the property, and mailing the notice to property owners within 300 feet of the property for the proposed FDP.

ATTACHMENTS:

- 3/5/2021 Cover Letter by Kathleen O'Leary for Blue Spruce Habitat for Humanity (3 pages)
- 6/2/2020 letter from History Colorado (1 page)
- 3/27/2021 Drainage Letter by Insight Engineering (1 page)
- 3/17/2021 Traffic Impact Analysis (TIA) by DB Enterprise, LLC (5 pages)
- 8/13/2018 Due Diligence Report on Existing Retaining Wall by EV Studio (1 page)
- 2/4/2020 notes from Community Meeting (1 page)
- 4/8/2021 letter from Xcel Energy (1 page)
- 7/20/2018 Phase I Environmental Site Assessment by Ellis Environmental Engineering, Inc. (49 pages)
- 4/28/2016 Land Survey Plat (1 sheet)
- 5/10/2019 Topo Survey (1 sheet)
- 3/3/2021 Site Plan with project statistics and vehicle turning movements (1 sheet)
- 4/1/2021 Landscape Plan with Plumbing Fixture Schedule (1 sheet)
- JVA comments added to site plan in red lettering (1 sheet)
- 3/18/2021 Architectural Drawings (7 sheets)
- 5/4/21 Amended Site Plan and Grading Plan (2 sheets)
- City Council Resolution to conditionally approve the FDP

PLANNING STAFF SUMMARY, FINDINGS, AND RECOMMENDATION:

The City received an FDP application from Blue Spruce Habitat for its property at 1628 Virginia Street. The project consists of eight (8) attached single family dwellings, grouped in four (4) duplex buildings. Staff finds that the application complies with the criteria for approval, except as noted in the recommended conditions of approval.

PLANNING COMMISSION RECOMMENDATION:

On April 28, 2021, the Planning Commission held a public hearing on this application. Following the public hearing, the Planning Commission recommended approval of the Final Development Plan for the 1628 Virginia Street Townhomes, based on the findings contained in the staff report and subject to the following conditions :

1. The applicant must obtain approval of an administrative plat prior to approval of a building permit for any new buildings on the property;
2. Revise Site Plan to show the separate water and sewer lines required by Code for each independent structure;
3. Revise Site Plan to show all existing area City water and sewer mains and any extensions of mains necessary to serve the project;
4. Revise Site Plan to include all edits and corrections directed by the City Engineer (redlined notes and questions on sheet C1.2)
5. Obtain City Engineer approval of all required Site Plan revisions;
6. Provide written responses to questions asked by City Engineer on Sheet C1.2 prior to City Council hearing on the Application.

In response to these conditions, on May 6th the Applicant provided an amended Site Plan and a Grading Plan. These documents were reviewed by the City Engineer's Office who determined that these additional submittals satisfied Conditions # 2 – 6 above.

SUGGESTED CITY COUNCIL MOTION:

I move to approve the Blue Spruce Habitat for Humanity Final Development Plan for the 1628 Virginia Street Townhomes, based on the findings contained in the staff report and subject to the following conditions:

1. The applicant must obtain approval of an administrative plat prior to approval of a building permit for any new buildings on the property.
2. In regards to water & wastewater utilities and the retaining wall, the Applicant must provide detailed drawings sealed by a Colorado PE at the time of permit application.

/mjd



3/5/2021

Mike Davenport, Community Development
Planner Idaho Springs City Hall
PO BOX 907 1711 Miner St
Idaho Springs, CO 80452

RE: 1628 Virginia Street Townhomes Project

Dear Mr. Davenport,

Blue Spruce Habitat for Humanity respectfully requests from the City of Idaho Springs to grant approval for our Final Development Plan as described below for 1628 Virginia Street Townhomes Project.

We build homes for people in need of decent, safe and affordable housing. We build not just homes, but also stability, opportunity, and hope. Families are transformed through the Habitat process. As you may know, families purchase the homes with an affordable mortgage with payments based on 30% of their income. The low payment and stability of a decent home allows people to move beyond the cycle of poverty and begin to thrive and grow. We also provide opportunities for families to learn goal setting, budgeting and much more through our homeowner support program.

Thank you for considering our request. If you have any questions, please contact me at 303- 674-1127, Ext. 1.

With gratitude,

Kathleen O'Leary

Kathleen O'Leary
Executive
Director
koleary@bluesprucehabitat.org



PO Box 2366 Evergreen, CO 80437 Phone: 303-674-1127

1628 VIRGINIA STREET TOWNHOMES – IDAHO SPRINGS

Final Development Plan

APPLICATION

TABLE OF CONENTS:

ITEM	DOCUMENT NAME
1. Application	1_1628 Virginia_Land Use Application.pdf
2. Architectural Elevations	2_2021_0318_1628 Virginia Street_Architectural Drawings
3. Cover Letter	3_1628 Virginia St_Cover Letter FDP.pdf
4. Deposit for Costs	4_1628 Virginia St_Development Agreement.pdf
Impact Assessment	N/A
5. Legal Description	3_1628 Virginia St_Cover Letter FDP.pdf
6. Proof of Ownership	6_1628 Virginia St_Special warranty deed.pdf
7. Site Plan	7_2021_0312_1628 Virginia St_E19-0120 Site Plan.pdf
8. Traffic Impact Analysis	8_1628 Virginia St_TIA Report.pdf
9. Supporting Documents	9_1628 Virginia St_ESA Ph I - Virginia St Prop Final
	9_1628 Virginia St_Retaining wall Due Delgence Report
	9_1628 Virginia St_ID75616 SHPO letter.pdf
	9_1628 Virginia St_topo survey.pdf
	9_1628 Virginia St_Land Survey Plat.pdf

1) APPLICANT NAME: BLUE SPRUCE HABITAT FOR HUMANITY

APPLICANT ADDRESS: 1520 Evergreen Parkway, Evergreen, CO 80437-2366

Kathleen O'Leary koleary@bluesprucehabitat.org

LEGAL DESCRIPTION: FILE: Esa Ph I – Virginia St Prop Final (7-20-18).pdf - Page 33 *“All that portion of Lots 2,3,4,5,6,7,8,9,10,11 and the West one half of 1, Block 11, City of Idaho Springs, Lying South of property described in Deeds recorded in Book 253, Page 309 and in Book 250, Page 430, County of Clear Creek, State of Colorado.*

All that portion of Lor 12, Block 11, City of Idaho Springs, lying South of property described in Deeds recorded in Book 253, Page 309 and Book 250, Page 430, County of Clear Creek, State of Colorado

Also known as: 1628 Virginia Street, Idaho Springs, CO 80452”

2) Current Use: Vacant land

3) *Description of development proposed includes* The intention is to build 8 town homes to help with the housing need in the community. The proposed “Virginia Street Town Homes” are: Units 1 – 4 (3 bedroom/ 3 story) with 1407 SQ FT and Units 5-8 (2 bedroom/ 2story) with 1009 SQ FT.

4) vicinity map



2 June 2020

HC #75616

Kathleen O'Leary
Executive Director
Blue Spruce Habitat for Humanity
P.O. Box 2366
1520 Evergreen Pkwy
Evergreen, CO 80437-2366

RE: Habitat for Humanity Project, 1628 Virginia Street, Idaho Springs, Clear Creek County

Dear M. O'Leary:

Thank you for your recent correspondence received 19 May 2020, concerning the proposed use of HOME funding to construct four duplexes at 1628 Virginia Street in Idaho Springs. Our office has reviewed the additional materials submitted with your letter. We find that the proposed undertaking will have no adverse effect on historic properties.

If you have any questions, please contact Joseph Saldibar, Architectural Services Manager, at (303) 866-3741.

Sincerely,



Steve Turner, AIA
State Historic Preservation Officer



March 27, 2021

Blue Spruce Habitat for Humanity
Kathleen O'Leary
PO Box 2366
Evergreen, CO 80437

RE: Historic/Proposed Drainage Assessment
1238 Virginia Street Townhomes
1628 Virginia Street, Idaho Springs, CO 80452
Engineering Project No. E19-0120

Ms. O'Leary,

As requested we are providing a short written assessment of the historical drainage patterns for the above site and proposed changes to drainage patterns based on the proposed townhome construction. The following summarize my findings:

The lot is rectangular in shape, a narrow portion of a city block, and is oriented in a East-West direction. The lot is bounded on the North by a dirt road Wall Street, the East by a neighboring lot, the West by paved 16th Avenue, and on the South by paved Virginia Street. The general grade change is from north to south and east to west. The north quarter of the lot is steep rocky soil with grasses and bushes, sloping down from North to South, to a concrete retaining wall that runs East-West along the entire length of the lot. The southern three-quarters of the lot below the retaining wall is fairly low-sloped and generally slopes North to South to Virginia Street.

Wall Street generally captures drainage from above the lot and directs flow west toward 16th Street. Historical drainage below Wall Street, generally flows south toward the retaining wall, and from the retaining wall South into Virginia Street, where drainage appears to be split. The eastern portion of the lot flows south across Virginia Street to the East toward 17th Avenue. The western portion of the lot flows west toward 16th Street. Surface street drainage and 16th and 17th Avenues is then picked up by storm drain inlets located one block south at the corners of 16th Avenue and Colorado Blvd and 17th Avenue and Colorado Blvd.

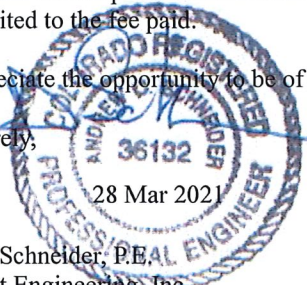
With the proposed construction of eight townhomes, the general historical drainage is proposed to remain relatively unchanged. The exceptions are as follows:

- The concrete retaining wall will be removed and replaced with a new structural foundation wall, and grading above the new foundation wall graded to direct flows away from the foundation wall and east toward 16th Avenue.
- General drainage from the new buildings, yards and driveways will continue to drain South toward Virginia Street.
- All drainage in Virginia Street will either be split to the east and west as it is currently, or entirely directed to the west toward 16th Avenue as final grade allows.
- Drain pans will be provided as necessary to direct flows from the Southwest and Southeast property corners to the South across Virginia Street South toward Colorado Blvd storm inlets.

The opinions in this report are limited to observations and conclusions for the proposed grading at the 1628 Virginia Street, Idaho Springs, CO. We reserve the right to review any additional information concerning this property and to amend out opinions accordingly. Please understand that no warranty is either expressed or implied in this inspection. The remarks in this letter do not provide an insurance policy, nor a warranty service. In the event of an oversight, maximum liability must be limited to the fee paid.

I appreciate the opportunity to be of service to you. If I can be of further assistance, please do not hesitate to call.

Sincerely,



Drew Schneider, P.E.
Insight Engineering, Inc.



DB Enterprise, LLC
4771 So. Danube Circle
Aurora, Colorado 80015

Phone: (720) 231-1947
E-Mail: druble.jr@comcast.net

March 17, 2021

Blue Spruce Habitat for Humanity
c/o Kathleen O'Leary, Exec. Dir.
1520 Evergreen Parkway
Evergreen, CO 80439

Re: Virginia Street Townhouse Project
Idaho Springs, CO (DBE #210130)

Dear Ms. O'Leary:

I have completed the preparation of a traffic conformance letter for the proposed Virginia Street Townhouse Project. The proposed Virginia Street Townhouse Project is located near the intersection of Virginia Street and 16th Avenue in Idaho Springs, Colorado. Figure 1 depicts the precise location of the proposed Virginia Street Townhouse Project. The site is bounded by 16th Avenue on the west, private road on the north, residential development on the east, and Virginia Street on the south.

Introduction

The proposed Virginia Street Townhouse Project involves the construction of eight townhomes at full build out. Each townhome will have direct access to Virginia Street. There are several opportunities for guest parking along 16th Avenue, 17th Avenue, and Colorado Boulevard. Figure 2 depicts the proposed site plan for the proposed Virginia Street Townhouse Project. This site plan is under review by the City of Idaho Springs and may change as a result of this review.

Vehicle Trip Generation Estimates

The amount of traffic that is being generated by the proposed Virginia Street Townhouse Project has been estimated based upon trip generation rates published by the Institute of Transportation Engineers (ITE) in the 10th Edition, 2017, of *Trip Generation*. The results of the analysis are shown in the attached Table 1, giving the daily and peak-hour (AM and PM) trips expected to be generated by the proposed Virginia Street Townhouse Project.

As illustrated in Table 1, the proposed Virginia Street Townhouse Project is expected to generate 54 daily vehicle-trips with four vehicle-trips occurring in the AM peak-hour, with one vehicle entering the site and three vehicles exiting the site, and five vehicle-trips in the PM peak-hour, with three vehicles entering the site and two vehicles exiting the site.

Conclusion

This small number of vehicle-trips in the AM and PM peak-hours is not expected to affect the Level of Service for the intersections along Colorado Boulevard. The proposed Virginia Street Townhouse Project can be accommodated by the existing roadway network.

* * *

This completes my traffic conformance letter for the proposed Virginia Street Townhouse Project. Please feel free to call if you need any additional information regarding this project.

Respectfully submitted,

DB Enterprise, LLC

By: 

Dave L. Ruble Jr., P.E. 13428



DLR/bar

Enclosures:

Figures 1-2

Table 1

C:\desktop\ruble\DB Enterprise\2021\210130\Virginia Street Townhouse Project Report.docx



Approximate Scale
Scale 1" = 100'

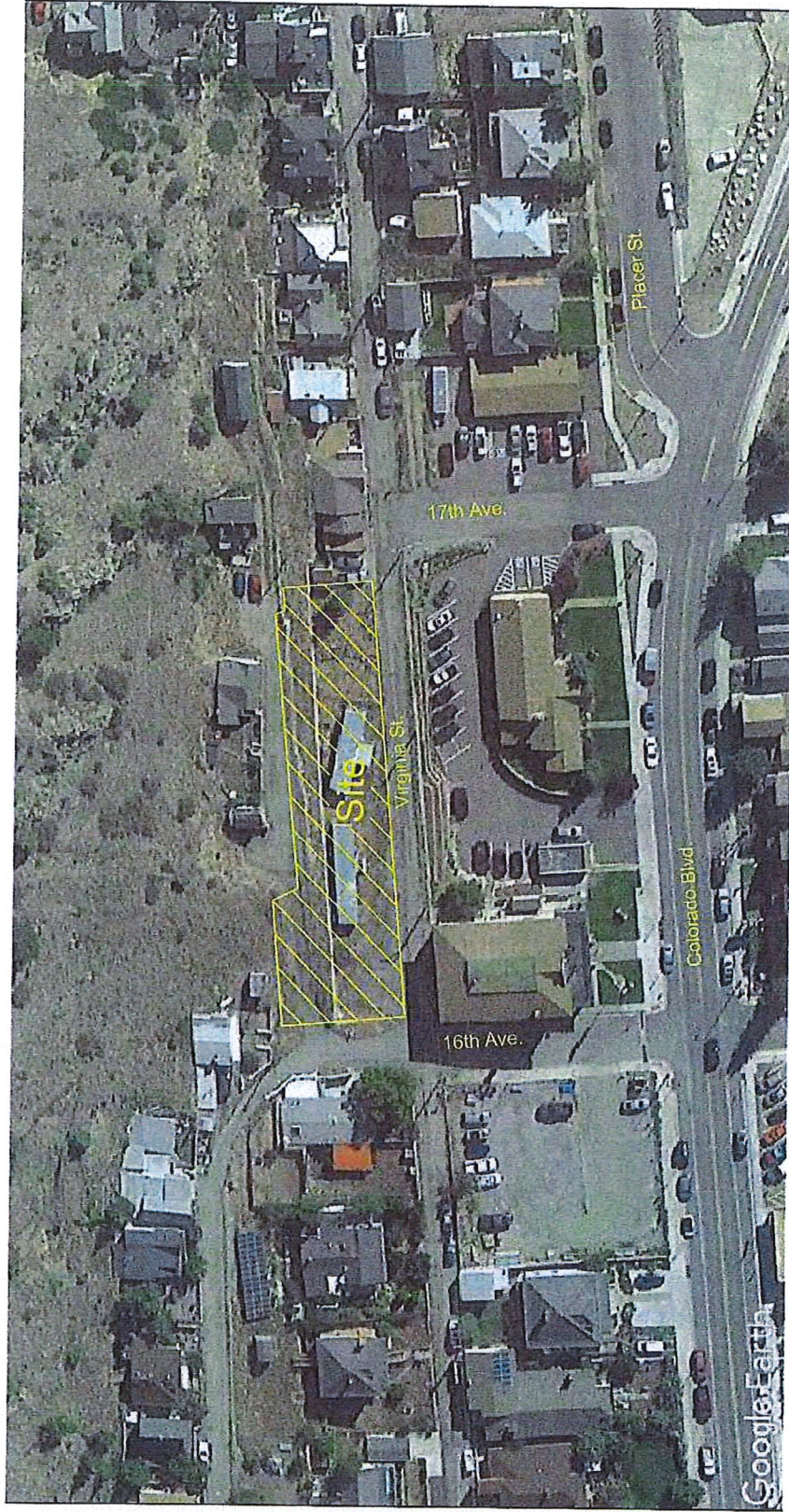


Figure 1
Vicinity Map

Virginia Street Townhome Project (DBE#210130, March, 2021)



Approximate Scale
Scale 1" = 35'

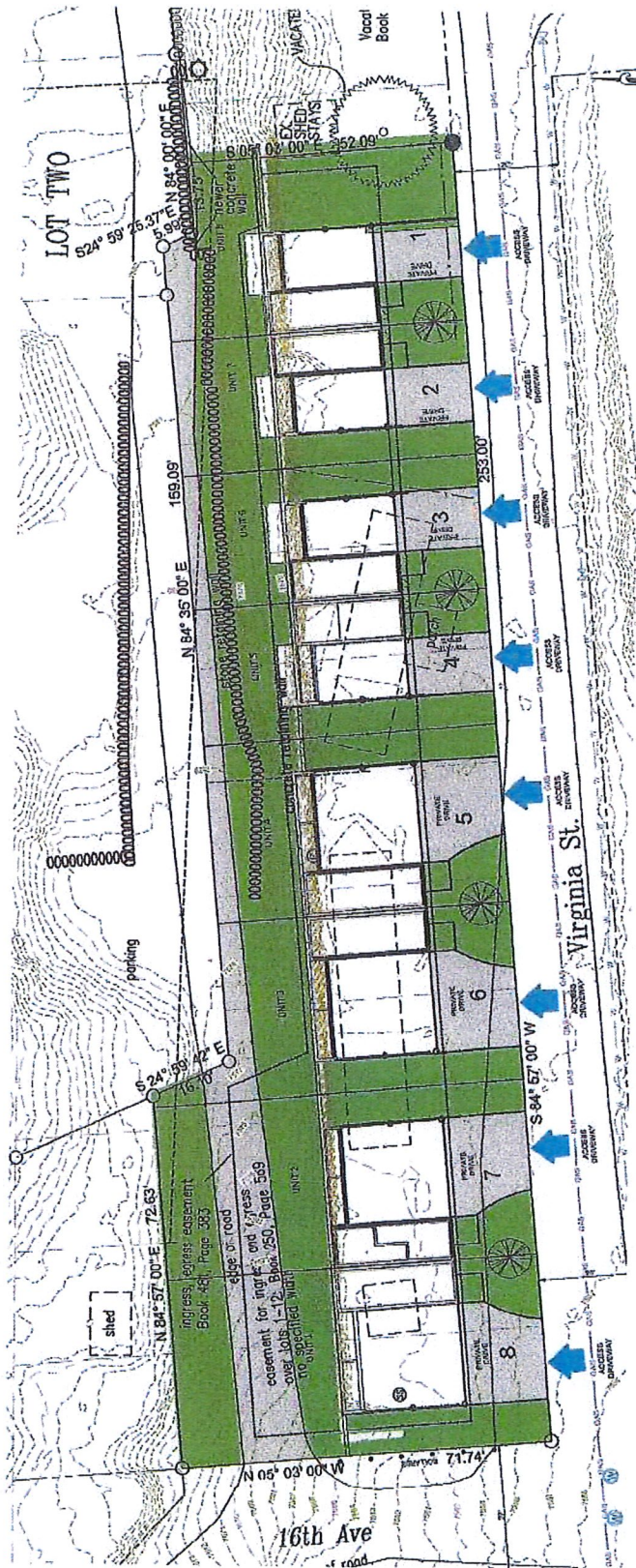


Figure 2
Site Plan

Table 1
Estimated Vehicle Trip Generation
Virginia Street Townhouse Project
Idaho Springs, Colorado
(DBE #210130; March, 2021)

ITE Category	Quantity	Average Weekday (2)	Trip Generation Rates (1)				Total Vehicle Trips Generated					
			AM Peak-Hour In	AM Peak-Hour Out	PM Peak-Hour In	PM Peak-Hour Out	Average Weekday	AM Peak-Hour In	AM Peak-Hour Out	PM Peak-Hour In	PM Peak-Hour Out	
220 Multifamily Housing (Low Rise)	8 DU (2)	7.32	0.11	0.35	0.35	0.21	59	1	3	3	2	

Notes:

- (1) Source: "Trip Generation", Institute of Transportation Engineers, 10th Edition, 2017.
(2) KSF = 1,000 square feet

Feb 4, 2020 Community Meeting

16 present – 9 citizens

Improve Virginia? Maybe

Parking!

Questions about upper lot and driveway easement

Question about installing barrier on northwest quadrant of Wall Street and Virginia to keep cars from sliding down hill into houses – possible bollards.

Ice! Shade!

Discussion regarding height and blocking of views.

Owner or rental? Owner

Resale? Depend on grant

Land is owned by HOA

Will appraisals happen on each house before than sell? Yes.

Recommend staircase from houses to upper lot.

Houses will be modular construction.

Will electrical be undergrounded? Do not know yet.

Hopefully will be complete in a year.

The City needs to put in a sidewalk along Virginia! Kids playing in the street!



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

April 8, 2021

Idaho Springs Community Development Planning Department
1711 Miner Street – PO Box 907
Idaho Springs, CO 80452

Attn: Mike Davenport

Re: Blue Spruce Habitat for Humanity Townhomes

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the final development plans for **Blue Spruce Habitat for Humanity Townhomes**. Please be aware PSCo owns and operates existing natural gas *service* facilities within the subject property as well as natural gas and electric *distribution* facilities along Virginia Street. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements may need to be acquired by separate document (i.e. transformers) – be sure to ask the Designer to contact a Right-of-Way & Permits Agent in this event.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

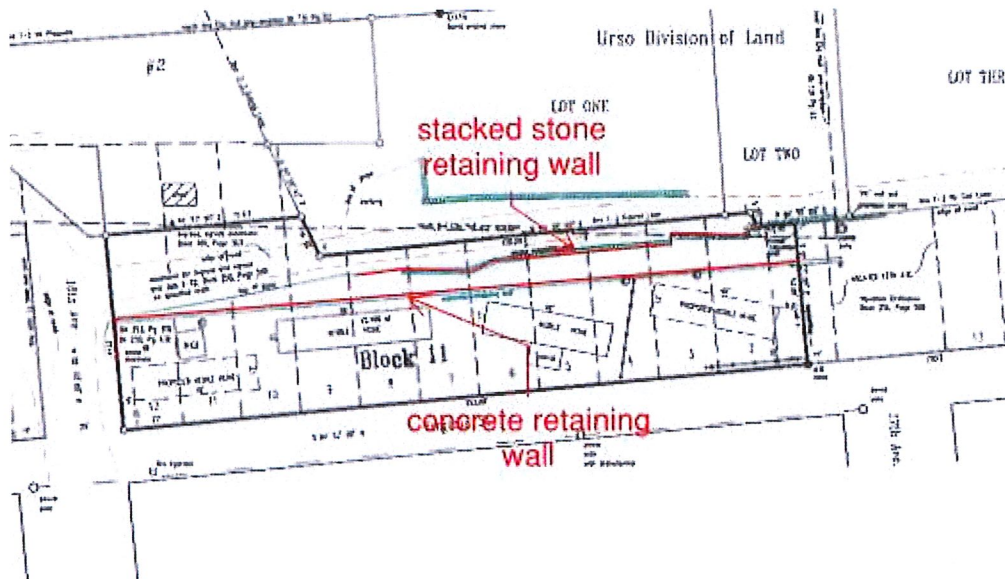
August 30, 2018

Blue Spruce Habitat for Humanity

Re: Due Diligence report on Existing Retaining Wall
Block 11, Virginia Street between 17th and 18th Ave.
Idaho Springs, CO

EVstudio was requested by the Blue Spruce Habitat for humanity to give a visual observation of the retaining wall at the above referenced address

On August 27, 2018, an EVstudio representative visited the property. During the visit, the concrete retaining wall as well as the stacked stone retaining wall were visual examined for structural integrity. The structural observation, and possible solutions are based on a limited non-evasive observation.



Conclusion

During the site visit the concrete retaining wall appeared to be roughly 8-10 feet high running the whole length of the property, with a slight inward batter. This wall shows many signs of cracking and deterioration causing aggregate to be seen. In some locations the steel cable reinforcement could be seen which has begun rusting. No drain tile or weep holes behind the wall were observed.

The upper stacked stone retaining wall begins about 5' back from the top of the concrete retaining wall at about a 2 to 1 slope up to the bottom of the stacked stone retaining wall. The stacked stone retaining wall butts up to a newly installed concrete retaining wall on the east side of the property. This wall varies in height from 5' to zero over the span of the property. This stacked stone wall is supporting a driveway to access 3 homes at the properties to the north of the

property in question. This stone wall has areas that have had wash out causing the stone to be re-stacked as well as sections that are using a wire mesh to keep the stone from falling away. No drain tile or weep holes behind the wall were observed.

The retaining wall for the property to the east has recently been replaced with a new thicker concrete retaining wall for both the lower and upper walls. The current tenant mentioned the original retaining wall had washed away a few years ago in a flood.

Suggested Repairs

At this time, it is EVstudio's professional opinion that these retaining walls will need to be shored up and repaired to function as a permanent retaining wall. Without a full shoring report at this time EVstudio cannot determine the proper fix or assign a relative cost to the repair.

Limitations

- The recommendations of this report are based on the available data and the limited accessibility of the elements and components of the structure.
- The conclusions and recommendations submitted in this report are based on accepted general practice and are limited to the data available to our office (visual observation only). We make no warranty either expressed or implied.
- This report is based on conditions of the structural elements that were readily observable at the time of the investigation. No invasive testing or inspections were performed. EVstudio does not accept responsibility for hidden structural deficiencies not evident during an investigation of this type.

Please feel free to contact this office with any questions or concerns.

Sincerely,



Alex Knuth
Asst. Director of Field Services

Sincerely,



Tiffany Binkowski, PE
Structural Engineer

Pictures:



Concrete retaining wall in question.



Exposed aggregate and cracking in in concrete retaining wall



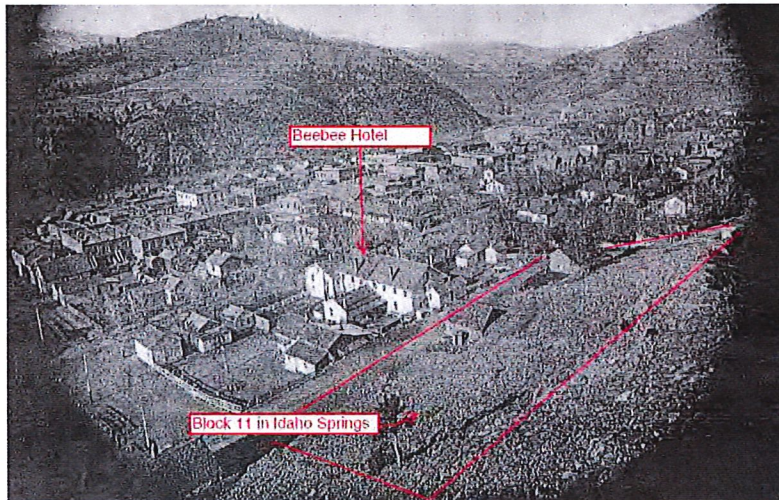
Exposed steel cable reinforcement



Stacked Stone retaining wall supported by wire mesh

PHASE I ENVIRONMENTAL SITE ASSESSMENT

**1628 Virginia Street Property
City of Idaho Springs
Clear Creek County, Colorado**



Prepared for:
**Ms. Sally S. Rush
Clear Creek County Housing
Georgetown, Colorado**

July 2018

Prepared by:
**Ellis Environmental Engineering, Inc.
4342 Ulysses Way
Golden, Colorado 80403**

PHASE I ENVIRONMENTAL SITE ASSESSMENT

**1628 Virginia Street Property
City of Idaho Springs
Clear Creek County, Colorado**

Table of Contents

Summary	1
1.0 INTRODUCTION	1
1.1 Purpose	2
1.2 Detailed Scope of Services	2
1.3 Significant Assumptions	2
1.4 Limitations and Exceptions	3
2.0 SITE DESCRIPTION	3
2.1 Location and Legal Description	3
2.2 Site and Vicinity General Characteristics	3
2.3 Current Property Land Use	3
2.4 Property Structures, Roads and Improvements	4
2.5 Adjoining Property Land Use	5
3.0 USER PROVIDED INFORMATION	5
4.0 RECORDS REVIEW	7
4.1 Standard Environmental Record Sources	8
4.2 Physical Setting Sources	9
4.3 Historical Use Information - Property	9
4.4 Historical Use Information - Adjoining Properties	10
5.0 SITE RECONNAISSANCE	10
5.1 Methods and Limiting Conditions	10
5.2 General Site Setting	10
5.3 Exterior Observations	10
5.4 Interior Observations	11
5.4.1 RECs from the Historical Record and the Literature Review	11
5.4.2 RECs from Field Observations on June 29, 2018	11

6.0	INTERVIEWS	11
7.0	FINDINGS, OPINIONS, AND CONCLUSIONS	13
8.0	SIGNATURE	13
9.0	REFERENCES and DATABASES	14
9.1	ASTM Practice Designation E1527-05 and All Appropriate Inquiry	14
9.2	Standard Internet Databases for Conducting Phase I ESAs	14
9.3	General Reference List	16

APPENDIX A – Maps

APPENDIX B – Warranty Deed

APPENDIX C – General Photographs

APPENDIX D – Information from Assessor’s Office

APPENDIX E – Investigator Qualifications

Appendices are provided at the end of the ESA Document.
--

PHASE I ENVIRONMENTAL SITE ASSESSMENT

1628 Virginia Street Property City of Idaho Springs Clear Creek County, Colorado

SUMMARY

In late June and July 2018 a Phase I Environmental Site Assessment (ESA) generally following ASTM Practice E1527-13 guidelines was conducted on a 0.34 acre parcel of land, herein referred to as the 1628 Virginia Street property, within the City of Idaho Springs, currently owned by Precision Investments LLC (Precision) 1900 Federal Blvd., Denver, CO 80204. This ESA was conducted for Ms. Sally S. Rush, Clear Creek County Housing, 401 Argentine Street, County Lands Building, Georgetown, Colorado to support Clear Creek County's purchase of the subject property. Michael D. Ellis, P.E., of Ellis Environmental Engineering, Inc. (Ellis) contacted Mr. Gary Clark, representing Precision on June 27, 2018. Mr. Clark filled out an environmental questionnaire and returned it to Ellis on July 18, 2018. Ellis met with and interviewed tenants of the subject property—Mr. Phil Cullen, Mr. Marvin Eddings, and Ms. Catarina Ruschmyer—on Friday, June 29, 2018. Ellis also inspected the subject property on June 29, 2018 and conducted a complete pedestrian survey for purposes of identifying “recognized environmental conditions” (RECs) or “contained recognized environmental conditions” (CRECs); and to examine and to gain a familiarity with general site conditions. Former owners of the property—Mr. John and Ms. Lou Ann Urso and Mr. Tim Buenzli—were interviewed by phone on July 10, 2018. Ellis also obtained numerous records from Clear Creek County personnel and conducted interviews and email exchanges with local governmental officials and local citizens during the timeframe June 27 through July 20, 2018.

The *main* purpose of this effort was to identify and locate “recognized environmental conditions” (historical and present releases of hazardous substances or petroleum products and other conditions as noted) within the site boundaries. *Based upon the results of this investigation, including: (1) records searches; (2), interviews with knowledgeable personnel representing Precision, Clear Creek County Governmental Agencies, previous land-owners, and other citizens of Idaho Springs and/or Clear Creek County; and (3) the site reconnaissance conducted on June 29, 2018, **no RECs were identified.***

1.0 INTRODUCTION

The 1628 Virginia Street site consists of 12 lots in Block 11 within the city boundary of Idaho Springs in Clear Creek County, Colorado. Combined all together the lots are about 0.34 acres in size and can be described as residential lands which have been leveled and terraced to accommodate several mobile homes. A legal description of the property can be found in a copy of the Warranty Deed, as provided in Appendix B of this report. The subject property is shown on maps in Appendix A of this ESA, and it is described in more detail in Section 2.1 below.

On June 29, 2018 a field reconnaissance of the 1628 Virginia Street property site was conducted by Michael D. Ellis, of Ellis Environmental Engineering, Inc. The purpose of this inspection was to determine the presence or absence of any RECs. An area-wide review of standard environmental record sources (federal, state, and local databases) was conducted during the timeframe June 27 through July 1, 2018.

Based on appropriate inquiry, there are no environmental clean-up liens and no formal activity and use limitations (AULs) on the subject property.

1.1 Purpose

In conducting the ESA, ASTM Practice E1527-13: Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process was used as a general guideline, and the ASTM reporting format was incorporated into this ESA. A Phase I ESA is a preliminary site environmental evaluation suitable for use in pre-acquisition, pre-leasing, or pre-utilization screening, due diligence investigations, pre-feasibility studies, and pre-permitting planning. The goal of a Phase I ESA is to determine the existence of “recognized environmental conditions” (RECs) that may constitute environmental liabilities at a site. The ESA is conducted in a short time frame in a manner that minimizes costs. ASTM E1527-13 specifically discusses RECs attributable to contaminants and hazardous substances and petroleum products within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). The standardized guidelines of the ASTM Phase I ESA include research and reporting requirements designed to allow a particular user the ability to qualify for the innocent landowner defense should environmental liabilities be identified. ASTM Practice E1527-13 incorporates the All Appropriate Inquiry Rule (AAI) promulgated by the U.S. Environmental Protection Agency in 2005. The AAI focus is directed toward identification of activity and use limitations (AUL) at a site, if any exist. Engineering and institutional controls placed on a property due to past and present remedial actions are considered AULs and must be revealed under AAI. These AULs are critical to commercial purchase of Brownfields sites, for example.

1.2 Detailed Scope of Services

The assessment consisted of four tasks: (1) file and records review; (2) site reconnaissance; (3) interviews with key site personnel, former owners, and regulators; and (4) report preparation. This ESA was based upon the ASTM concepts and definitions of “*practically reviewable*” (ASTM E1527-13, Section 3.2.69) and “*reasonably ascertainable*” (ASTM E1527-13, Section 3.2.77).

1.3 Significant Assumptions

No significant assumptions were made relative to the Property or the Phase I investigation prior to conducting the ESA. The site was known to be approximately 0.34 acres in size consisting of a residential area containing 12 city lots, a retaining wall on the north side of the lots running East-West, and direct access to Virginia Street (a paved road) near the mouth of Virginia Canyon. Other residences were known to exist on the north and east sides of the property. The Catholic Church building and parking lot are located directly south and the BPOE Building is on the

south/southwest corner of the property. Due west of the site is another residence. Based upon the investigator's previous general knowledge of residential areas in Idaho Springs, the regional mining and industrial activity in the proximity, plus a general knowledge of the other historic communities nearby, the presence of RECs was assumed to be possible but not likely.

1.4 Limitations and Exceptions

This ESA was limited to the 1628 Virginia Street property and the directly adjacent areas adjoining the boundaries of the subject property.

2.0 SITE DESCRIPTION

2.1 Location and Legal Description

The 1628 Virginia Street site consists 12 city lots, a retaining wall on the north side of the lots running East-West, and direct access to Virginia Street (a paved road) near the mouth of Virginia Canyon. Two mobile homes are located on the footprint of Lots 4, 5, 6, 7, 8, 9, and 10. There are several sheds and an RV parked adjacent to the mobile homes. The general legal description is "Lots 2-12 and the West Half of Lot 1, Block 11, Within the City Limits of Idaho Springs, Section 36, T3S, R73W, 6th PM, County of Clear Creek, State of Colorado". The property center is located at general coordinates: 39° 44'36.06"N / 105° 30'56.06"W at elevation 7570' amsl. Maps and aerial photographs are provided in Appendix A. A copy of the title commitment legal description is found in Appendix B. Photographs in Appendix C show specific characteristics of the site as it existed on June 29, 2018.

2.2 Site and Vicinity General Characteristics

The property is easily visible from the BPOE Building and the Catholic Church Parking Lot on Colorado Boulevard just to the south, between 16th and 17th Avenues in downtown Idaho Springs. It is also easily visible from above as one traverses Wall Street on the northern boundary.

The Idaho Springs community has maintained much of its historic characteristics and local residents are proud of their mining heritage. Presently, the economy of Idaho Springs is based on tourism and on its location as a bedroom community for the Front Range cities to the east and employees of the large Henderson Mine and Mill complex to the west.

The county, consisting of 396 sq. miles, supports three major communities, Idaho Springs, Georgetown (county seat), and the town of Empire. Three smaller unincorporated communities are located along the I-70 corridor—Downieville, Lawson, and Dumont. The region is sparsely populated and consists of large areas of Arapaho/Roosevelt National Forest with numerous interspersed patented mining claims, historic/abandoned mine and mill sites and associated wastes, and related structures.

2.3 Current Property Land Use

The 12 residential lots at 1628 Virginia Street comprise the setting for two mobile homes and associated sheds currently being used as a residential rental property by the owner.

2.4 Property Structures, Roads and Improvements

For purposes of this report the two mobile homes will be identified by the names of their respective tenants. On the east, straddling lots 4, 5, and 6, is the Cullen mobile home. On the west side of the property, straddling lots 7, 8, 9, and 10, is the Eddings / Ruschmyer mobile home. Both mobile homes were visually inspected on the interior and the exterior during the site reconnaissance by Michael D. Ellis on June 29, 2018. According to previous owners—Mr. John and Ms. Lou Ann Urso and Mr. Tim Buenzli—there was a third mobile home on the site, which was demolished sometime after 2003. No remnants of other mobile homes exist except for the electrical “hook-ups” mounted on the concrete retaining wall that resides just north of the current pads. A map of the site provided by Ms. Sally S. Rush of Clear Creek County Housing shows the potential location of two additional mobile homes on Lots 1, 2, and 3 to the east and Lots 10, 11, and 12 to the west. It is not known why these units were not constructed as plotted on the map.

Virginia Street runs E-W along the south perimeter and Wall Street runs E-W along the north perimeter of Block 11, Lots 2 through 12 and provide access to the mobile homes. There is a power line running parallel with Virginia Street on the south perimeter. On one of the wooden power poles is mounted a steel transformer—this is located roughly at the 15 feet south of the center of the south property line on Virginia Street. A manhole cover labeled “Qwest” is located within the pavement of Virginia Street near the west boundary of the property. According to the survey plat map by Mr. Greg Markle, there is also a fire hydrant located near the southwest corner of the property on Virginia Street.

The Cullen Trailer has a covered built-on front porch and a covered back deck that were constructed of wood by Mr. Cullen. The back yard has a small decorative fish pond and a small patch of lawn grass. There is also a wooden fence enclosing the lawn. Mr. Cullen has created a flagstone patio near the pond and has placed some decorative rocks around the water feature. A 3-foot high chain link fence exists to the east of the Cullen Trailer through the center of Lot 4, running north-south. From the public record, the Cullen Mobile Home is a 1972 Bella Vista 12 x 46 ft. unit. The exterior of the unit was judged to be in “fair” condition and has a metal roof per the County Assessor records. Examination by the ESA inspector would tend to verify the “fair” condition; however, it is obvious the tenant takes pride in maintenance of this unit. A brief walk-through of the mobile unit did not reveal the presence of RECs.

The Eddings / Ruschmyer Trailer has a built-on wooden front porch. There is minimal landscaping surrounding this property. To the west is an RV which is used to store antiques, per Mr. Eddings. Likewise, for a small wooden shed that resides west of the RV—antique storage. A few pieces of repurposed or recycled material lays on the ground around the site, as it is Mr. Eddings’ work to trade in the purchase and sale of used equipment and antiques. From the public record, the Eddings / Ruschmyer Mobile Home is a 1972 Hillcrest 12 x 56 ft. unit. The exterior of the unit was judged to be in “poor” condition and has a metal roof per the County Assessor records. Examination by the ESA inspector would tend to verify the “poor” condition. A brief walk-through of the mobile

home did not reveal the presence of RECs. The RV and storage shed were locked and permission was not granted to the ESA inspector to examine the interior.

An eight foot high concrete retaining wall runs the full length (253 feet) of the property, east to west, behind the mobile homes. It appears to be in good shape and structurally sound. Above the concrete retaining wall is a native stone wall running roughly from the east end of the Eddings / Ruschmyer mobile home to about 50 feet east of the northeast property corner onto adjacent parcels. Likewise, this stone wall appears to be stable and structurally sound. According to Mr. Phil Cullen (tenant), after a flood in 2013 these structures—the concrete wall and the stone wall—were repaired to provide slope stability.

Photographs of the site features, as described, are provided in Appendix C.

2.5 Adjoining Property Land Use

The adjoining properties are briefly described as follows: (1) To the north—above the retaining walls—of the subject property are three older, fairly well maintained private residences; (2) Generally to the south, between 16th and 17th Avenues, are two buildings—the BPOE Building to the southwest and the Catholic Church due south—which are well maintained community gathering facilities with parking lots; (3) Another well maintained private residence exists west of the subject property, and (4) A well maintained private residence borders on the east.

3.0 USER PROVIDED INFORMATION

Information and assistance provided by the users of this ESA Phase I (Clear Creek County personnel) included: (1) facilitating Ellis' ability to interview knowledgeable key site personnel—Mr. Gary Clark of Precision Investments LLC; (2) unlimited access to the site; and (3) many useful documents and records. More specific information about the property records can be found below. In general, the Clear Creek County representative—Ms. Sally S. Rush—provided the names and contact information for Precision's key site personnel, historic legal documents, and two excellent site maps.

During the preparation of this ESA Phase I several pertinent and relevant key documents were supplied to Ellis Environmental Engineering, Inc. including the following;

(1) Warranty Deed No. 279787 (April 19, 2016). This important document describes the boundaries of the parcels in question. It was provided by Ms. Kathleen O'Leary of Habitat for Humanity (anticipated to be the ultimate user of the property in question). These boundary descriptions, along with the maps provided by Ms. Sally Rush, enabled the ESA Investigator to conduct the field inspection on the property in question.

(2) 1628 Virginia Street Property ("Site Plan with Mobile Homes") – Plan View. Date unknown. Map document provided to Ellis by Ms. Sally Rush via email June 19, 2018. This key map shows the site location and property boundaries. It labels Block 11 and identifies each of the Lots 1-12, and shows adjacent property lines.

(3) **1628 Virginia Street Property (“Land Survey Plat without Mobile Homes”)**. Dated December 29, 2016. Map document created by Mr. Greg Markle, Clear Creek County Surveyor and provided to Ellis by Ms. Rush in an email dated June 19, 2018. This excellent map shows the site as surveyed and recorded on December 29, 2016. Prominent features are labeled and the legal description of Lots 1-12 of Block 11 is given on the map.

(4) **Chain of Title for Block 11**. Email dated July 3, 2018. This historic chain of title traces ownership of Block 11 back to November 1873. It was provided to Ellis by Ms. Alexis Ehr Gott of the Clear Creek County Archives & Records Department. The names of the owners of the property are listed from 1873 through May 1991.

(5) **Photograph of the Historic Beebe Hotel and the Property as it existed in the 1800’s**. This remarkable picture was provided by Ms. Alexis Ehr Gott of the Clear Creek County Archives & Records Department. It shows the property in question prior to development and one can see the rugged nature of the terrain from this photograph. Ms. Ehr Gott’s explanation for the picture is also helpful in understanding the historical property land use (email of July 2, 2018): “Block 11 in Idaho Springs was part of what was historically known as the Beebe Hotel property from about the early 1860s until the early 1900s and, [it was] used for various outbuildings belonging to the hotel. It was initially owned by F.W. and Ella Beebe until they relocated to Manitou Springs in the 1880s. After the Beebes left, it was operated by a Mrs. Stanton (a one-time proprietor of the Barton House hotel in Georgetown) and Sylvania Doe (sister-in-law to ‘Baby Doe’ Tabor) and called the Stanton House. Then it was owned by Charles Pollard (an early part owner of the Barton House) and renamed The Loraine, after Charles’ wife. The Pollards sold it to B.B. Healey in the early 1890s and the hotel name reverted back to the Beebe until it ceased in the 1900s.”

(6) **Sanborn Fire Insurance Maps (6 Maps)**. In conjunction with the Beebe Hotel photograph, Ms. Ehr Gott also provided the Sanborn Fire Insurance Maps for the following dates: July 1886; Dec. 1890; Sept. 1895; Oct. 1900; Dec. 1907; and Jan 1931. From these maps one can extract the building history of Block 11. In July 1886 the hotel business used Lots 11 & 12 of Block 11 for the hotel laundry building, and a storage shed existed on Lots 5 & 6 of Block 11. For comparison Lots 5 & 6 are currently occupied by the Cullen Mobile Home. In December 1890, there was no change in use of Block 11 by the hotel business. In September 1895, no change. In October 1900, no change. In December 1907, the BPOE building had been constructed southwest of Block 11, the hotel was gone, and there was a paint shop on the east half of Lot 1, Block 11, as well as two more small buildings on the north ends of Lots 1 through 4. In January 1931, there was no change from the December 1907 map. Remnants of these old historic buildings and sheds are long gone.

The following documents were discovered by the ESA investigator during records searches of pertinent websites, in subsequent conversations / emails with local governmental personnel, and discussions with local citizens. These documents were not provided by the user of this ESA prior to the field investigation; however, their pertinence to the ESA for understanding 1628 Virginia Street site history is important documentation and warrants discussion in the following narrative.

(7) **Clear Creek County Assessor's Office Data.** Date researched: June 19, 2018. Source of information: <http://assessor.co.clear-creek.co.us/Assessor>. The Clear Creek County Assessor's office website provided information on assessment history, owner contact data, tax history, mobile home evaluations, warranty deed history, quit claim deed history, photos of the mobile homes, and a rough land survey plat. Assessor's account number: R004590.

(8) **Idaho Springs U.S.G.S. Quadrangle Map.** Dated 1974. Available on Clear Creek County's website linked to the USGS website, this map shows the location of Block 11, Lots 1-12 at 1628 Virginia Street as it existed in 1974. No pertinent information on recognized environmental conditions for the 1628 Virginia Street site can be obtained from this document.

(9) **Clear Creek County, Colorado Cultural Resources Management Plan.** SRI Foundation, 333 Rio Rancho Drive, Suite 103, Rio Rancho, NM 87124. Prepared by David W. Cushman. Dated December 2010. No pertinent information on recognized environmental conditions for the 1628 Virginia Street site can be obtained from this document.

(10) **Central City/Clear Creek NPL Site Map, U.S. EPA. Dated January 22, 2013.** Clearly shows the boundaries of the 1628 Virginia Street Property *is not included* for any operable unit in the NPL listing for the Central City/Clear Creek Superfund Site.

(11) **Map of Idaho Springs Area Mining Claims** from <https://thediggings.com>. The map depicts very little active mining claim activity within a ½ mile radius of the 628 Virginia Street Property. Most of the mining in the vicinity of the subject property was apparently up Virginia Canyon to the east. An interview with former land-owner, Mr. Tim Buenzli, revealed the possibility of a patented mining claim on the subject property but Ellis could not verify this assertion. It is not anticipated to have any bearing on RECs on the subject property.

(12) **Colorado Division of Water Resources Water Well Permit Information** from the website www.dwr.state.co.us/WellPermitSearch. Data from a well in Virginia Canyon owned by Mr. Billy King at 841 Virginia Canyon Road was examined. It was determined the well was 150 feet in depth but no information of pertinence to this ESA was found. No other drilled well information for adjacent landowners was available from this source.

Overall, the ESA author judged the available documents and records as sufficient to meet the requirements of ASTM concepts and definitions of "*practically reviewable*" (ASTM E1527-13, Section 3.2.69) and "*reasonably ascertainable*" (ASTM E1527-13, Section 3.2.77).

4.0 RECORDS REVIEW

The standard environmental records and database review for this ESA were conducted according to ASTM E1527-13 standards and criteria to the degree appropriate for the users of this ESA. Records and database searches were completed by Michael D. Ellis of EEE with the assistance of Jeff Todd of Todd Consulting Services during the period June 29 through July 20, 2018.

4.1 Standard Environmental Record Sources

Generally available standard environmental record sources/databases as listed in ASTM E1527-13 (Section 8.2.1) were searched and evaluated for this ESA. Record sources covered the approximate minimum search distances delineated in the ASTM guidelines. Information regarding these databases, the required search distances, database references, and findings are listed in Table 1 for the 1628 Virginia Street Property.

Table 1. Standard Environmental Record Sources – 1628 Virginia Street Property.

Source	Search Distance (mi)	Last Update	Inquiry Date	Findings	Database
Fed NPL	1.0	6/4/2018	6/27/2018	1	1
Fed Delisted NPL	0.5	6/4/2018	6/27/2018	None	1
Fed CERCLIS	0.5	6/4/2018	6/27/2018	None	1
Fed CERCLIS NFRAP	0.5	1/19/2018	6/27/2018	None	1
Fed RCRA CORRACTS	1.0	6/22/2017	6/27/2018	None	2
Fed RCRA Non-CORRACTS TSD	0.5	5/14/2018	6/27/2018	None	2
Fed RCRA Generator	Property and Adjoining	5/14/2018	6/27/2018	None	3
Fed Institutional or Eng. Controls	Property Only	2018	6/27/2018	None	4
Fed ERNS	Property Only	4/19/2018	6/27/2018	None	5
Fed ECHO*	Property Only*	6/10/2018	6/27/2018	None	6
CO NPL	1.0	2018	6/28/2018	1	1,7
CO CERCLIS	0.5	2018	6/28/2018	None	1,7
CO Landfill	0.5	12/4/2014	6/28/2018	None	8
CO LUST	0.5	2018	6/28/2018	None **	9
CO Reg. Storage Tank List	Property and Adjoining	2018	6/28/2018	None	9
CO Institutional or Eng. Controls	Property Only	2018	6/28/2018	None	10
CO Voluntary Clean Up Sites	0.5	2/20/2018	6/28/2018	None	11
CO Brownfield Sites	0.5	2018	6/28/2018	None	12

*Not a requirement of ASTM E1527-13.

Database: References numbered database in References Section.

Explanation of Records Search Findings

Federal NPL (1):

- The Virginia Street property is located within the 400 square mile Clear Creek/Central City Superfund Site that includes the Clear Creek watershed to near Golden, Colorado. However, the property is not within 1.0 miles of any active unit within the site.

Colorado NPL (1):

- The Clear Creek/Central City Superfund Site also is a listed State of Colorado site.

** LUST: There are no LUSTs within the 0.5 mile radius of the site. However, there is one (1) LUST at approximately 3600' east of the property mentioned for information only: Western Convenience, 2630 Colorado Blvd., Idaho Springs, CO 80452.

4.2 Physical Setting Sources

The principal physical setting sources utilized for the ESA were: (1) the U.S. Geological Survey (USGS) 7.5 topographic quadrangle map for Idaho Springs, Colorado; (2) aerial photographs from Google Maps and Google Earth; and (3) the plat maps provided by Ms. Sally S. Rush as recorded in the County Recorder's Office. The USGS quadrangle and the various aerial photos from Google Maps and Clear Creek County's web site cover the entire 1628 Virginia Street property and directly adjacent / adjoining properties. Discretionary and non-standard physical setting sources utilized in this ESA included internet sources such as MapQuest and Topo! (Proprietary software program). Google Earth provides historic aerial photography for the subject area for the following dates: 10-9-99; 12-30-02; 10-22-05; 4-29-06; 7-30-06; 3-30-08; 9-23-11; 10-9-15; and 7-9-16. Clear Creek County's Mapping and GIS Department's Website links to several other historic air photos dated every two years from 2006 through 2016. These photos were all examined for potential RECs and used to better understand the physical setting.

4.3 Historical Use Information - Property

Information regarding historical use of the property was obtained from interviews (Section 6.0) with the current owner, previous owners, Clear Creek County officials, and other local citizens of Clear Creek County plus the personal knowledge of the ESA investigator. Historical aerial photography was utilized for the ESA (see comment in Section 4.2 above). A list of the aerial photographs examined for the subject property is provided above in Section 4.2.

Personal interviews with local citizens, previous owners, and tenants, plus examination of the historic aerial photos / maps, and the field inspection (June 29, 2018) revealed one area of *potential* environmental concern with regard to the subject property. Mobile homes constructed in the early 1970's located in similar environments have exhibited black mold. Although not observed directly on the inspection of June 29, 2018, it is likely to find black mold any place where mold spores can accumulate—places of dampness (showers, drains, kitchen sink, attic, etc.). It is beyond the scope

of an Environmental Site Assessment Phase I to collect samples for mold testing. However, a thorough testing program should be instigated before any new tenants are allowed to occupy these mobile homes at 1628 Virginia Street.

4.4 Historical Use Information - Adjoining Properties

Historical use information for adjoining properties was gathered from the same sources as above, including interviews and aerial photography. From the available information it appears that historical uses consisted mostly of undeveloped lands (in the late 1800's and early 1900's), wildlife habitat (late 1800's / early 1900's), a few small buildings associated with the hotel located on the Block south of the subject property in the late 1800's / early 1900's), followed by gradual residential development in the 1900's to the present time. As stated above, the hotel was originally built on the adjacent property to the south in the late 1860's, the BPOE Building in 1907 (approximately), while the Catholic Church Building was built in later years.

5.0 SITE RECONNAISSANCE

The ESA site reconnaissance / field inspection was conducted on June 29, 2018. Weather conditions at the time of the reconnaissance were generally warm (~75°F) and clear to partly cloudy. The ground condition was dry. Due to the size of the property, a complete pedestrian survey was conducted around the perimeter and within the boundaries of the site.

5.1 Methods and Limiting Conditions

As stated above a complete pedestrian survey *was* practical for the subject property. The investigator walked around both mobile homes, around all parking areas, back and forth several times on Virginia Street and Wall Street above the retaining walls. Brief walk-arounds were conducted inside both mobile homes but the locked sheds were not inspected.

Overall, the ESA author judged the inspections to meet the requirements of ASTM concepts and definitions of “*practically reviewable*” (ASTM E1527-13, Section 3.2.65) and “*reasonably ascertainable*” (ASTM E1527-13, Section 3.2.73).

At a number of locations (including off-site, adjoining property), photographs were taken using a Cannon S110 digital camera. Photo locations included “typical property” photographs, as well as the obvious features as discussed herein. Selected photos and descriptions are presented in Appendix C.

5.2 General Site Setting

The general site setting for the subject properties has been described in Section 2.0 of this report.

5.3 Exterior Observations

Exterior observations of the subject property are described in the following narrative. The 1628 Virginia Street property is easily visible uphill to the north from Colorado Boulevard between 16th

and 17th Avenue as one approaches either from the east or west. Approaching from the east on Virginia Street looking west, one notices the prominent retaining walls and the mobile homes. The Cullen Mobile Home will come into view first and it appears to have been well-maintained. It has a wooden front porch and a fenced back yard. Next, travelling west on Virginia Street is the Eddings / Ruschmyer Mobile Home, which appears to be less well-maintained and surrounded by various piles of used equipment and debris. Mr. Eddings deals in used equipment and antiques and stores a lot of stuff in sheds and an RV that exist adjacent to the mobile home. Several cars or trucks are likely to be parked in front of both mobile homes. Photographs of the property are provided in Appendix C—General Photographs.

5.4 Interior Observations

Interior observations are those made within the confines of the site boundaries. For purposes of this ESA, the following discussion will *focus on RECs*. There are no recognized environmental conditions on the 1628 Virginia Street property, in the opinion of the ESA investigator.

5.4.1 RECs from the Historical Record and Pertinent Literature Reviews

None.

5.4.2 RECs from Field Observations of June 29, 2018

None.

6.0 INTERVIEWS

Telephone interviews / discussions and email exchanges relative to the Virginia Street property during the preparation of this ESA were conducted on June 19, 26, 27, and 29, 2018 with the user of the ESA report—Ms. Sally S. Rush of Clear Creek County Housing. These interviews were very helpful, setting the stage for the field reconnaissance and meeting with tenants which took place on Friday, June 29th. Several important maps and documents were provided by Ms. Rush.

Mr. Gary Clark representing Precision Investments LLC (the seller), was contacted by phone and email on June 27, 2018. Ellis forwarded via email a copy of the environmental site assessment questionnaire which Mr. Clark finally finished and submitted on July 18, 2018. No evidence of RECs can be ascertained from Mr. Clark's responses to the questions submitted.

Ms. Charlotte Hampson, Clear Creek County Environmental Health Specialist - Department Lead, was contacted by email on June 29, 2018. On July 9, 2018 Ms. Hampson responded as follows: "I have had a chance to go through our files and do not see that we have ever had any enforcement at this property. I don't have any concerns at this point in time"

Ms. Alexis Ehr Gott of the County Archivist Office was contacted by email numerous times during the period June 29 through July 3, 2018. Several documents (Sanborn Fire Insurance Maps), county records (Chain of Title), and bits of historical information and photographs (Beebe Hotel 1800's picture) were provided to the ESA investigator. Ms. Ehr Gott was most helpful and exhausted the county records in her effort to find pertinent data for preparation of this ESA report.

Mr. Marvin Eddings and Ms. Catarina Ruschmyer (mobile home tenants) were interviewed in person on June 29, 2018. Mr. Eddings allowed the ESA investigator access to all unlocked facilities on the site, including a walk-through of the mobile home's interior. Mr. Eddings (who is certified to work in asbestos remediation, incidentally) reported that he knew of no asbestos, lead paint, lead piping, or any other environmental concerns except the possible presence of mold inside the mobile home. When asked if he had any hazardous materials onsite, Mr. Eddings responded that he had some but they were used only sparingly in his business as an antique buyer and seller. During the field reconnaissance Ellis did find three old lead acid car batteries, two propane tanks, and one unlabeled green metal gas (argon?) cylinder stored outside the sheds and RV. Mr. Eddings and Ms. Ruschmyer have lived in this mobile home for approximately two years.

Mr. Phil Cullen (mobile home tenant) was interviewed in person on June 29, 2018. Mr. Cullen allowed the ESA investigator access to all unlocked facilities on the site, including a walk-through of the mobile home's interior. Mr. Cullen has lived in this mobile home for over ten years. He worked locally at the Argo Wastewater Treatment Plant for 14 years and has a general knowledge of environmental matters. Mr. Cullen reported that he knew of no asbestos, lead paint, lead piping, or any other environmental concerns except the possible presence of mold inside the mobile home. He based his assertion of mold on the fact that he had encountered some black mold in a nearby home he had been renovating recently—it is of the same general age as his rented mobile home. Mr. Cullen uses no hazardous materials except a *de minimis* amount of pesticide—Roundup. Mr. Cullen also reported the concrete retaining wall had “washed out” during heavy rains in 2013, and the owners at that time had it rebuilt.

Mrs. Lou Ann Urso, former owner, was interviewed by telephone on July 10, 2018. Mrs. Urso and her husband, John, purchased the property in 2003 and owned it for approximately ten years. They used to have a third mobile home on the property but it was demolished in approximately 2013 (*examination of aerial photos confirms this timeframe for demolition*). Mrs. Urso stated that Mr. Phil Cullen (tenant) had “done a good job of keeping it [the mobile home] in good shape.” Mrs. Urso indicated she knew of no environmental concerns with the property.

Mr. Tim Buenzli, former owner, was interviewed by telephone on July 10, 2018. Mr. Buenzli stated he owned the property from approximately 1993 to 2003. During the time he owned the property the sewer line was replaced. He confirmed a third mobile home existed on the site at the time of the sale to the Ursos. Mr. Buenzli reported that he purchased the property from an older couple—Glen and Alice Fenicle—with the intent to use the site as rental units. According to Mr. Buenzli the rock wall and the concrete retaining wall were stable during his ownership. Mr. Buenzli indicated he knew of no environmental concerns with the property.

Mr. Bob Bowland, local long-time resident and native of Idaho Springs, was interviewed by telephone on July 5, 2018. Mr. Bowland remembers sheds on the property in the 1950's and 1960's. [*These sheds could have been the ones associated with the old hotel shown on the Sanborn Maps.*] He also reported that Mr. and Mrs. Ray Nelson owned the structure to the west and may have had the “Antler's Trailer Park” which is mentioned for Block 11 in the Assessor's records. According to Mr. Bowland, “trailer parks” in Idaho Springs were “spurred” on by the need for

housing the 1970's when Henderson Mine was being constructed. Mr. Bowland indicated he knew of no environmental concerns with the property.

These interviews and discussions were utilized in this ESA in determining the availability of existing files and information, developing a comprehensive picture of how and when the site was used, and recent activities on the 1628 Virginia Street Property.

7.0 FINDINGS, OPINIONS, AND CONCLUSIONS

EEE has performed a *Phase I Environmental Site Assessment* in conformance with the scope and limitations of ASTM Practice E 1527-13 of the 1628 Virginia Street property consisting of 12 Lots in Block 11 within the city boundary of Idaho Springs in Clear Creek County, Colorado—herein referred to as the *property*. Any exceptions to, or deletions from, this practice are described in Section 1.0 of this *report*. **This assessment has determined that no recognized environmental conditions exist in connection with the property, as detailed in Section 5.4 above.**

Recommendations: The following recommendations are made based upon the findings herein:

- Environmental sampling (ASTM Phase II ESA) is **not** recommended unless Clear Creek County Housing or Habitat for Humanity decides to use the existing mobile homes for future tenants. In that case, a licensed environmental professional or industrial hygienist should sample each mobile home for the presence of mold, asbestos, and lead paint.
- There are a few minor environmental clean-up issues—removal of lead acid batteries, the green gas cylinder, two propane tanks, and debris other junk and debris onsite—that should be pursued prior to transfer of the property.

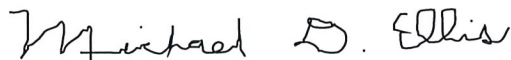
EEE's professional opinion is limited to the sites and facilities addressed in this report. EEE does not warrant that the 1628 Virginia Street Property assessed during this inquiry is free of hazardous or potentially hazardous materials and conditions or that latent and undiscovered conditions will not become evident in the future.

8.0 SIGNATURE

This ESA Phase I was prepared by the undersigned whose credentials appear in Appendix E.

I have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of the 1628 Virginia Street Property whose legal description is provided in Section 2.1 of this report. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. ***This ESA Phase I has determined there are no recognized environmental conditions in connection with the property as described in Sections 5 and 7 of this report.***

I have the specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the subject *property*. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Michael D. Ellis, P.E.
Ellis Environmental Engineering, Inc.

July 20, 2018

Date

9.0 DATABASES and REFERENCES

9.1 ASTM Practice Designation E1527-13 and All Appropriate Inquiry—This is the basic reference for conducting an ESA Phase I. In addition to the ASTM standard, Environmental Data Resources, Inc. at www.edrnet.com has a number of good research papers on “all appropriate inquiry” and searching records sources for such things as liens, environmental compliance records, etc. Another excellent resource is the website of Harris and Lee Environmental Sciences, LLC, located in Santa Rosa, California. The website address is www.hlenv.com. Particularly useful on Harris and Lee’s website is Table 1—Key Differences between the Final All Appropriate Inquiries Regulations Specification and the Previous Specification Standard.

- American Society for Testing and Materials. 2013. Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. Practice Designation E 1527-13.

9.2 Standard Internet Databases for Conducting Phase I ESAs

Explanation of Records Search Findings

* Federal NPL:

* Colorado NPL:

• The 1628 Virginia Street property is included within the boundary of the Clear Creek/Central City Superfund Site study area as is everything within the Clear Creek watershed. However, the 1628 Virginia Street property is not within 1.0 miles of any operable or remediated unit of the NPL site.

1) USEPA NPL:

<http://www3.epa.gov/enviro/facts/multisystem.html>

<http://www2.epa.gov/superfund/proposed-national-priorities-list-npl-sites-state>

<http://www2.epa.gov/superfund/deleted-national-priorities-list-npl-sites-state>

2) USEPA RCRA CORRACTS Facilities List:

<http://epa.gov/osw/hazard/correctiveaction/facility/index.htm>

<http://www2.epa.gov/cleanups/cleanups-my-community>

<http://www2.epa.gov/region8/environmental-indicators-gpra>

3) USEPA RCRA Generator List:

<http://www.epa.gov/enviro/facts/rcrainfo/search.html>

4) Federal Institutional or Engineering Controls:

<https://www.colorado.gov/pacific/cdphe/sites-environmental-covenants-and-use-restriction> (2015)

<http://www2.epa.gov/region8/brownfields-success-stories>

5) Federal ERNS List:

<http://www.nrc.uscg.mil/Default.aspx>

<http://www.rtknet.org/db/mas/mas.php?database=mas&citystate=dumont%2C+Colorado> (2014)

- 6) USEPA ECHO (Enforcement and Compliance History Online):
<http://echo.epa.gov/facilities/facility-search/results>
<http://echo.epa.gov/resources/echo-data/about-the-data#sources>
- 7) CDPHE CERCLA Database:
<https://www.colorado.gov/pacific/cdphe/search/site/colorado%20npl>
<https://www.colorado.gov/pacific/cdphe/central-city-clear-creek>
<http://www2.epa.gov/region8/central-city-clear-creek>
- 8) CDPHE Solid Waste Landfill List:
https://www.colorado.gov/pacific/sites/default/files/HM_sw-list-of-comm-landfills.pdf
- 9) Colorado LUST/UST/Registered Tank database:
<http://costis.cdle.state.co.us/OIS2000/home.asp>
- 10) Colorado (and federal) Institutional/Engineering Controls:
<https://www.colorado.gov/pacific/cdphe/sites-environmental-covenants-and-use-restriction>
<http://www2.epa.gov/region8/brownfields-success-stories>
- 11) Colorado Voluntary Clean-up Sites:
<https://www.colorado.gov/pacific/cdphe/voluntary-cleanup>
- 12) Colorado Brownfield Sites:
<https://www.colorado.gov/pacific/cdphe/voluntary-cleanup>
<https://www.colorado.gov/pacific/cdphe/brownfields>
<http://www2.epa.gov/region8/brownfields-success-stories>

Additional References and Databases

CDOT, 2012, Twin Tunnels Environmental Assessment and Section 4(f) Evaluation, CDOT PN CO703-379, 243 p.

Clear Creek County:

<http://www.co.clear-creek.co.us/>

http://en.wikipedia.org/wiki/Clear_Creek_County,_Colorado

Colorado Division of Reclamation, Mining and Safety.

<http://mining.state.co.us/Reports/MiningData/Pages/SearchbyCounty.aspx>

9.3 General Reference List (*Note: This list does not include references in section 3.0 for User Provided Information, Section 9.2 for Database Searches, nor does it reiterate those personal conversations and discussions listed in Section 6.0 Interviews*)

Hollister, Ovando J. Reprint of 1867. *The Mines of Colorado*. Reprinted edition (1974) by the Promontory Press, New York.

U.S. Forest Service Arapaho/Roosevelt National Forest. 1997. *Revised Land and Resource Management Plan - Clear Creek Ranger District*.

Appendix A – Maps

This appendix contains numerous maps that were used in the compilation of the ESA Phase I for the Virginia Street Property. In order, they can be described as follows:

1-Aerial Map – shows location of 1628 Virginia Street on a 10-9-2015 air photo. Map provided by Clear Google Earth.

2-A Portion of the Idaho Springs U.S.G.S. 7.5 Minute Quadrangle Map showing location of the 12 Lots at 1628 Virginia Street. From the Clear Creek County Website linked to the U.S.G.S. Website.

3-Land Ownership Map with property boundaries and location of mobile homes for 1628 Virginia Street. Map provided by Clear Creek County Housing (Ms. Sally Rush).

4-Land Survey Plat Map with property boundaries as recorded December 29, 2016. Map provided by Clear Creek County Housing (Ms. Sally Rush).

5-Sanborn Fire Insurance Maps for Idaho Springs, Colorado. Six historic maps dated as follows: July 1886, December 1890, September 1895, October 1900, December 1907, and January 1931. Maps provided by Ms. Alexis Ehrgott of Clear Creek County Archives. These historic maps show the location of the subject property as well as surrounding structures as they existed at the time of the maps, including the Beebe Hotel and associated structures.

Aerial Photograph of Idaho Springs, dated October 9, 2015

Showing Location of 1628 Virginia Street

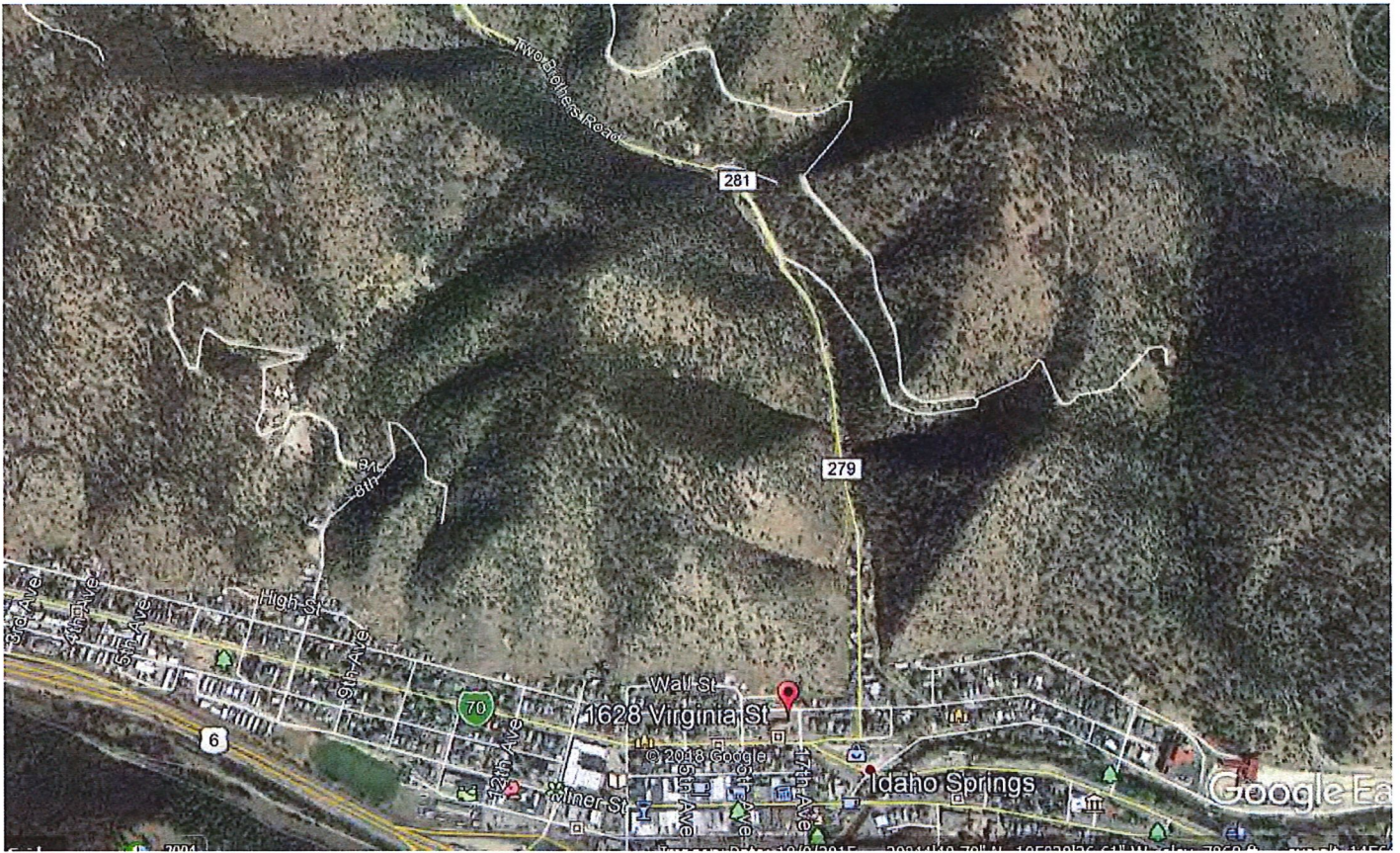
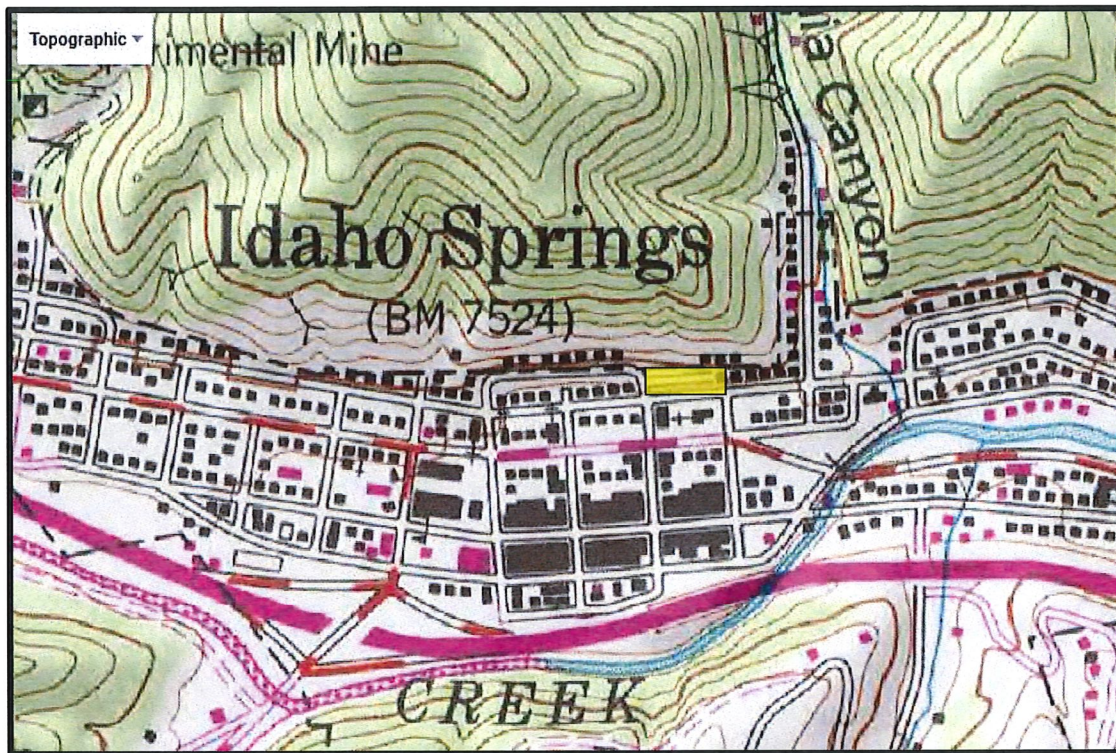


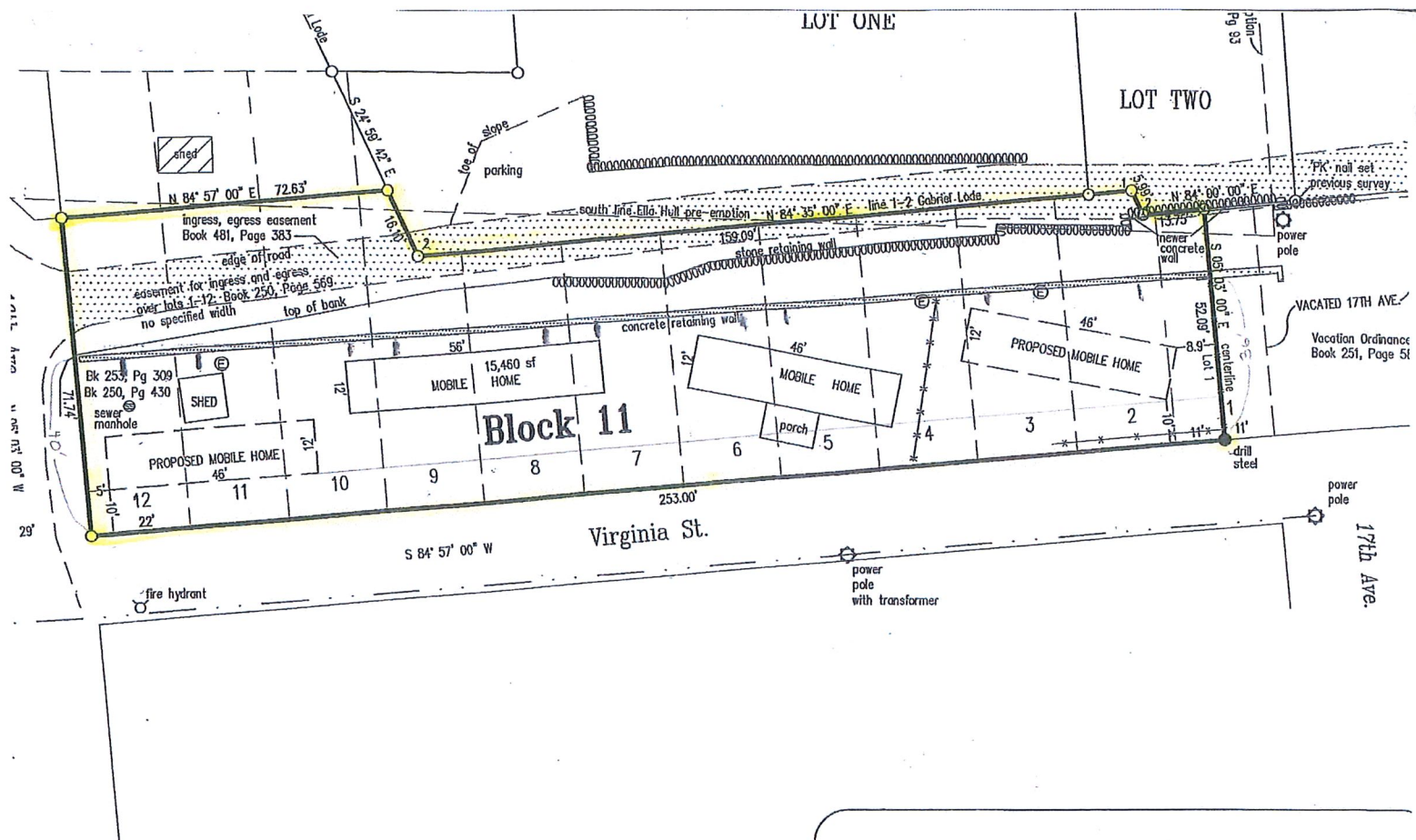
Photo of 10-9-2015 from Google Earth

Elevation approx. 8060 ft.

Portion of the USGS Topographic Map Idaho Springs 7.5 Minute Quadrangle

Yellow rectangle approximates the location of 1628 Virginia Street.





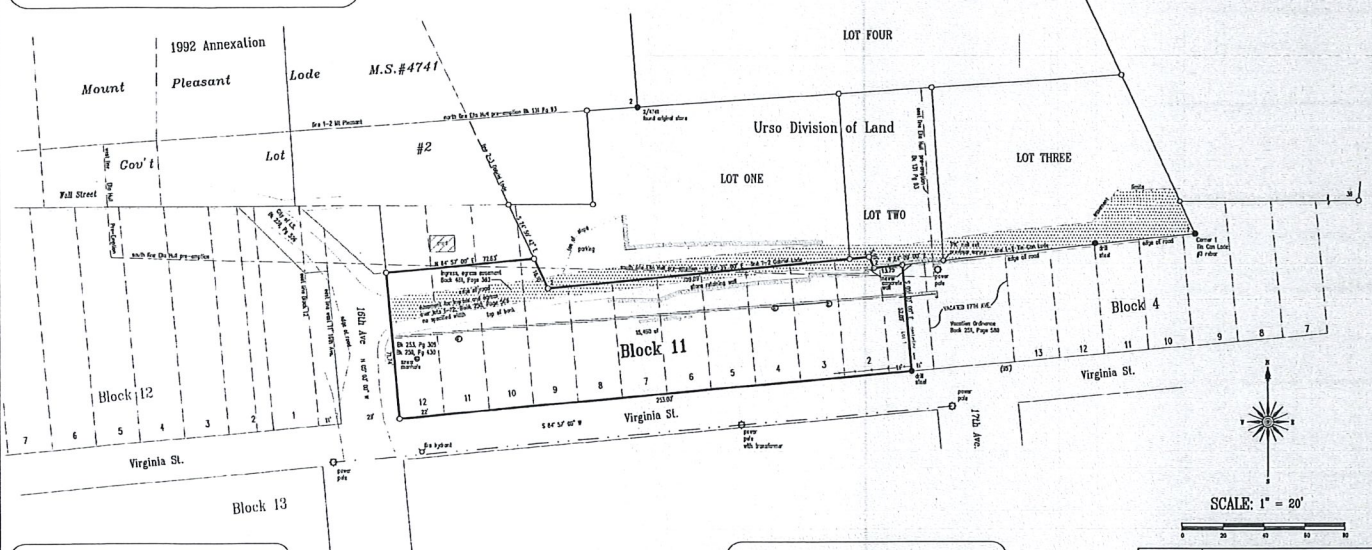
NOTES

1. This plat is in compliance with C.R.S. Title 38, Article 32 and all other applicable statutes.
2. No guarantee as to the accuracy of the information contained on this plat is either stated or implied unless this plat bears the original signature of the registered land surveyor herein named.
3. This survey was not conducted in the presence of the County Clerk or Recorder of the County of Clear Creek, Colorado. Research for this survey was performed in accordance with C.R.S. 38-32-108 and the Rules of Procedure and Board Policy Statements of the State Board of Land Surveyors. The Surveyor hereby certifies that this survey complies with the Rules of Procedure and Board Policy Statements of the State Board of Land Surveyors.
4. **NOTED:** According to Colorado law you must commence any legal action based upon any defect in this survey within three years after the date of recording this plat. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification of this survey.
5. **●** Indicates land corner set by others.
6. **○** Indicates set of 1/4 corner with no plat survey on record. 1/4 CORNER unless otherwise noted.
7. Any person who knowingly conceals, alters or defaces any public land survey monument, or land boundary monument or surveyor's corner is guilty of a CLASS 2 MISDEMEANOR pursuant to State Statute 18-6-504 C.R.S.
8. The block of township is taken from state observations.
9. The area of the subject property as surveyed is 15,400 square feet, more or less.

Land Survey Plat

Lots 2-12 and the West Half of Lot 1
Block 11
Within the City of Idaho Springs
Section 36, T3S, R73 W
County of Clear Creek, State of Colorado

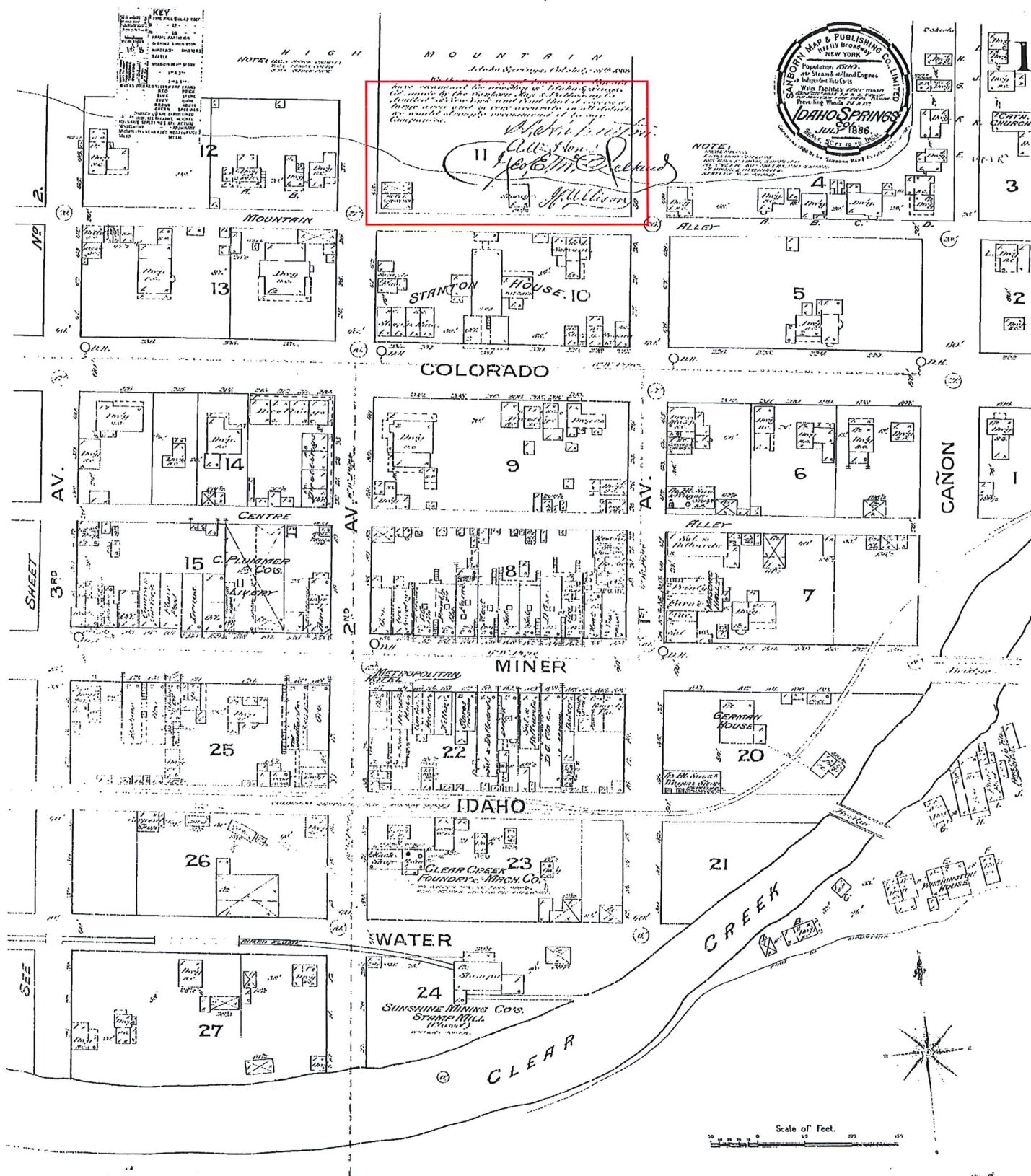
LEGAL DESCRIPTION
All that portion of Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and the West One Half of Lot 12, City of Idaho Springs, 1/4 Sec 36, T3S, R73W, County of Clear Creek, State of Colorado.
All that portion of Lot 12, Block 11, City of Idaho Springs, 1/4 Sec 36, T3S, R73W, County of Clear Creek, State of Colorado.

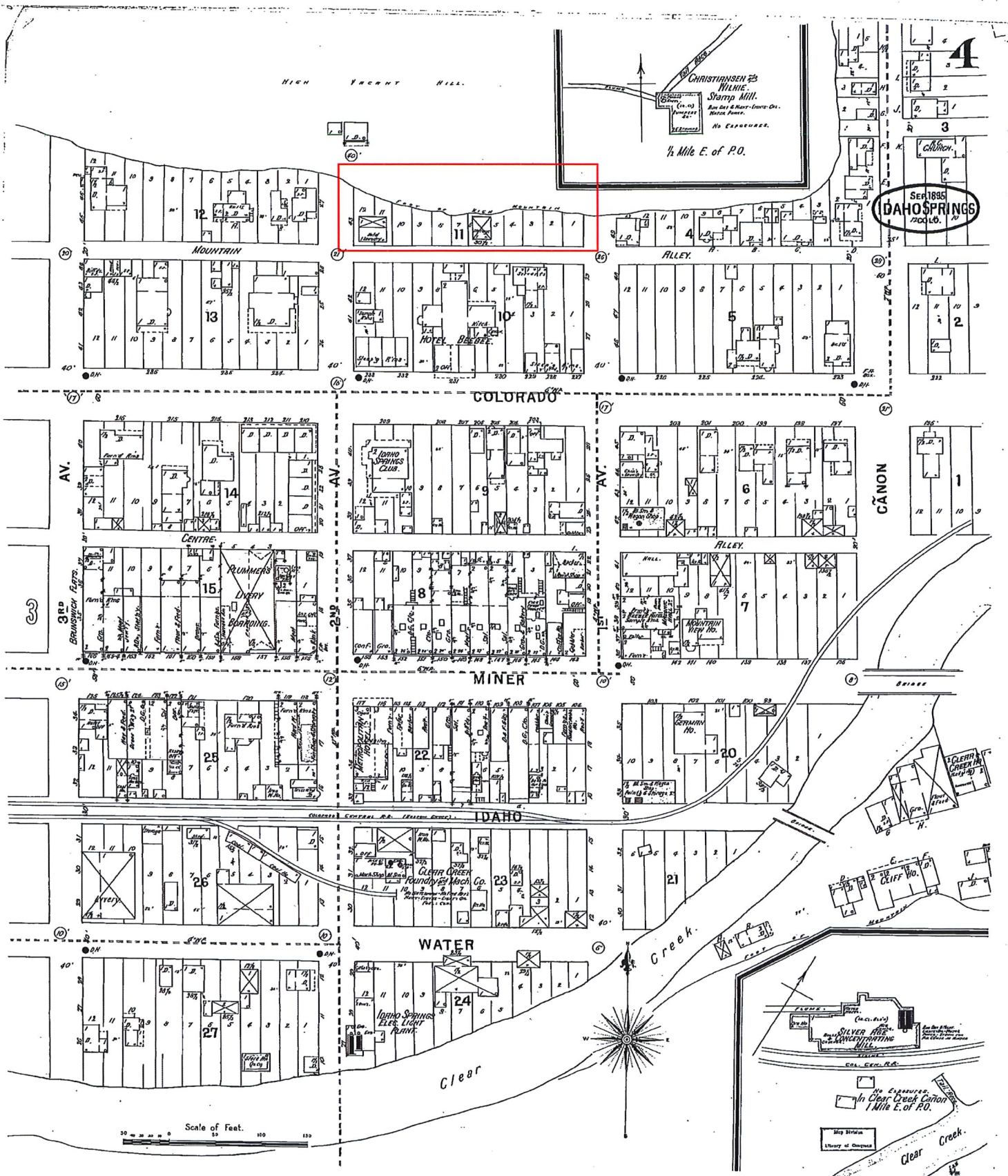


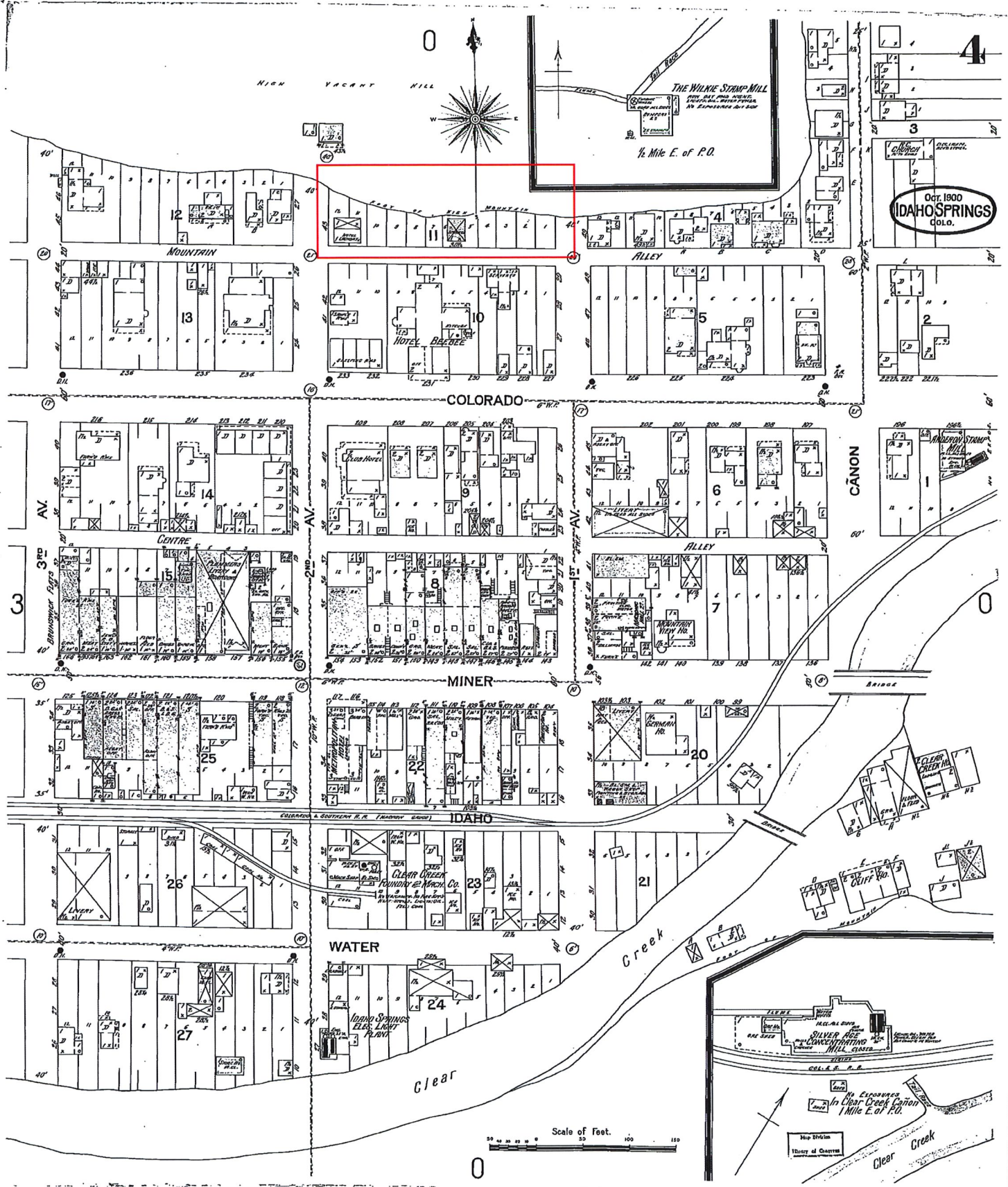
County Recorder Certificate
This plat was filed for record in the office of the County Clerk and Recorder of Clear Creek County at 10:00 A.M. on this 24th day of December 2018. at Book 5125, Page 3622. Reception No. 2018-12-24-01.
Marilyn S. Carson, Deputy Clerk
City and Records

CERTIFICATION
I, Gary Warrick, a registered land surveyor in the State of Colorado, certify that the survey lines shown herein are based upon the best evidence available and that I have personally supervised the survey and the monumentation, and that the survey was conducted in accordance with the Rules of Procedure and Board Policy Statements of the State Board of Land Surveyors.
Gary Warrick, Registered Land Surveyor

16-25 Lots 2-12 and W 1/2 Lot 1
Block 11, Idaho Springs
Section 36, T3S, R73W
CLIENT: Gary Warrick
DATE: 01/28/16

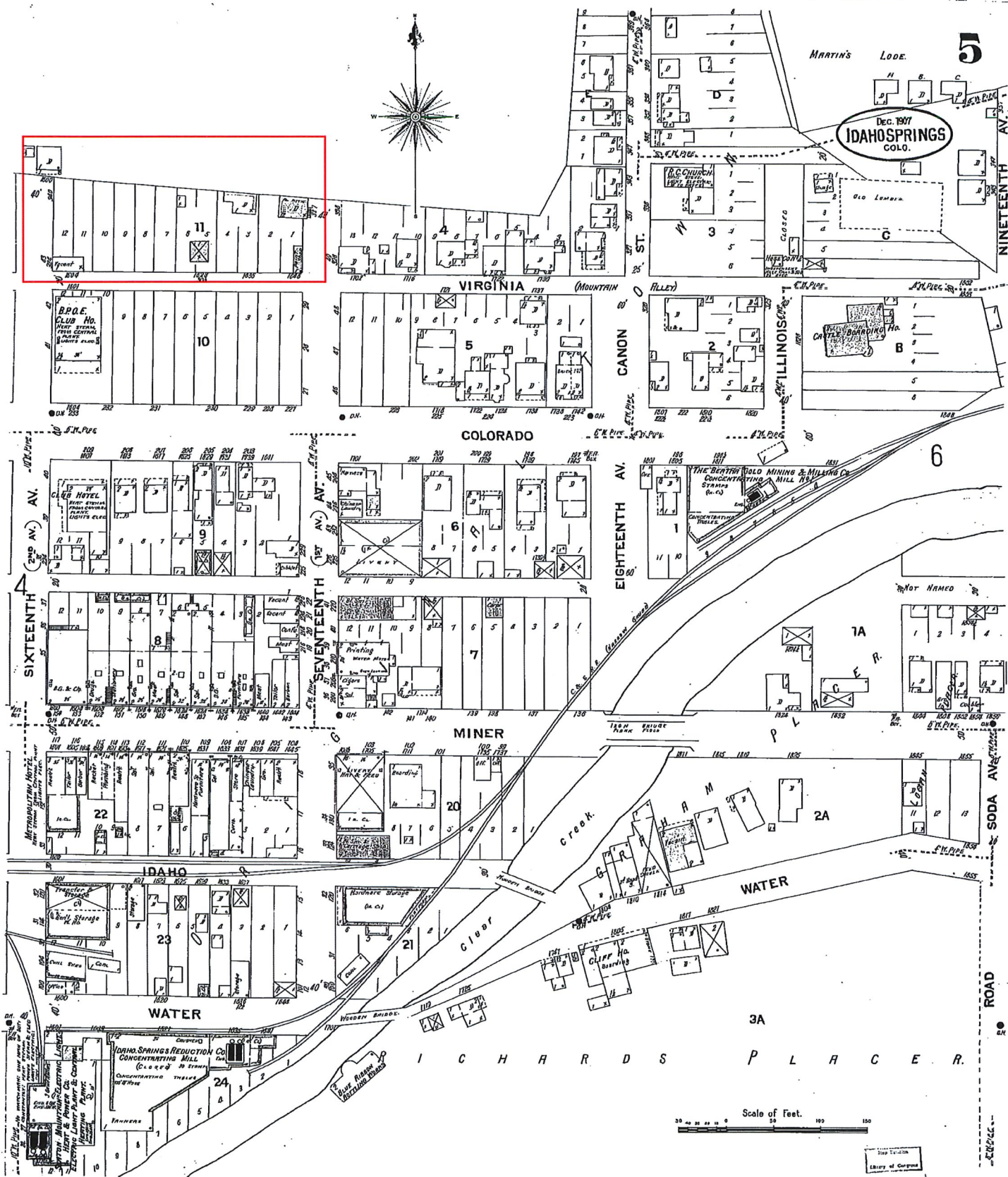






OCT. 1900
IDAHO SPRINGS
COLO.

Scale of Feet.
0 50 100 150



MARTIN'S LOGE.

DEC. 1907
IDAHO SPRINGS
COLO.

VIRGINIA

COLORADO

MINER

IDAHO

WATER

WATER

I C H A R D S P L A C E R

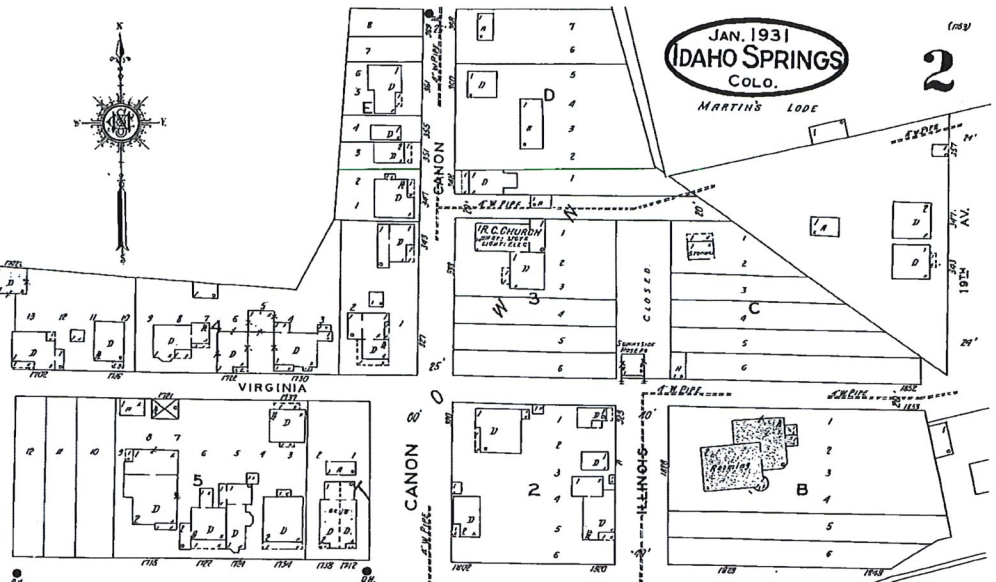
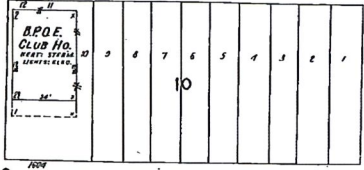
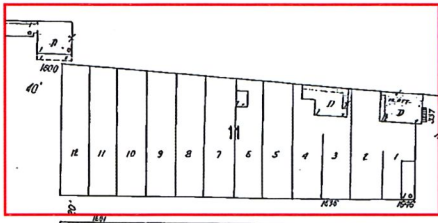
Scale of Feet.
0 20 40 60 80 100 120 140 160 180 200

Survey of Corps

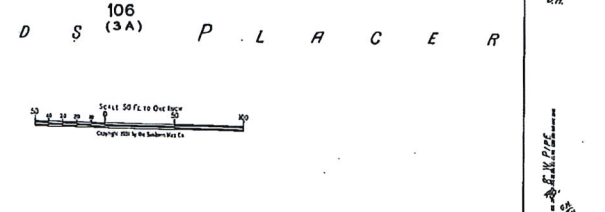
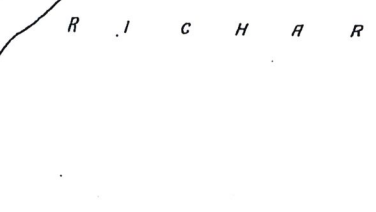
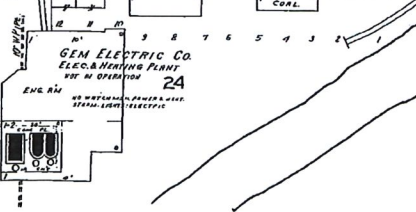
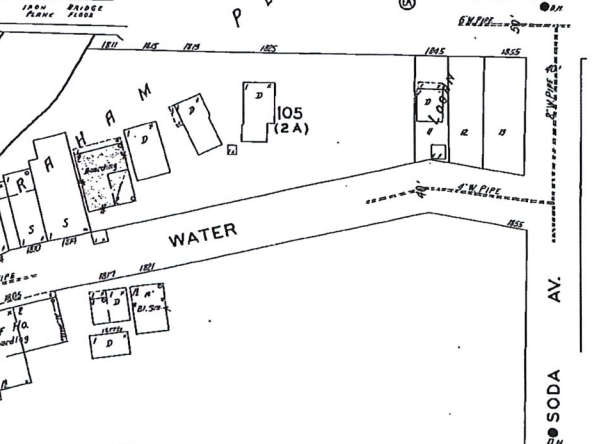
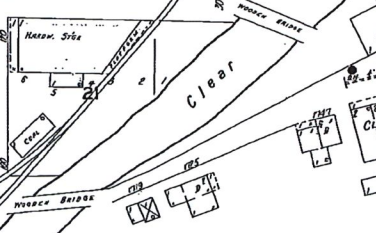
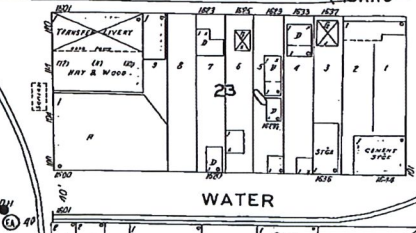
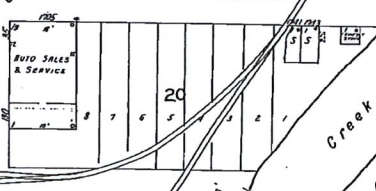
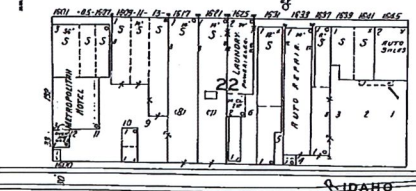
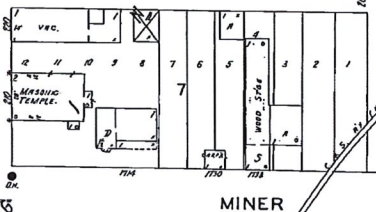
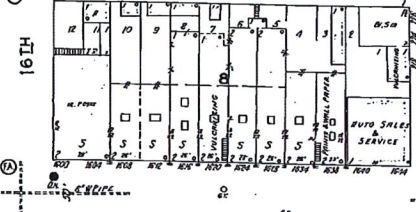
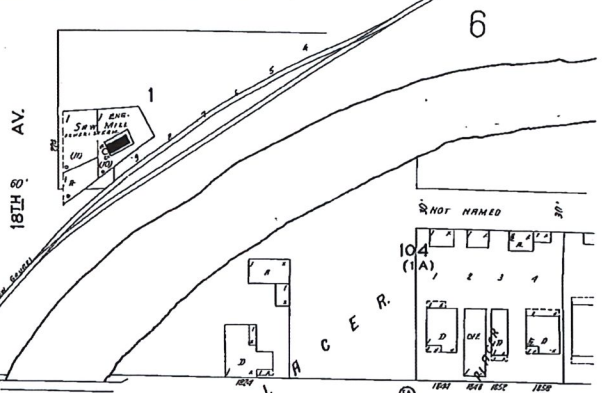
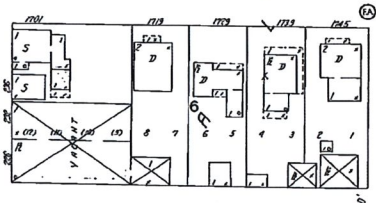
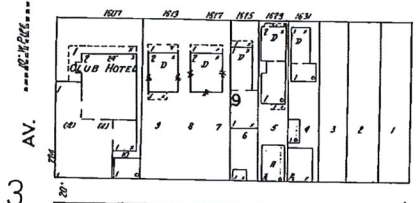
2

JAN. 1931
IDAHO SPRINGS
COLO.
MARTIN'S LODGE

2



COLORADO



GEN ELECTRIC CO.
ELEC. & HEATING PLANT
WATER WHEEL
24



Appendix B – Warranty Deed for 1628
Virginia Street

After Recording Return to:
Precision Investments, LLC, a Colorado limited liability company
Gary Clark, Manager
2649 West 26th Avenue
Denver, CO 80211

WARRANTY DEED

This Deed, made April 15, 2016

Between John G. Urso and Lou Ann Urso of the County Clear Creek, State of Colorado, grantor(s) and Precision Investments, LLC, a Colorado limited liability company, whose legal address is 2649 West 26th Avenue Denver, CO 80211, County of Clear Creek, and State of Colorado, grantee.

WITNESS, That the grantor, for and in the consideration of the sum of ONE HUNDRED SIXTY-TWO THOUSAND NINE HUNDRED DOLLARS AND NO/100'S (\$162,900.00) the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, their heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Clear Creek, State of Colorado described as follows:

State Doc Fee: \$16.29

See Exhibit A attached hereto and made a part hereof.

also known by street and number as 1628 Virginia Street, Idaho Springs, CO 80452

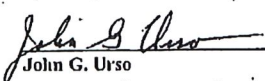
TOGETHER with all and singular hereditaments and appurtenances, thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises; with the hereditaments and appurtenances.

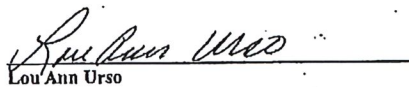
TO HAVE AND TO HOLD said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantee, his heirs and assigns, that at the time of the enrolling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind of nature so ever, except for taxes for the current year, a lien but not yet due and payable, and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Buyer in accordance with section 8.1 (Title Review) of the contract dated March 28, 2016, between the parties.

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this on the date set forth above.

SELLERS:


John G. Urso

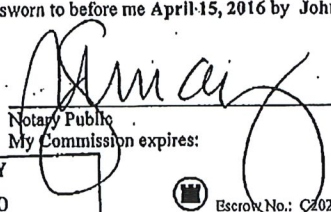

Lou Ann Urso

STATE OF COLORADO
COUNTY OF Jefferson

ss:

The foregoing instrument was acknowledged, subscribed and sworn to before me April 15, 2016 by John G. Urso and Lou Ann Urso.

Witness my hand and official seal.


Notary Public
My Commission expires:

WD - Warranty Deed (Rev. 02/05/14)

LINDSEY M. MURRAY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20014027713
MY COMMISSION EXPIRES SEPTEMBER 22, 2017



Escrow No.: C2020106-072-JT2

ATTACHED LEGAL DESCRIPTION

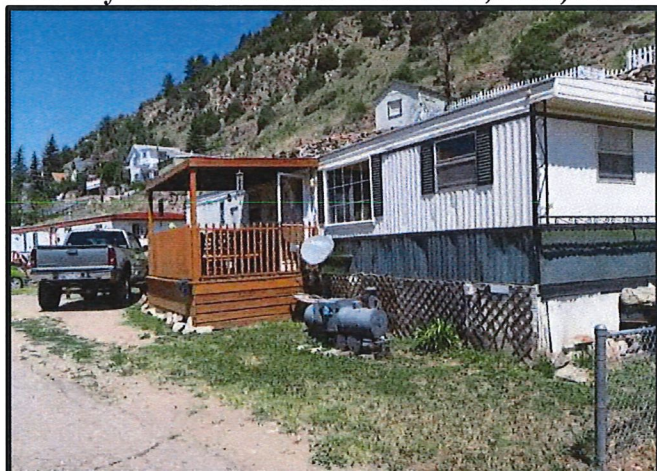
All that portion of Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and the West One Half of 1, Block 11, City of Idaho Springs, lying South of property described in Deeds recorded in Book 253, Page 309 and in Book 250, Page 430, County of Clear Creek, State of Colorado.

All that portion of Lot 12, Block 11, City of Idaho Springs, lying South of property described in Deeds recorded in Book 253, Page 309 and in Book 250, Page 430, County of Clear Creek, State of Colorado.

Also Known as: 1628 Virginia Street, Idaho Springs, CO 80452

Appendix C – General Photographs
for 1628 Virginia Street

Appendix C—General Photographs of the Virginia Street Property in Idaho Springs, CO (All Photographs taken by Michael D. Ellis on June 29, 2018) P. 1/5



Cullen Mobile Home from Virginia Street Looking NW. Eddings / Ruschmyer Mobile Home looking NW.



Overview of the property taken from the Catholic Church Parking Lot Looking Northwest.

Below: East end of property; note retaining walls. Right: Looking west down Virginia Street. BPOE Building on adjacent property to the left and mobile homes on the right.



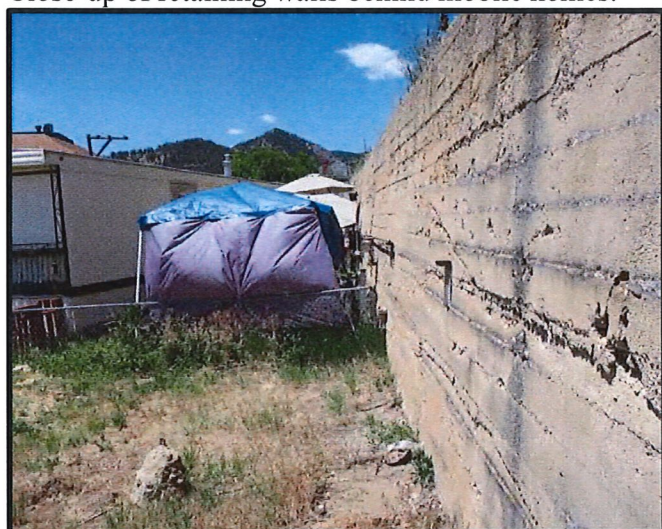
Appendix C—General Photographs of the Virginia Street Property in Idaho Springs, CO (All Photographs taken by Michael D. Ellis on June 29, 2018) P. 2/5



Close-up of retaining walls behind mobile homes.



Typical utility hook-up in Lots 3-9. Some non-functional.



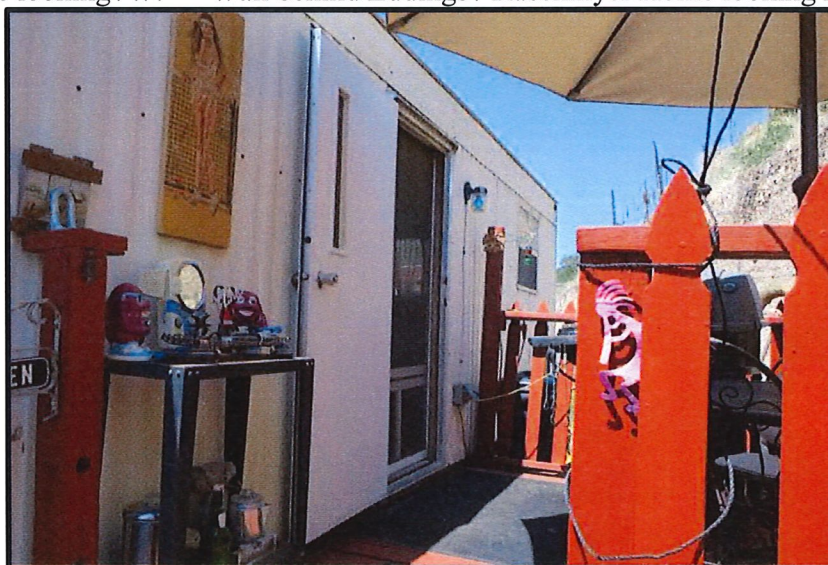
Retaining wall behind Cullen Mobile Home looking W.



Wall behind Eddings / Ruschmyer Home looking E.



Back Yard of Cullen Residence.



Back Deck and Porch of Cullen Mobile Home.

Appendix C—General Photographs of the Virginia Street Property in Idaho Springs, CO (All Photographs taken by Michael D. Ellis on June 29, 2018) P. 3/5



East end of Cullen Mobile Home—Plywood "Skirt" and Rock Foundation.

Furnace—Cullen Home.



Below: Kitchen of the Eddings / Ruschmyer Mobile Home. Note: Paneling on Walls.



Interior storage room in the Eddings / Ruschmyer Mobile Home. Note: Paneling on Walls and Ceilings.



Front of Eddings / Ruschmyer Mobile Home looking E. Shed and RV for Antique Storage at Eddings Home.

Appendix C—General Photographs of the Virginia Street Property in Idaho Springs, Colorado (All Photographs were taken by Michael D. Ellis on June 29, 2018) P. 4/5



Debris Stored on the Ground W. of Eddings Mobile Home.



View from Wall Street looking East.



Small Yard between Eddings Mobile Home and RV.



Roof of Eddings / Ruschmyer Mobile Home.

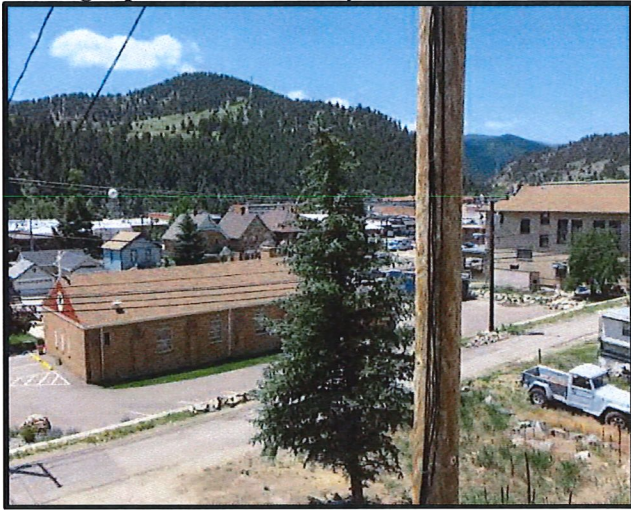


Roof of Cullen Mobile Home with adjacent shed.

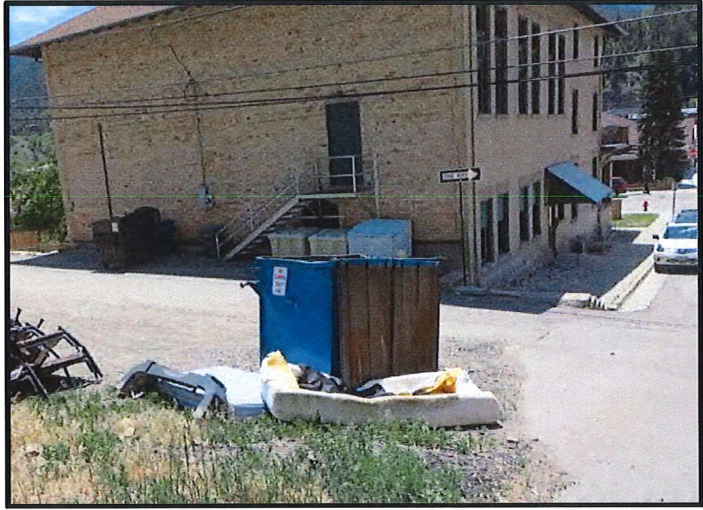


Looking East down Wall Street above property.

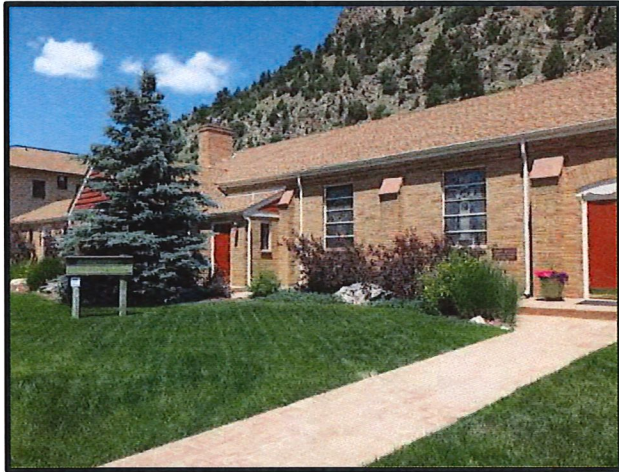
Appendix C—General Photographs of the Virginia Street Property in Idaho Springs, Colorado (All Photographs were taken by Michael D. Ellis on June 29, 2018) P. 5/5



From Wall Street looking SW across E end of Property.



Looking South (BPOE Bldg) from SW corner.



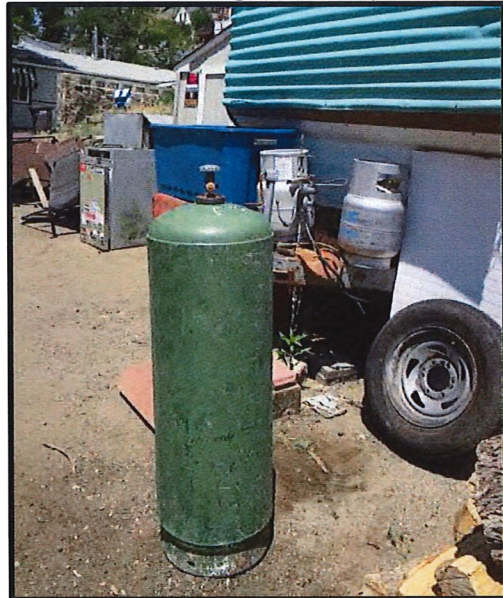
Catholic Church—Adjoins Property on the South.



Front elevation of the Eddings / Rushmyer Home.



Three Lead Acid Car Batteries Stored at Eddings Shed.



Two Propane Cylinders and One Argon (?) Cylinder at Eddings RV Storage Unit.

Appendix D – Information from
Assessor's Office
for 1628 Virginia Street Property

1628 Virginia Street, Idaho Springs, CO (from <http://assessor.co.clear-creek.co.us/Assessor>)

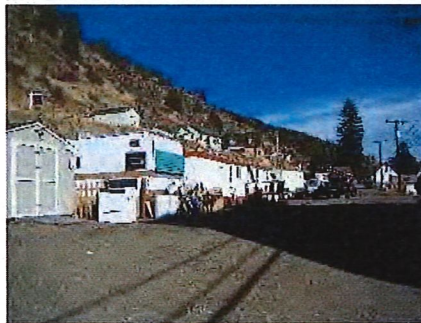
Account: R004590

Location	Owner Information	Assessment History
Parcel Number 1835-363-38-002	Owner Name PRECISION INVESTMENTS LLC A COLO	Actual (2018) \$41,050
Tax Area Id Idaho Springs - 030	LLB	Assessed \$2,960
Situs Address	In Care Of Name % GARY CLARK MANAGER	Tax Area: 030 Mill Levy: 69.720
Legal Summary Subdivision: IDAHO SPRINGS Block: 11 S PT OF W1/2 L1 & S PTS L2-12 LESS	Owner Address 1900 FEREAL BLVD	Type Actual Assessed Acres SQFT Units
ESMT	DENVER, CO 80204	RESIDENTIAL \$41,050 \$2,960 0.000 15460.000 0.000
481/383 627/246		
- 658/856		

Transfers		
Sale Date	Sale Price	Doc Description
09/04/2001	\$540,000	Warranty Deed
03/05/2013	\$0	Quit Claim Deed
04/15/2016	\$162,900	Warranty Deed
04/28/2016		Land Survey Plat

Tax History	Images						
<table> <tr> <th>Tax Year</th><th>Taxes</th></tr> <tr> <td>*2018</td><td>\$206.38</td></tr> <tr> <td>2017</td><td>\$206.38</td></tr> </table>	Tax Year	Taxes	*2018	\$206.38	2017	\$206.38	Photo GIS
Tax Year	Taxes						
*2018	\$206.38						
2017	\$206.38						

* Estimated



Account: R004590 Warranty Deed

Document Date 09/07/2001	Sale Date 09/04/2001	
Reception Number 208436	Book 622	Page 802
Document Fee \$54.00		
Sale Price 540,000		
Grantor		Grantee
COLORADO INVESTMENT ASSOCIATION INC		LANDAU PETER

Account: R004590 Quit Claim Deed

Document Date 03/05/2013	Sale Date 03/05/2013	
Reception Number 267805	Book 867	Page 589
Document Fee \$0.00		
Sale Price 0		
Grantor		Grantee
URSO JOHN G		URSO JOHN G
URSO LOU ANN		URSO LOU ANN

Account: R004590 Warranty Deed

Document Date 04/19/2016	Sale Date 04/15/2016	
Reception Number 279787	Book 916	Page 296
Document Fee \$16.29		
Sale Price 162,900		
Grantor	Grantee	
URSO JOHN G	PRECISION INVESTMENTS LLC	
URSO LOU ANN		

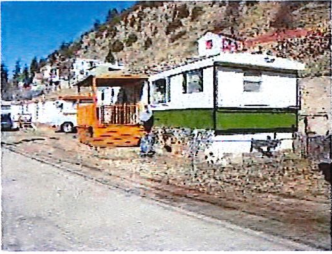
Account: R004590 Land Survey Plat

Document Date 12/30/2016	Sale Date 04/28/2016	
Reception Number 282690	Book 928	Page 860
Document Fee		
Sale Price 0		
Grantor	Grantee	
IDAHO SPRINGS CITY OF	IDAHO SPRINGS CITY OF	
LOT PT1 BLOCK 11	LOT PT1 BLOCK 11	
LOT 2-12 BLOCK 11	LOT 2-12 BLOCK 11	
SEC36 T3S R73W	SEC36 T3S R73W	
CLARK GARY CLIENT	CLARK GARY CLIENT	
MARKLE GREG SURVEYOR	MARKLE GREG SURVEYOR	
CLEAR CREEK SURVEYING	CLEAR CREEK SURVEYING	

Account: M004595

Location		Owner Information		Assessment History	
Parcel Number 1835-363-38-009		Owner Name PRECISION INVESTMENTS LLC		Actual (2018) \$3,820	
Tax Area Id Idaho Springs - 030		Owner Address 1900 FEDERAL BLVD		Assessed \$280	
Situa Address 1628 VIRGINIA ST #2		DENVER, CO 80204		Tax Area: 030 Mill Levy: 69.720	
Legal Summary MBL HOME TITLE: 51E184534 SERIAL: H270402 YEAR: 1972 MAKE: BELLA VISTA SIZE: 12 X 46				Type	Actual Assessed Acres SQFT Units
Subdivision: ANTLERS TRAILER PARK SP 4 & 6 MOBILE ONLY				RESIDENTIAL	\$3,820 \$280 0.000 0.000 0.000

Transfers		
Sale Date	Sale Price	Doc Description
02/16/2018	\$0	MANUFACTURED HOME VERIFICATION OF APPLICATION

Tax History		Images	
Tax Year	Taxes	Photo	GIS
*2018	\$19.52		
2017	\$19.52		

* Estimated

Account: M004595 Mobile

Primary Attributes	Secondary Attributes	Areas
Base Value	Location Rating	
BASE VALUE FOR MOBILE HOMES	AVERAGE	
Last Inspection	By Who	
86	JBR	
Next Inspection	Condo Age	
90	CONDITION - FAIR	
Year Built	Bedrooms	
1972	1	
Baths	Total Rooms	
1	4	
Exterior Construction	Roof	
	METAL	
AbstractCode		
Abstract Code	Percent	Override Value
MANUFCTRD.HOUSING-IMPRVMT	100.0	

Account: M004595 Mobile

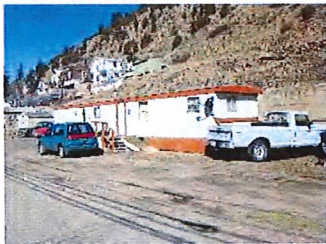
Primary Attributes		Secondary Attributes		Areas	
Own Land		Quality		POOR	
Mh Width		Mh Length		46	
12		Heat		FORCED AIR	
Extra Length		Floor Carpet		538	
Floor Resil		Exterior		RIBBED ALUMINUM	
134		Roof Over			
Floor Slab		Wood Stove			
Garage Spaces		Special Feature Adj		60	
Wood Deck					
20					
Area					
552					
Total Area					

Account: M004594

Location		Owner Information		Assessment History					
Parcel Number 1835-363-38-006		Owner Name PRECISION INVESTMENTS LLC		Actual (2018)		\$2,580			
Tax Area Id Idaho Springs - 030		Owner Address 1900 FEDERAL BLVD		Assessed		\$190			
Situs Address 1628 VIRGINIA ST #1		DENVER, CO 80204		Tax Area: 030		Mill Levy: 69.720			
Legal Summary MBL HOME TITLE: 51E184533 SERIAL: HK3399F YEAR: 1972 MAKE: HILLCREST SIZE: 12 X 56				Type	Actual	Assessed	Acres	SQFT	Units
				RESIDENTIAL	\$2,580	\$190	0.000	0.000	0.000
Subdivision: ANTLERS TRAILER PARK SP 2 & 3 MOBILE ONLY									

Transfers		
Sale Date	Sale Price	Doc Description
02/16/2018	\$0	MANUFACTURED HOME VERIFICATION OF APPLICATION
Tax History		Images
Tax Year	Taxes	
*2018	\$13.24	
2017	\$13.24	

* Estimated



Account: M004594 Mobile

Primary Attributes	Secondary Attributes	Areas
Base Value BASE VALUE FOR MOBILE HOMES	Location Rating AVERAGE	
Last Inspection 86	By Who JBR	
Next Inspection 90	Condo Age CONDITION - POOR	
Year Built 1972	Bedrooms 2	
Baths 1	Total Rooms 5	
Exterior Construction	Roof METAL	
AbstractCode		
Abstract Code		
MANUFCTRD.HOUSING-IMPRVMT	Percent	Override Value
	100.0	

Account: M004594 Mobile

Primary Attributes	Secondary Attributes	Areas
Own Land	Quality	
Mh Width	AVERAGE	
12	Mh Length	
Extra Length	60	
Floor Resil	Heat	
432	FORCED AIR	
Floor Slab	Floor Carpet	
Garage Spaces	288	
Wood Deck	Exterior	
0	RIBBED ALUMINUM	
Area	Roof Over	
720	Wood Stove	
Total Area	Special Feature Adj	

Appendix E – Investigator **Qualifications**

APPENDIX E – Environmental Professional Qualifications

MICHAEL D. ELLIS, P.E.

Ellis Environmental Engineering, Inc.
4342 Ulysses Way
Golden, Colorado 80403
Telephone: 303-279-8532
E-mail: mike@pipelinelogic.com

SUMMARY OF QUALIFICATIONS

Mr. Ellis has BS and MS degrees in Geological Engineering from the University of Missouri at Rolla (1971 and 1979, respectively). He is a registered professional engineer in Colorado. He has over 35 years of experience in environmental site assessments, compliance audits, and permitting and environmental regulatory affairs throughout the United States. He is experienced in the environmental and regulatory aspects of conducting ASTM and non-ASTM protocol site investigations on a variety of industrial and commercial sites (with a specialization in mine sites) in a variety of ecological and geographical locations. Mr. Ellis has participated in numerous permitting activities and compliance audits throughout his career. Mr. Ellis has traveled extensively throughout North America, and during his career he has acquired environmental related permits for, prepared environmental plans for, and conducted site assessments / audits on more than 100 properties and facilities, mostly in the mineral extraction industries.

Mr. Ellis meets the requirements as an Environmental Professional pursuant to 40 CFR.10 as defined in Section X2 of ASTM Practice E1527-05.

Feb 4, 2020 Community Meeting

16 present – 9 citizens

Improve Virginia? Maybe

Parking!

Questions about upper lot and driveway easement

Question about installing barrier on northwest quadrant of Wall Street and Virginia to keep cars from sliding down hill into houses – possible bollards.

Ice! Shade!

Discussion regarding height and blocking of views.

Owner or rental? Owner

Resale? Depend on grant

Land is owned by HOA

Will appraisals happen on each house before than sell? Yes.

Recommend staircase from houses to upper lot.

Houses will be modular construction.

Will electrical be undergrounded? Do not know yet.

Hopefully will be complete in a year.

The City needs to put in a sidewalk along Virginia! Kids playing in the street!

NOTES

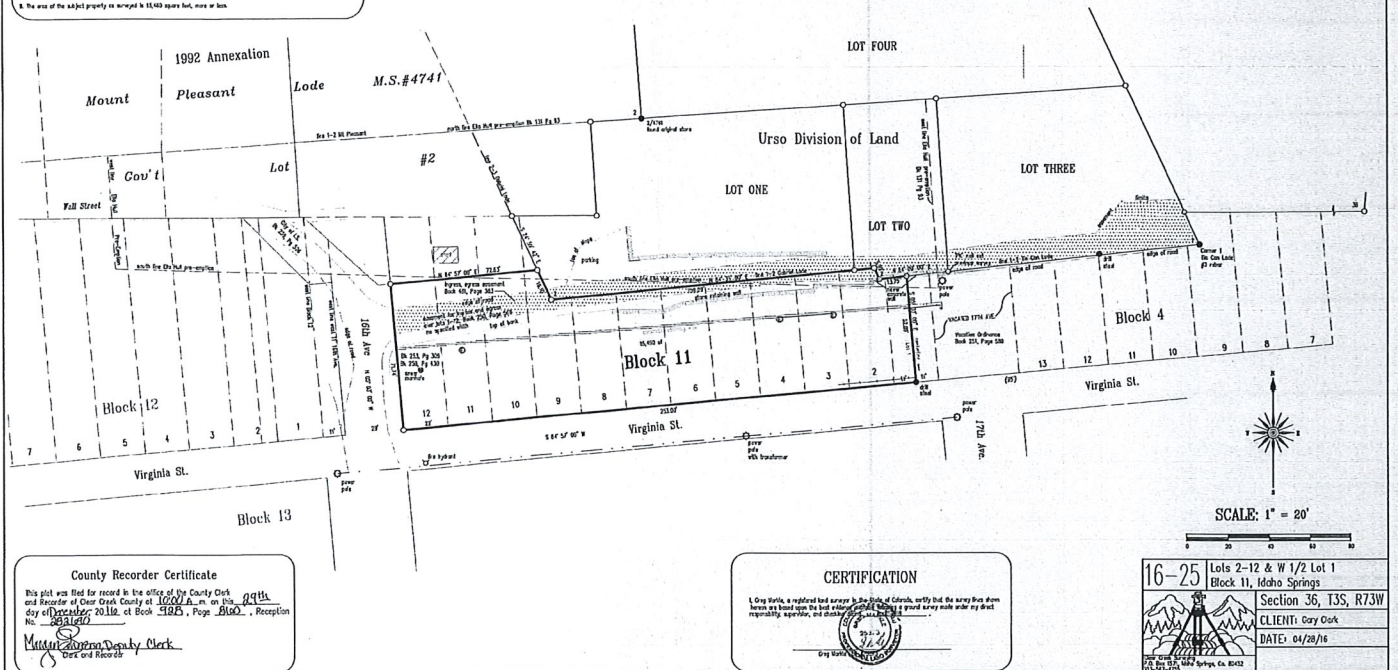
1. This plat is in compliance with C.R.S. Title 36, Article 30, and all other applicable statutes.
2. No guarantee as to the accuracy of the information contained on this plat is given unless or until unless this copy bears the original signature of the registered land surveyor herein noted.
3. This survey does not constitute a title search by the land surveyor in this case. Research for this survey was performed in accordance with C.R.S. 36-30-301 and the Code of Regulations of the State Board of Land Surveyors, Professional Land Surveyors, including those Board Rules and Policy Statements relating to the accuracy of surveys and rights of way in subdivision plats.
4. **NOTED:** According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you had known such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of completion of this survey.
5. **●** Indicates found corner set by others.
6. **○** Indicates set by this survey with red plastic survey cap method 30.1031F unless otherwise noted.
7. Any person who knowingly creates, alters or falsifies any public land survey monument, or land boundary monument or survey monument a CLASS 2 MISDEMEANOR pursuant to State Statute 18-6-304 C.R.S.
8. The books of books are taken from safe observations.
9. The area of the subject property is surveyed to 10,000 square feet, more or less.

Land Survey Plat Lots 2-12 and the West Half of Lot 1 Block 11 Within the City of Idaho Springs Section 36, T3S, R73 W County of Clear Creek, State of Colorado

LEGAL DESCRIPTION

All that portion of Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and the West One Half of Lot 12, Block 11, City of Idaho Springs, lying South of property described in Book 253, Page 259 and in Book 254, Page 434, County of Clear Creek, State of Colorado.

All that portion of Lot 12, Block 11, City of Idaho Springs, lying South of property described in Book 253, Page 259 and in Book 254, Page 434, County of Clear Creek, State of Colorado.



County Recorder Certificate

This plat was filed for record in the office of the County Clerk and Recorder of Clear Creek County at 10:00 a.m. on this day of December 2016, at Book 5185, Page 1602. Reception No. 16-251670.

Melissa J. Stevens, Deputy Clerk
Clerk and Recorder

CERTIFICATION

I, Greg Davis, a registered land surveyor in the State of Colorado, certify that the survey shown herein was based upon the best information available. I am a person of integrity, experience, and discretion.

Greg Davis
Registered Land Surveyor

16-25	Lots 2-12 & W 1/2 Lot 1 Block 11, Idaho Springs
Section 36, T3S, R73W	
CLIENT: Greg Davis	
DATE: 04/28/16	

NOTES

- This plot is in compliance with CEE Title 36, Article 18 and all other applicable statutes.
- No guarantee is to the accuracy of the information contained on this plot is either stated or implied unless this copy bears the original signature of the registered land surveyor herein named.
- This survey does not constitute a title search by Clear Creek Surveying to determine title or amount of record. Research for this survey was performed in accordance with CEE 36-30-202 and the Rules of Procedure and Board Policy Statements of the State Board of Land Surveyors, Professional Land Surveyors, specifically those Board Rules and Policy Statements relating to the depiction of easements and rights of way in subdivision plots.
- NOTED: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown herein.
- Indicates found corner set by others.
- Indicates found corner set by others.
- Indicates found corner set by others.
- Any person who knowingly removes, alters or defaces any public land survey monument, or land boundary monument or accessory monument is guilty of a misdemeanor pursuant to State Statute 18-6-308 C.R.S.
- The lands of heritage to be shown from aerial observations.
- The area of the subject property as surveyed is 15,460 square feet, more or less.

Topographic Survey

Lots 2-12 and the West Half of Lot 1
Block 11
Within the City of Idaho Springs
Section 36, T3S, R73 W
County of Clear Creek, State of Colorado

CONTOUR INTERVAL - 1.0'

LEGAL DESCRIPTION

All that portion of Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and the West One Half of Lot 1, Block 11, City of Idaho Springs, being South of property described in Deeds recorded in Book 253, Page 353 and in Book 254, Page 435, County of Clear Creek, State of Colorado.

UTILITY LEGEND

- Dashed 30' dia. waterline
- Power pole
- water tap
- fire hydrant
- electric line
- sanitary sewer



LAND USE CHART			
DESCRIPTION	UNITS	AREA	% OF SITE
TOTAL PROPERTY		13358 S.F.	
WALL STREET (PRIVATE EASEMENT)		1642 S.F.	
TOTAL AREA (LESS EASEMENT)		11716 S.F.	
2 BEDROOM BUILDINGS FOOTPRINT	478.5	1914 S.F.	13.95%
3 BEDROOM BUILDINGS FOOTPRINT	680.75	2792 S.F.	18.85%
PARKING & DRIVEWAYS	1931 S.F.	14,037 S.F.	95.20%
OPEN SPACE		7108 S.F.	52.89%
		13716	100.00%

PARKING CALCULATIONS (Per TDM Sec. 23-127.0)		
TYPE (ONE MAXIMUM PARKING)	UNITS	PARKING REQUIRED
1.5 / 2.0 bedrooms with 800 sq ft or less	3	3
1.75 / 2.0 bedrooms with over 800 sq ft	4	7
2.5 / 3.0 bedrooms with 900 sq ft or less	9	9
2.5 / 3.0 bedrooms with over 900 sq ft	4	10
TOTAL SPACES		17

PROPOSED PARKING		
PARKING TYPE	Count	Comments
Parking Space: 8' x 18' - Compact	12	
Parking Space: 9' x 18' - 90 deg	5	

Area Schedule (Gross Building)	
Name	Area
ZBR - GROUND	145 SF
ZBR - MAIN	441 SF
ZBR - UPPER	423 SF
ZBR - XTOTAL	1009 SQ FT
ZBR - GROUND	1153 SF
ZBR - MAIN	625 SF
ZBR - UPPER	623 SF
ZBR - XTOTAL	1401 SQ FT

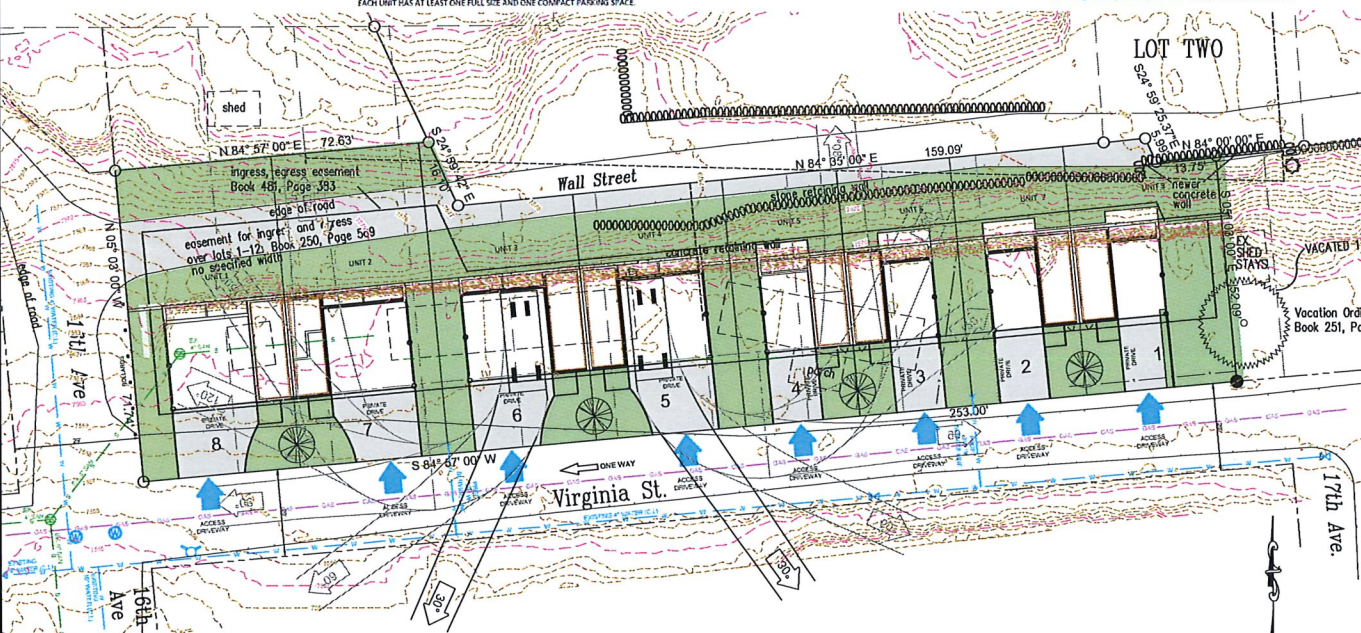
Area Schedule (Ramble)	
Name	Area
ZBR - GROUND	105 SF
ZBR - MAIN	346 SF
ZBR - UPPER	356 SF
ZBR - XTOTAL	848 SQ FT
ZBR - GROUND	121 SF
ZBR - MAIN	517 SF
ZBR - UPPER	565 SF
ZBR - XTOTAL	1223 SQ FT

LEGEND	
---	EXISTING BOUNDARY LINE
---	EXISTING RIGHT-OF-WAY
---	EXISTING EASEMENT LINE
---	EXISTING ADJACENT LOT LINE
---	EXISTING BUILDING LINE
---	EXISTING BUILDING SETBACK ENVELOPE
---	EXISTING AFT CONTOUR
---	EXISTING AFT CONTOUR
---	PROPOSED AFT CONTOUR
---	PROPOSED EDGE OF DRIVEWAY
---	EXISTING WATER LINE
---	EXISTING SAN SEWER W/WHOLE
---	EXISTING GAS LINE
---	PROPOSED WATER SERVICE LINE

DWELLING UNITS PER ACRE = 8 UNITS/.35 ACRE = 22.8 UNITS/ACRE

PROPOSED HEIGHTS OF STRUCTURES: 35-FT.

OFF STREET PARKING SPACES PER UNIT = 20 PARKING SPACES / 8 UNITS = 2.5/UNIT.
EACH UNIT HAS AT LEAST ONE FULL SIZE AND ONE COMPACT PARKING SPACE.



LEGAL DESCRIPTION

All that portion of Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and the West One Half of 1, Block 11, City of Idaho Springs, lying South of property described in Deeds recorded in Book 253, Page 309 and in Book 250, Page 430, County of Clear Creek, State of Colorado.

All that portion of Lot 12, Block 11, City of Idaho Springs, lying South of property described in Deeds recorded in Book 253, Page 309 and in Book 250, Page 430, County of Clear Creek, State of Colorado.

APPLICANT:
BLUE SPRUCE HABITAT FOR HUMANITY
1320 EVERGREEN PARKWAY | EVERGREEN CO 80439
KATHLEEN O'LEARY |
HOLEARY@BLUESPRUCEHABITAT.ORG | (303) 674-1127
GEORGE JOHNSON |
GJOHNSON@BLUESPRUCEHABITAT.ORG | (303) 585-6143

GRAPHIC SCALE
1" = 100 FT
CALL BEFORE YOU DIG
1-800-922-1987
811
CALL BEFORE YOU DIG
1-800-922-1987
FOR A FREE SERVICE
CALL 811 OR VISIT
WWW.CALL811.CO

PROJECT EXCLUSIVELY DESIGNED FOR: BLUE SPRUCE HABITAT FOR HUMANITY 1320 EVERGREEN PARKWAY EVERGREEN, CO 80439 DRAWING NAME: VIRGINIA ST. TOWNHOMES BLUE SPRUCE HABITAT FOR HUMANITY SITE PLAN	DATE: 10/1/2023 SHEET: C1.2
--	--------------------------------------

- NOT FOR CONSTRUCTION -

PLUMBING FIXTURE SCHEDULE

Fixture	Count	Water Supply Fixture Units (WSFU)
Shower Base 30	4	8
Sink Kitchen Double	8	12
Sink Vanity Round	12	12
Toilet Domestic 30	12	20
Tub/Restroom 30	8	32
Dish Washer	8	12
Washing Machine	8	NA
Nurse Bld	8	20
TOTAL WSFU (All 8 Units)		128

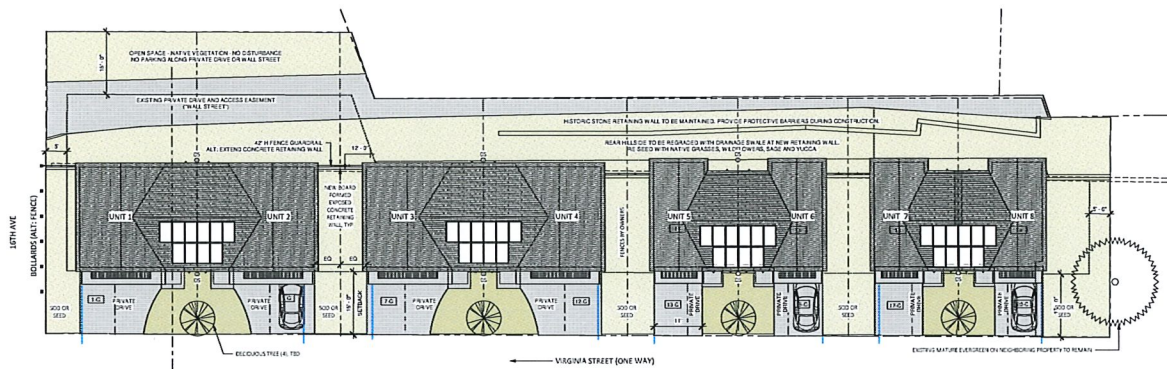
	Fixture Count	WSFU	GPM	SERVICE LINE (PER CIVIL)
3 BR DUPLEX (2)	18	37	30	3/4"
2 BR DUPLEX (2)	12	28	20	3/4"

There is a total of 8 SFE units.
Max 4 water closets per duplex unit. A 4" sanitary pipe will be installed for each duplex unit.



NOTES
Any customer requesting the sheet of this drawing to be reproduced must be the original and not a copy of a copy. Any reproduction or alteration of this drawing without the written consent of StudioMM is prohibited. Changes in this drawing are the responsibility of the client. Do not scale drawings. Use field notes and notes on drawings for all dimensions. If a discrepancy exists, the field notes shall prevail.

REVISIONS



① LANDSCAPE PLAN
1" = 10' 0"

**1628 VIRGINIA STREET
BLUE SPRUCE HABITAT FOR
HUMANITY
FINAL DEVELOPMENT PLAN
- NOT FOR CONSTRUCTION -**

Project Number: 1628
Date: April 1, 2021
Client: BH
Checked by: [Signature]

L1.0
Landscape Plan
Scale: 1" = 10' 0"

1

FILE NAME:	E19-0120 GESC.dwg
JOB NO.	E19-0120
SCALE	AS SHOWN
PLOTTED	03-03-21
SHEET:	C1.2

VIRGINIA STREET TOWNHOMES - NOT FOR CONSTRUCTION -

1628 VIRGINIA STREET, IDAHO SPRINGS, CO 80452
PARCEL ID 1835-363-38-006 & 1835-363-38-009

PROJECT SUMMARY

BLUE SPRUCE HABITAT FOR HUMANITY WORKS WITH HOMEOWNERS TO BUILD FAIR AND DECENT HOMES IN THE FRONT RANGE COMMUNITIES OF CLEAR CREEK, WEST JEFF CO, AND PARK COUNTY. THE VIRGINIA STREET TOWNHOMES ARE DESIGNED AS HIGH ENERGY EFFICIENT, ROW-HOUSE-STYLE SINGLE-FAMILY ATTACHED HOMES, OWNED BY LOCAL RESIDENTS THAT ARE INTEGRAL TO THE IDAHO SPRINGS COMMUNITY.

THE HOMES WILL BE LOCATED ON A NARROW LOT ABOVE THE ELKS CLUB AND CATHOLIC CHURCH, WITH WALKABLE ACCESS TO THE HISTORIC DOWNTOWN AND OTHER TOWN AMENITIES. THE PROJECT WILL PRESERVE EXISTING HISTORIC STONE WALLS AND COMPLEMENT THE LOCAL VERNACULAR OF VICTORIAN ARCHITECTURE AND MINERS' CABINS. STILL, THESE HOMES WILL USE CURRENT HIGH EFFICIENCY PRODUCTS AND DURABLE CONSTRUCTION DETAILING TO INSURE THE INTEGRITY AND LONGEVITY OF THE NEIGHBORHOOD FOR YEARS TO COME.

PROJECT TEAM

OWNER + CONTRACTOR

BLUE SPRUCE HABITAT FOR HUMANITY
1520 Evergreen Parkway | Evergreen CO 80439
Kathleen O'Leary | kyle@blue-spruce-habitat.org | (303) 674-1127
George Johnston | gjohnston@blue-spruce-habitat.org | (303) 598-6148

DESIGNER

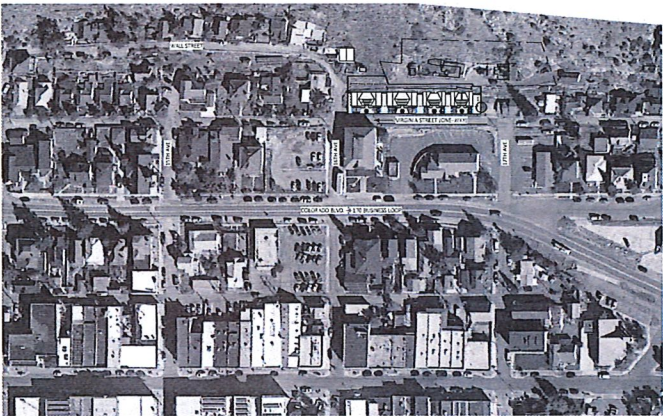
STUDIO MW, LLC
124 Grand Ave. | P.O. Box 1087 | Paonia CO 81428
Molly Wheelock | molly@studiomwarch.com | (303) 910-4557

CVL + STRUCTURAL ENGINEER

INSIGHT ENGINEERING, INC.
27681 Maple Rd. | Evergreen CO 80439
Drew Schneider, PE | drew@insightengineering.com | (303) 929-4272

SURVEYOR

CLEAR CREEK SURVEYING
3274 Trail Creek Rd. | Idaho Springs, CO 80452
Greg Markle | (303) 567-4755

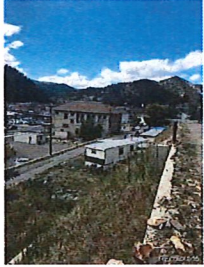
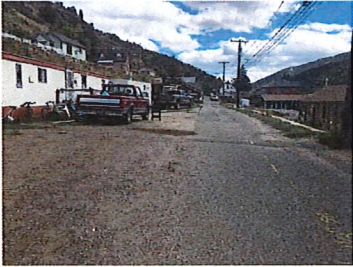
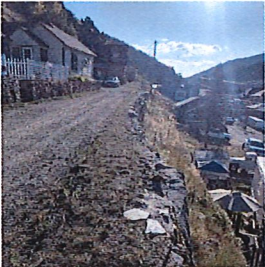


1. VICINITY MAP
1" = 60'

CONTENTS

- T0.0 COVER SHEET
- T0.1 PRECEDENT IMAGES
- T0.2 3D VIEWS
- A1.0 FLOOR PLANS
- A1.1 FLOOR PLANS
- A2.0 ELEVATIONS
- A3.0 SITE SECTION AND VIEWS

EXISTING SITE IMAGES



NOTES

Any comments regarding the plan of the development should be directed to the designer. The designer is not responsible for any errors or omissions in the plan. The plan is for informational purposes only and should not be used for construction without the approval of the local government. The plan is subject to change without notice.

REVISIONS

1628 VIRGINIA STREET
BLUE SPRUCE HABITAT FOR
HUMANITY
FINAL DEVELOPMENT PLAN
- NOT FOR CONSTRUCTION -

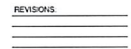
Project Number	Project Number
Date	March 15, 2023
Drawn by	Author
Checked by	Checker

T0.0
COVER

Scale 1" = 60'

IDAHO SPRINGS HISTORIC ARCHITECTURE

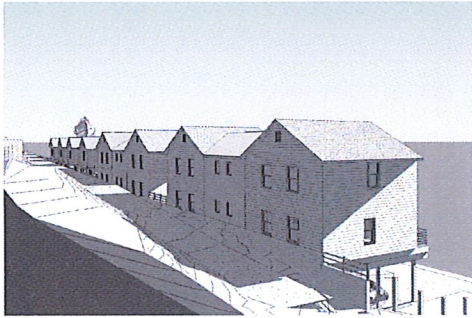
ASPHENIT ROOFING, AND-RANGE BRICKCLAY



T0.1
PRECEDENT
IMAGES

Scale

- NOT FOR CONSTRUCTION -



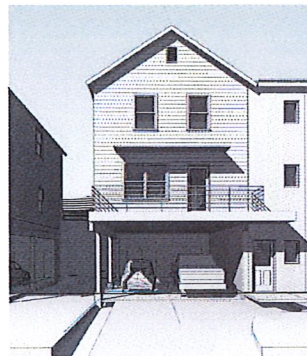
④ VIEW FROM 15TH



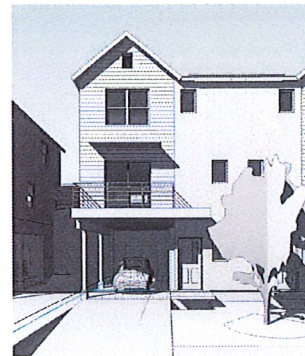
① VIEW FROM 17TH



⑤ INTERIOR VIEW



② 3ER SOUTH VIEW



③ 28A SOUTH VIEW



www.studioincwarp.com
134 Grand Ave. P.O. Box 1367
Pacina, CO 81428
303 919-4557
© copyright 2011 Studio Inc. W.A.

NOTES
Any questions regarding the intent of the drawings or specifications are to be clarified with the Designer before construction. Any discrepancies at dimensions or field conditions to be immediately brought to the attention of the Designer before proceeding with work. Failure to notify Designer of changing conditions relieves the Designer of responsibility. Changes made to the present Documents without the consent of the Designer are unauthorized.
Do not scale drawings, use noted dimensions. Contact Designer if more information is needed.

REVISIONS: _____

1628 VIRGINIA STREET
BLUE SPRUCE HABITAT FOR
HUMANITY

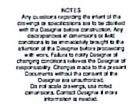
FINAL DEVELOPMENT PLAN
- NOT FOR CONSTRUCTION -

Project Number	Project Number
Date	March 15, 2021
Drawn by	MW
Checked by	Checker

T0.2
3D VIEWS

Architectural floor plan of the main floor of a four-unit residential building. The plan shows four distinct living areas, each with a kitchen, dining area, and living area. Units are numbered 1 through 24. The plan includes dimensions, room labels, and structural elements like walls and doors. A scale bar at the bottom right indicates 1/8" = 1'-0".

Ground floor plan of the building. The plan shows the layout of the building, including parking spaces, storage areas, and structural elements. The building is divided into several sections, each with its own parking and storage areas. The plan also shows the location of the building's entrance and the surrounding site context.



REVISIONS:

1628 VIRGINIA STREET
BLUE SPRUCE HABITAT FOR
HUMANITY

FINAL DEVELOPMENT PLAN
- NOT FOR CONSTRUCTION -

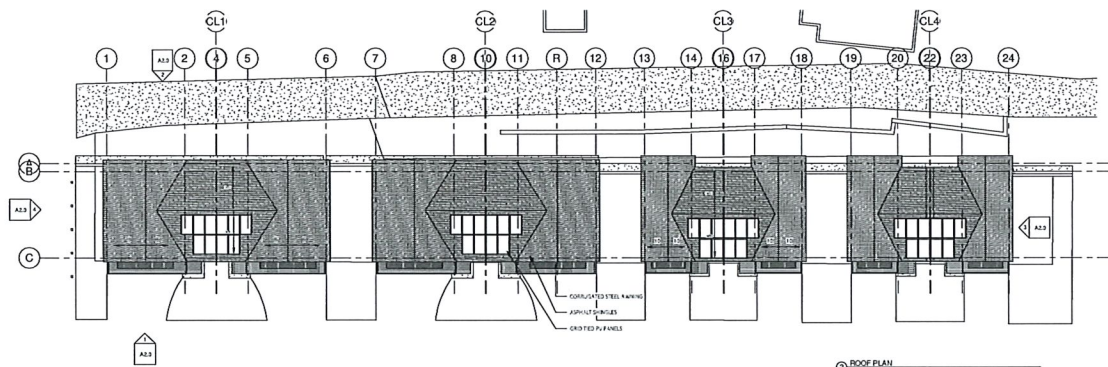
Project Number	Project Number
Date	March 16, 2021
Drawn by	MW
Checked by	Checker

A1.0

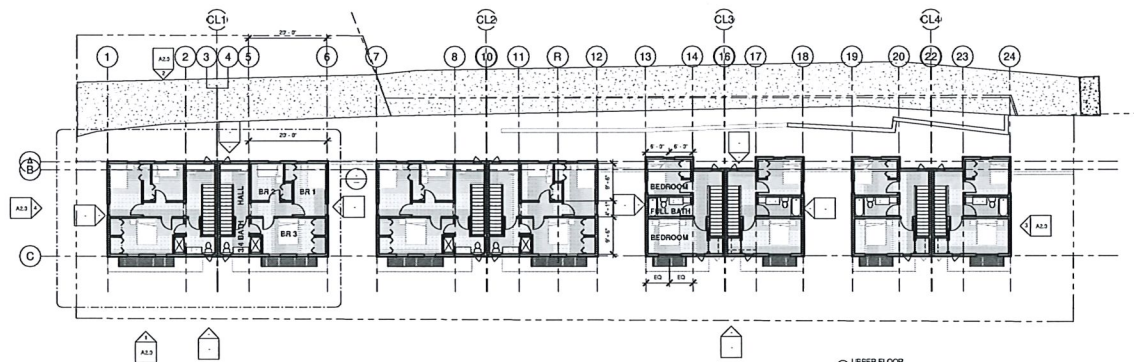
FLOOR PLANS

Scale 3/32" = 1'-0"

- NOT FOR CONSTRUCTION -



② ROOF PLAN
3/32" = 1'-0"



① UPPER FLOOR
3/32" = 1'-0"



NOTES
Any customer requesting the sheet of the
drawing or specification has to be provided
with the following information: The
information is contained in this
drawing is for the purpose of the
drawing of the building and is not
intended to be used for any other
purpose. Changes made to the drawing
without the consent of the
architect are void.

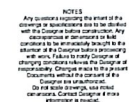
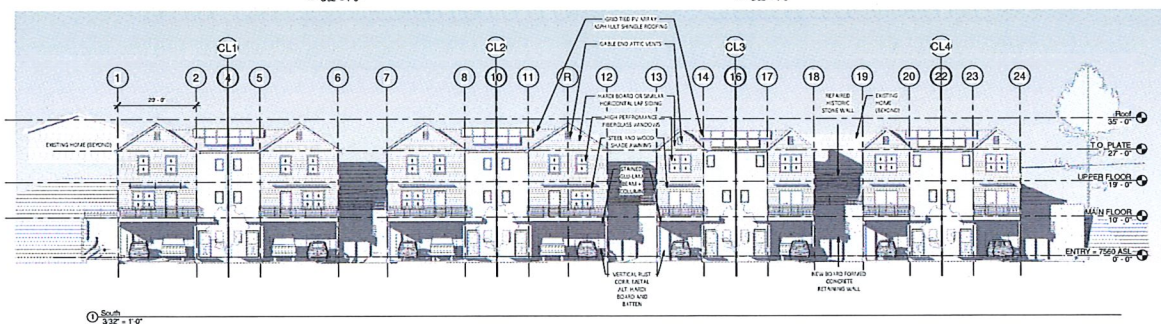
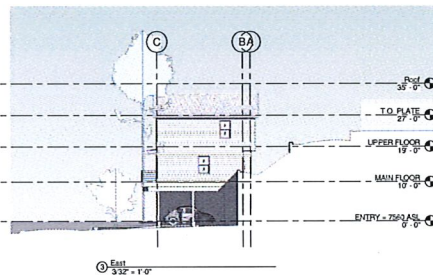
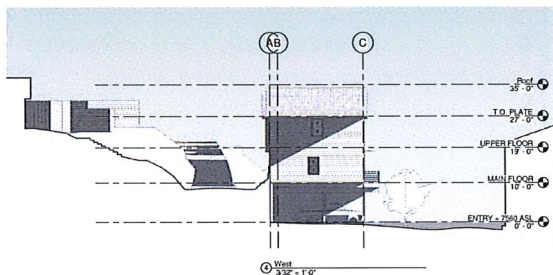
REVISIONS

**1628 VIRGINIA STREET
BLUE SPRUCE HABITAT FOR
HUMANITY**
FINAL DEVELOPMENT PLAN
- NOT FOR CONSTRUCTION -

Project Number	Project Number
Date	March 18, 2023
Drawn by	MM
Checked by	Cheney

A1.1
FLOOR PLANS
Scale: 3/32" = 1'-0"

Architectural elevation drawing of the North Elevation of the proposed building. The drawing shows a long, symmetrical structure with multiple gabled roof sections and a central entrance. The elevation is divided into sections by vertical grid lines labeled 1 through 24. Key features include a central entrance with a small porch, multiple windows, and a series of gabled roof sections. The drawing is labeled "NORTH ELEVATION" at the top. A scale bar indicates 1 inch equals 3.32 feet. The drawing also shows the "MAIN FLOOR" and "UPPER FLOOR" levels.



REVISIONS:

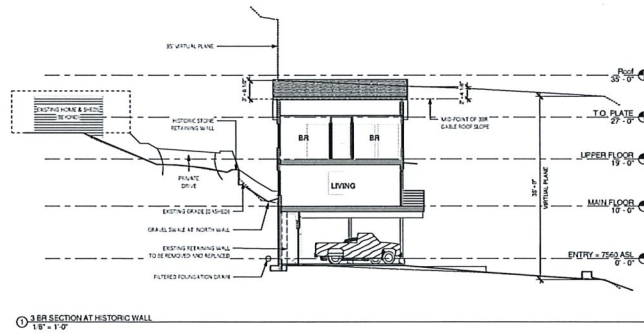
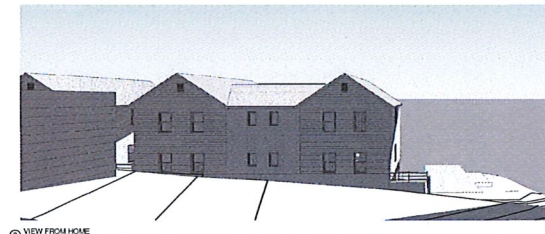
1628 VIRGINIA STREET
BLUE SPRUCE HABITAT FOR
HUMANITY
FINAL DEVELOPMENT PLAN
- NOT FOR CONSTRUCTION -

Project number	Project Number
Date	March 18, 2023
Drawn by	MW
Checked by	Checked

A2.0
ELEVATIONS

Scale 332' = 1" 0'

- NOT FOR CONSTRUCTION -



NOTES
Any content regarding the intent of the design or construction is to be shared with the Client or other stakeholders. Any construction or development of the design is to be completed through the design of the design before proceeding with any construction or development of the design. Changes to the design or construction of the design are to be completed through the design of the design before proceeding with any construction or development of the design.

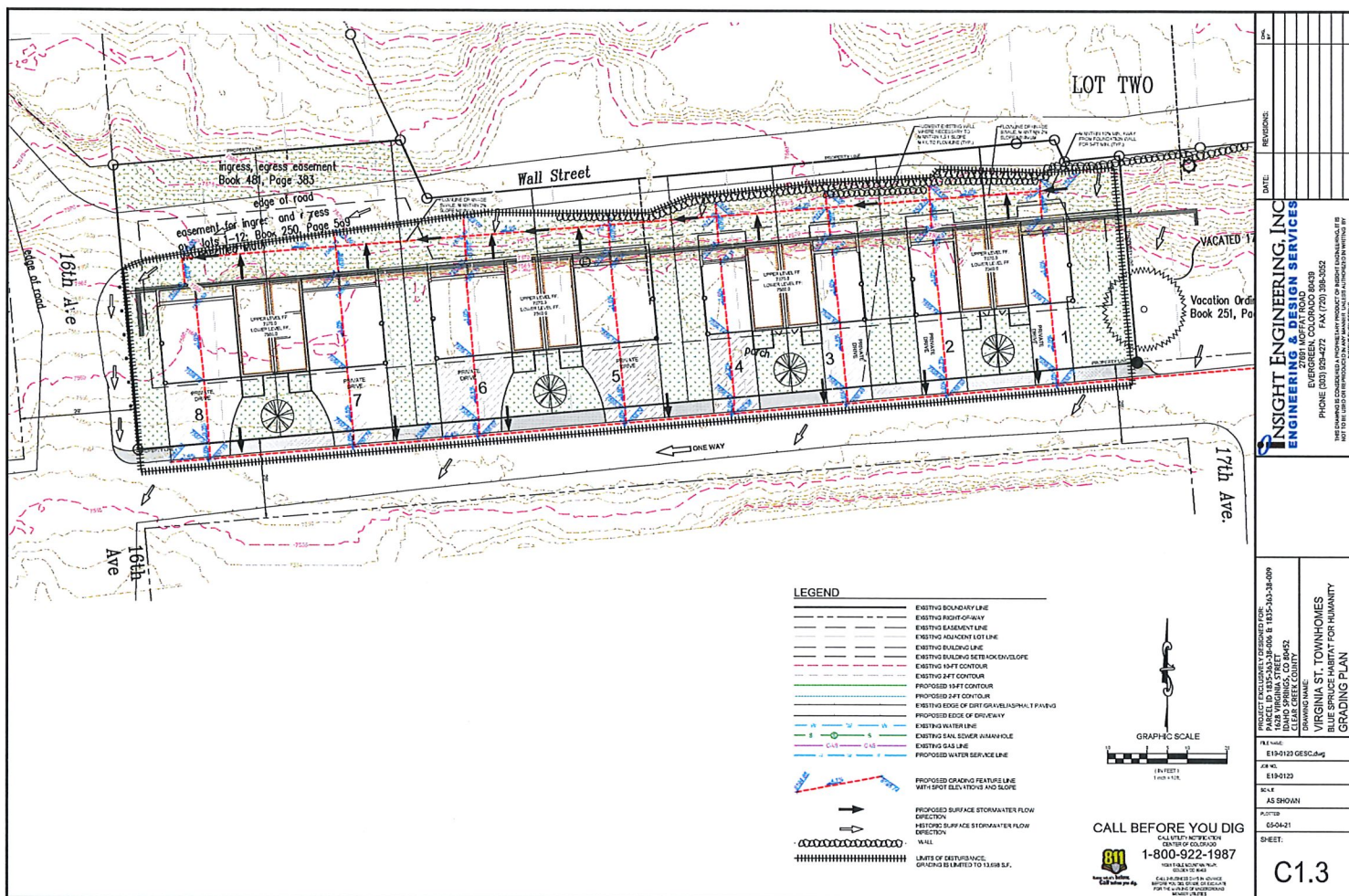
REVISIONS

1628 VIRGINIA STREET
BLUE SPRUCE HABITAT FOR
HUMANITY
FINAL DEVELOPMENT PLAN
- NOT FOR CONSTRUCTION -

Project Number	Project Number
Date	March 15, 2023
Drawn by	Author
Checked by	Checked

A3.0
SITE SECTION
Scale 1/8" = 1'-0"

[illegible]



CITY OF IDAHO SPRINGS
County of Clear Creek
State of Colorado

Resolution No. 08, Series 2021

A RESOLUTION CONDITIONALLY APPROVING A FINAL DEVELOPMENT PLAN ON PROPERTY KNOWN AS 1628 VIRGINIA STREET, IDAHO SPRINGS, COLORADO, FOR A RESIDENTIAL TOWNHOME PROJECT

WHEREAS, the City Council and Planning Commission have authority pursuant to the laws of the State of Colorado and the Idaho Springs Municipal Code (“Code”) to review and approve Final Development Plans (FDPs) for property within the City; and

WHEREAS, Blue Spruce Habitat for Humanity (the “Applicant”) has applied to the City for approval of a residential townhome project (the “Project”) upon property located at 16289 Virginia Street, Idaho Springs, Colorado (“the Property”); and

WHEREAS, pursuant to the Code, the Project is required to go through an FDP process; and

WHEREAS, on April 28, 2021, the Planning Commission reviewed all facts and circumstances relevant to the Project and application (the “Application”), attached hereto as **Exhibit A**, and forwarded its recommendation to the City Council; and

WHEREAS, the Application was scheduled for public hearing before the City Council on May 10, 2021, and due notice thereof was given by publication, mailing and posting of the Property, all as required by the laws of the State of Colorado and the Code; and

WHEREAS, the public hearing was conducted on May 10, 2021, at which time interested parties were afforded an opportunity to be heard; and

WHEREAS, after reviewing all the relevant evidence and testimony, the City Council has determined that the proposed Project and FDP conforms to all use and development standards of the Idaho Springs Municipal Code upon the imposition of certain conditions and therefore desires to conditionally approve the same.

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

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

Section 2. Approval with Conditions. The Application and proposed FDP for the Project are hereby approved with conditions. The approval granted hereby constitutes authorization to construct improvements upon and use the Property only as provided on the approved Final Development Plan and in conformance with the conditions outlined herein.

Any construction or use of the Property contrary to the approval contained herein shall subject this approval to revocation, in accordance with Section 21-106 of the Code, as existing or as hereafter amended.

The express conditions of approval are as follows:

1. The Applicant must obtain approval of an administrative plat prior to approval of a building permit for any new buildings on the Property.
2. In regards to water & wastewater utilities and the retaining wall, the Applicant must provide detailed drawings sealed by a Colorado PE at the time of permit application.

Section 3. **Duration; Revocation.** The FDP approved hereby shall run with the Property until: (1) surrendered and vacated at the request of the Applicant or their successor(s)-in-interest, as appropriate; or (2) revoked by the City in accordance with the procedures and standards set forth in the Code. Failure to use the Property in accordance with the approved FDP for a period of more than two (2) years constitutes default cause to revoke the FDP.

PASSED, ADOPTED AND APPROVED at a Regular Meeting of the City Council of the City of Idaho Springs, Colorado, held on the 10th day of May, 2021.

Michael Hillman, Mayor

ATTESTED AND CERTIFIED:

Diane Breece, City Clerk

CITY OF IDAHO SPRINGS
Clear Creek County, Colorado

Ordinance No. 07, Series 2021

AN ORDINANCE CONDITIONALLY VACATING PORTIONS OF 11TH AVENUE AND AN ALLEYWAY IN THE VICINITY OF BLOCKS 45, 55, 56, 57, 66 AND S OF THE CITY OF IDAHO SPRINGS, COLORADO

WHEREAS, certain portions of 11th Avenue and a platted alleyway in the vicinity of Blocks 45, 55, 56, 57, 66 and S of the City of Idaho Springs, Colorado, as more particularly described and illustrated in **Exhibit A** attached hereto (the “ROW Area”), are not presently necessary to provide a property in the area with access to the public street system; and

WHEREAS, the ROW Area is not presently used for the location of utilities, and the Idaho Springs City Council (“City Council”) does not project that such use of the ROW Area for utilities will be needed in the future; and

WHEREAS, some of the ROW Area traverses the former public high school football field (“Gold Digger Field”) and is still currently owned by the Clear Creek School District RE-1 (“School District”); and

WHEREAS, given the long-standing use of the ROW Area for public recreation, education and enjoyment, the City Council finds that the surrender of the ROW Area is only appropriate and in the public interest if the City receives an equal area of real property in return, such area being suitable for public recreation and park purposes, as so determined by the City; and

WHEREAS, the City Council further finds that the vacation of right-of-way is a legislative act, and that the Council may attach conditions to a right-of-way vacation that are rationally related to the purpose of the vacation; and

WHEREAS, the City Council declares that the purposes of vacating the ROW Area would be to: (1) convert the “L”-shaped strips into one unified parcel, suitable for continued public use and enjoyment; and (2) clean-up and simplify lot lines and boundaries in the area; and

WHEREAS, the City Council further finds that these purposes are only served if the City is assured of the conveyance of an approximately equal sized parcel to the City as a condition of vacating the ROW Area; and

WHEREAS, to further ensure that the public recreation opportunities surrendered in this area of the City are replaced, the City Council finds that the land exchanged for the ROW Area should be in the same vicinity; and

WHEREAS, because the ROW Area is legally eligible for vacation, C.R.S. § 43-2-303(2)(a), and the public purposes served by vacating the ROW Area would only be achieved upon the imposition of certain conditions, the City Council desires to conditionally vacate the ROW Area as set forth herein.

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

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

Section 2. Those areas of 11th Avenue and the alley way in the vicinity of Blocks 45, 55, 56, 57, 66 and S of the City of Idaho Springs, Colorado, as more particularly described and illustrated in **Exhibit A**, attached hereto and incorporated herein by reference, are hereby vacated upon the following **CONDITIONS:**

1. An approximately equal-sized parcel (20,000 sq. ft. minimum) shall be conveyed to the City of Idaho Springs (the "Exchange Parcel") by warranty deed or other instrument approved by the City.
2. Prior to conveyance, the Exchange Parcel must be approved by the City as suitable for park purposes.
3. The Exchange Parcel must be within 750 linear feet of the Recreation Center, 98 12th Avenue, Idaho Springs, Colorado (as measured from closest Exchange Parcel lot line to closest Recreation Center lot line).
4. Conveyance of the Exchange Parcel must be accomplished by September 13, 2021. For purposes of this Ordinance, "conveyance" shall be deemed complete upon the City Council's acceptance of the Exchange Parcel deed (or instrument) at a City Council business meeting.

Should these conditions fail to be satisfied, the vacation approved by this Ordinance shall be null and void, and no record of the same shall be recorded with the County Clerk and Recorder.

Section 3. Upon the recording of this Ordinance and Exhibit pursuant to Section 4 below, title to the ROW Area vacated by this Ordinance shall vest in the owners of the land abutting said vacated portion by operation of law, specifically: C.R.S. § 43-2-302(1)(b).

Section 4. On September 14, 2021, or sooner if the circumstances allow, the City Clerk is hereby directed to verify that the conditions of vacation set forth in Section 2 of this Ordinance have been timely satisfied. If the City Clerk finds that said conditions were timely satisfied, she is further directed to record a copy of this Ordinance with the Clear Creek County Clerk and Recorder's office as required by C.R.S. § 43-1-202.7, without undue delay.

INTRODUCED, READ, AND ORDERED PUBLISHED at a Regular Meeting of the City Council of the City of Idaho Springs, Colorado on the 12th day of April, 2021.

Michael Hillman, Mayor

ATTESTED AND CERTIFIED:

Diane Breece, City Clerk

PASSED, ADOPTED AND APPROVED, after publication, at a Regular Meeting of the City Council of the City of Idaho Springs, Colorado, held on the ____ day of _____, 2021.

Michael Hillman, Mayor

ATTESTED AND CERTIFIED:

Diane Breece, City Clerk

EXHIBIT A

[SURVEY OF VACATED AREA]

EXHIBIT



4/23/25

16.022 sf

4/23/25

19-55	Area of Certain Rights of Way Football Field-Bus Barn Properties
-------	---

Section 35, T3S, R73W

CLIENT: City of Idaho Springs

DATE: 03/30/21

Prepared for the City of Idaho Springs
by Greg Markle, LS 25373
03/27/21

CITY OF IDAHO SPRINGS
COMBINED CASH INVESTMENT
MARCH 31, 2021

COMBINED CASH ACCOUNTS

01-00-1110	OPERATING CHECKING	(	9,249.85)
01-00-1111	MONEY MARKET - 403504		3,140,503.91
01-00-1115	EVERGREEN NATIONAL - PAYROLL		383,449.25
01-00-1116	RETURNED CHECKS-UNCOLLECTED		1,173.01
01-00-1117	COLOTRUST		480,577.22
01-00-1118	COLOTRUST RAMP FUND		202,077.44
01-00-1119	CSAFE		2,956,708.68
01-00-1120	CSAFE STEET BONDS		325,142.84
01-00-1175	CASH CLEARING - UTILITIES		213.70
01-00-1177	CASH CLEARING - CREDIT CARDS		10,403.51
01-00-1178	CASH CLEARING - ACCTS REC.		530.27
TOTAL COMBINED CASH			7,491,529.98
01-00-1000	CASH ALLOCATED TO OTHER FUNDS	(	7,491,529.98)

TOTAL UNALLOCATED CASH		.00
------------------------	--	-----

CASH ALLOCATION RECONCILIATION

10	ALLOCATION TO GENERAL FUND		1,693,980.02
15	ALLOCATION TO HANSEN'S CEMETERY TRUST FUND		9,413.36
16	ALLOCATION TO CEMETERY FUND		101,555.67
20	ALLOCATION TO RAMP FUND (COLORADO BLVD)		730,800.84
21	ALLOCATION TO IMPROVEMENT FUND		1,889,264.26
22	ALLOCATION TO CONSERVATION TRUST FD LOTTERY		70,444.53
23	ALLOCATION TO 1% STREET SALES TAX		1,586,875.10
51	ALLOCATION TO WATER FUND		852,188.00
52	ALLOCATION TO WASTEWATER FUND		5,100,706.39
53	ALLOCATION TO STORM WATER FUND		13,420.08
54	ALLOCATION TO WATER FUND CIP		46,285.95
55	ALLOCATION TO WASTEWATER CIP	(	4,588,369.46)
71	ALLOCATION TO POLICE PENSION FUND	(	15,034.76)
TOTAL ALLOCATIONS TO OTHER FUNDS			7,491,529.98
ALLOCATION FROM COMBINED CASH FUND - 01-00-1000		(	7,491,529.98)

ZERO PROOF IF ALLOCATIONS BALANCE		.00
-----------------------------------	--	-----

CITY OF IDAHO SPRINGS
BALANCE SHEET
MARCH 31, 2021

GENERAL FUND

ASSETS

10-00-1000	CASH - COMBINED FUND	1,693,980.02	
10-00-1113	PETTY CASH	4,294.12	
10-00-1120	CASH W/COUNTY TREASURER	11,502.41	
10-00-1150	A/R-BILLED ACCOUNTS	(46,209.34)	
10-00-1165	OTHER RECEIVABLES	260,268.54	
10-00-1167	PROPERTY TAXES RECEIVABLE	180,608.00	
10-00-1275	NOTE REC. - WWW 2005 LOAN	86,982.79	
	TOTAL ASSETS		2,191,426.54

LIABILITIES AND EQUITY

LIABILITIES

10-00-2010	WAGES PAYABLE	73,806.34	
10-00-2020	ACCOUNTS PAYABLE	13,180.66	
10-00-2060	BOND ESCROW	5,838.00	
10-00-2120	DEFERRED PROPERTY TAXES	180,745.86	
10-00-2220	FICA PAYABLE	4,365.52	
10-00-2221	MEDICARE PAYABLE	1,549.72	
10-00-2222	FEDERAL WITHHOLDINGS PAYABLE	3,428.90	
10-00-2223	STATE WITHHOLDINGS PAYABLE	1,536.00	
10-00-2230	HEALTH INSURANCE PAYABLE	(975.33)	
10-00-2231	DENTAL INSURANCE PAYABLE	504.16	
10-00-2232	AFLAC INSURANCE	154.26	
10-00-2233	GARNISHMENTS	479.10	
10-00-2234	FPPA CONTRIBUTIONS PAYABLE	4,450.22	
10-00-2235	DEFERRED COMP PAYABLE	(2,905.89)	
10-00-2236	UNEMPLOYMENT PAYABLE	36.52	
10-00-2237	MISC PAYROLL PAYABLE	(12.11)	
10-00-2238	LIFE INSURANCE PAYABLE	(186.50)	
10-00-2239	VISION - PAYABLE	12.50	
10-00-2240	LEGAL SHIELD PAYABLE	146.96	
	TOTAL LIABILITIES		286,154.89

FUND EQUITY

10-00-2600	FUND BALANCE	1,628,854.30	
	UNAPPROPRIATED FUND BALANCE:		
10-00-2900	RETAINED EARNINGS	.16	
	REVENUE OVER EXPENDITURES - YTD	276,417.19	
	BALANCE - CURRENT DATE	276,417.35	
	TOTAL FUND EQUITY		1,905,271.65
	TOTAL LIABILITIES AND EQUITY		2,191,426.54

CITY OF IDAHO SPRINGS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2021

GENERAL FUND

	YTD ACTUAL 2019-	YTD ACTUAL 2020-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
<u>PROPERTY, SALES & USE TAXES</u>						
10-00-3110 PROPERTY TAXES	47,770.99	49,455.30	40,674.96	53,193.06	180,000	29.6
10-00-3120 SPEC. OWNERSHIP	3,777.19	4,655.31	1,945.46	5,055.05	16,000	31.6
10-00-3130 SALES (1/2)	318,385.93	347,206.84	133,546.00	373,627.37	1,500,000	24.9
10-00-3135 USE TAX (2/3)	16,035.76	18,697.10	6,097.77	23,671.25	60,000	39.5
10-00-3182 FRANCHISE-PUBLIC SERVICE	23,459.65	21,310.95	8,013.04	24,015.73	72,000	33.4
10-00-3183 FRANCHISE-COMCAST	3,297.39	3,090.81	.00	3,181.54	18,000	17.7
10-00-3184 FRANCHISE-QWEST/CENTURYLINK	738.00	651.00	.00	582.00	900	64.7
TOTAL PROPERTY, SALES & USE TAXES	413,464.91	445,067.31	190,277.23	483,326.00	1,846,900	26.2
<u>LICENSES & PERMITS</u>						
10-00-3211 LIQUOR LICENSE	1,900.00	1,462.50	175.00	2,453.75	8,000	30.7
10-00-3216 BUSINESS LICENSE	5,002.50	4,720.00	300.00	4,271.50	16,000	26.7
10-00-3221 BUILDING PERMITS	33,589.13	18,488.27	1,841.86	9,109.24	75,000	12.2
10-00-3222 CONTRACTOR'S LICENSE	1,300.00	1,900.00	1,200.00	3,300.00	7,000	47.1
10-00-3225 FINGERPRINTS	.00	.00	.00	.00	100	.0
10-00-3227 REPORTS/COPIES/FAX	337.50	391.75	322.25	613.50	1,000	61.4
10-00-3229 OTHER LICENSES/PERMITS	1,700.00	5,425.00	1,415.00	2,865.00	20,000	14.3
10-00-3240 PLAN REVIEW/COMMISSION FEES	.00	53.52	.00	.00	2,000	.0
TOTAL LICENSES & PERMITS	43,829.13	32,441.04	5,254.11	22,612.99	129,100	17.5
<u>OTHER TAXES</u>						
10-00-3301 MOTOR VEHICLE SPECIAL ASSESS.	1,947.09	1,987.81	620.62	1,721.24	8,000	21.5
10-00-3304 MARIJUANA SPECIAL SALES TAX	16,490.87	17,368.30	6,855.40	18,948.25	75,000	25.3
10-00-3305 STATE SHARED CIGARETTE TAX	1,326.95	1,485.12	.00	2,092.04	5,500	38.0
10-00-3306 ROAD & BRIDGE	246.92	2,183.81	.00	1,364.08	75,000	1.8
10-00-3307 SEVERENCE TAX	.00	.00	.00	.00	50,000	.0
10-00-3309 HIGHWAY USERS TAX	16,791.10	15,786.05	4,588.17	13,658.46	70,000	19.5
10-00-3380 OPERATIONAL GRANTS	.00	.00	.00	.00	15,000	.0
TOTAL OTHER TAXES	36,802.93	38,811.09	12,064.19	37,784.07	298,500	12.7
<u>NOTES RECEIVABLE WWW500K</u>						
10-00-3400 NOTES REC INTERFUND 225K W	.00	.00	.00	.00	16,450	.0
TOTAL NOTES RECEIVABLE WWW500K	.00	.00	.00	.00	16,450	.0

CITY OF IDAHO SPRINGS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2021

GENERAL FUND

	YTD ACTUAL 2019-	YTD ACTUAL 2020-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
<u>FINES</u>						
10-00-3550 FINES	43,501.00	28,809.50	5,780.00	16,090.00	140,000	11.5
10-00-3555 PARKING FINES	2,425.00	3,655.00	540.00	1,100.00	15,000	7.3
TOTAL FINES	45,926.00	32,464.50	6,320.00	17,190.00	155,000	11.1
<u>MISCELLANEOUS</u>						
10-00-3601 INTEREST EARNED	6,932.35	5,094.69	40.91	211.58	14,000	1.5
10-00-3602 ARGO MINE/DEVELOPER ACCOUNT	.00	.00	.00	800.00	5,000	16.0
10-00-3603 DEVELOPER ACCOUNT PAYMENTS	800.00	.00	2,622.22	5,593.28	0	.0
10-00-3610 CEMETERY FEES	750.00	150.00	.00	1,500.00	2,500	60.0
10-00-3620 LEASES/RENT	16,515.45	16,864.47	7,244.22	17,232.66	70,000	24.6
10-00-3680 REIMBURSEMENT/REFUNDS	4,780.62	1,352.30	7,473.31	396,271.16	15,000	2641.8
10-00-3690 MISCELLANEOUS REVENUE	784.37	1,469.22	805.55	1,690.16	25,000	6.8
10-00-3691 CONVENIENCE FEES	2,410.00	2,445.00	1,146.00	2,783.00	10,000	27.8
TOTAL MISCELLANEOUS	32,972.79	27,375.68	19,332.21	426,081.84	141,500	301.1
TOTAL FUND REVENUE	572,995.76	576,159.62	233,247.74	986,994.90	2,587,450	38.2

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2021

GENERAL FUND

	YTD ACTUAL 2019-	YTD ACTUAL 2020-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
<u>STREETS EXPENDITURES</u>						
10-10-4102 SALARIES	10,619.20	11,904.32	3,779.20	13,177.52	49,125	26.8
10-10-4103 HOURLY	35,224.46	38,972.01	11,848.43	40,359.86	130,055	31.0
10-10-4104 OVERTIME	1,188.61	741.60	397.88	461.54	3,596	12.8
10-10-4201 FICA	2,821.60	3,095.29	953.56	3,194.47	11,039	28.9
10-10-4202 MEDICARE	659.90	723.95	223.01	747.10	2,581	29.0
10-10-4203 HEALTH INS.	5,479.00	6,165.05	994.44	5,650.85	26,030	21.7
10-10-4204 LIFE INS.	73.76	78.88	26.37	78.87	316	25.0
10-10-4205 DEFERRED COMP	965.12	1,237.71	376.56	1,320.87	4,817	27.4
10-10-4206 UNEMPLOYMENT	141.15	154.91	48.09	160.63	581	27.7
10-10-4209 DENTAL INSURANCE	359.17	319.71	114.60	341.80	1,280	26.7
10-10-5101 LEGAL	.00	.00	.00	.00	500	.0
10-10-5103 ENGINEERING	594.72	.00	.00	.00	10,000	.0
10-10-5107 SURVEY	.00	.00	.00	.00	1,500	.0
10-10-5108 OTHER PROFESSIONAL SERVICES	1,937.60	3,516.80	1,397.11	4,639.12	7,500	61.9
10-10-5202 DISPOSAL-TRASH	25.00	36.50	.00	.00	500	.0
10-10-5207 MAINT./REPAIRS-SERVICES	1,738.57	2,185.27	.00	95.00	5,000	1.9
10-10-5208 MAINT./REPAIRS-BUILDING	223.48	341.08	262.00	262.00	1,500	17.5
10-10-5212 TRAINING	.00	.00	.00	.00	500	.0
10-10-5213 MEDICAL	60.00	.00	.00	.00	250	.0
10-10-5215 EMPLOYEE INCENTIVE	.00	5.00	.00	.00	1,500	.0
10-10-5300 CIRSA W/C INSURANCE	2,465.13	3,575.92	.00	3,250.59	11,000	29.6
10-10-5301 CIRSA P/C INSURANCE	4,662.74	9,993.60	.00	4,851.21	20,000	24.3
10-10-5303 TELEPHONE	805.47	340.14	150.71	150.71	1,200	12.6
10-10-5304 DUES & PUBLICATIONS	.00	.00	.00	.00	350	.0
10-10-5305 TRAVEL & MEALS	.00	.00	.00	.00	50	.0
10-10-5306 EQUIPMENT RENTAL	.00	.00	.00	.00	1,000	.0
10-10-5310 POSTAGE	452.50	.00	.00	.00	500	.0
10-10-5313 ADVERTISING	445.80	.00	.00	.00	250	.0
10-10-5314 INSURANCE CLAIMS	4,812.91	.00	.00	.00	5,000	.0
10-10-5330 COMMUNICATION EQUIPMENT	.00	44.97	.00	.00	100	.0
10-10-5335 CELL/INTERNET SERVICE	1,040.00	990.37	434.77	845.53	3,200	26.4
10-10-6001 ELECTRICITY & GAS	23,729.56	16,760.74	10,407.09	20,070.43	75,000	26.8
10-10-6007 MATERIALS/SUPPLIES/EQUIP	5,081.63	2,971.05	.00	415.00	6,500	6.4
10-10-6010 MATERIALS/SUPPLIES/OFFICE	103.17	1,015.01	376.99	413.44	2,000	20.7
10-10-6012 GAS/OIL-EQUIPMENT	302.53	372.26	.00	.00	1,200	.0
10-10-6020 TOOLS	198.17	585.13	882.37	1,032.35	2,000	51.6
10-10-6022 SAFETY ITEMS	70.99	.00	6.00	6.00	1,000	.6
10-10-6040 OCCUPATIONAL EQUIP/SAFETY	39.78	229.08	218.09	306.08	1,200	25.5
10-10-6050 WATER/SEWER	289.24	329.77	757.12	757.12	3,000	25.2
10-10-6085 STREET LAMPS	.00	.00	.00	.00	1,000	.0
10-10-6091 SIGNS	2.24	550.72	444.83	1,708.73	3,000	57.0
10-10-6093 PAINT	.00	5.99	.00	541.20	1,800	30.1
10-10-6095 SAND/GRAVEL	.00	.00	.00	.00	2,000	.0
10-10-6096 ASPHALT/CURB & GUTTER-R&M	.00	875.00	875.00	875.00	25,000	3.5
10-10-6097 DOWNTOWN PAVERS	.00	.00	.00	.00	150	.0
10-10-6098 TREE TRIMMING	.00	.00	.00	.00	3,000	.0
10-10-6099 SALTED SAND	9,530.96	3,430.83	.00	.00	15,000	.0
10-10-6150 FLEET MAINT	3,139.19	1,786.30	149.64	246.65	6,000	4.1
10-10-6191 FLEET FUEL	3,614.99	2,501.69	1,468.64	2,484.56	10,000	24.9
10-10-6192 FLEET TIRES	221.27-	876.81	.00	.00	4,000	.0
10-10-6193 FLEET SUPPLIES	1,413.56	901.80	.00	66.44	5,000	1.3
10-10-7007 EQUIPMENT PURCHASE	.00	.00	.00	.00	4,000	.0

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2021

GENERAL FUND

	YTD ACTUAL 2019-	YTD ACTUAL 2020-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
10-10-7010 OFFICE EQUIPMENT/COMPUTER	126.00	.00	139.00	139.00	500	27.8
TOTAL STREETS EXPENDITURES	124,216.63	117,615.26	36,731.50	108,649.67	473,170	23.0

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2021

GENERAL FUND

	YTD ACTUAL 2019-	YTD ACTUAL 2020-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
<u>ADMINISTRATION EXPENDITURES</u>						
10-20-4101 MAYOR/COUNCIL	9,600.01	9,600.00	9,600.00	9,600.00	38,400	25.0
10-20-4102 SALARY	59,772.00	63,730.54	13,361.60	46,590.64	339,335	13.7
10-20-4103 HOURLY	25,479.38	33,933.16	7,394.71	25,808.60	50,831	50.8
10-20-4104 OVERTIME	.00	.00	.00	.00	1,000	.0
10-20-4201 FICA	5,712.48	6,444.16	1,837.82	4,947.86	22,500	22.0
10-20-4202 MEDICARE	1,336.06	1,507.14	429.82	1,157.19	5,200	22.3
10-20-4203 HEALTH INS.	9,771.60	12,090.60	1,110.91	6,357.71	43,000	14.8
10-20-4204 LIFE INS.	110.25	116.29	23.45	70.35	442	15.9
10-20-4205 DEFERRED COMP	3,371.01	4,347.45	905.84	3,158.56	14,000	22.6
10-20-4206 UNEMPLOYMENT	205.03	247.56	46.70	162.92	792	20.6
10-20-4209 DENTAL INSURANCE	700.80	760.20	163.60	490.80	2,800	17.5
10-20-5050 COUNTY TREASURERS FEE	947.73	972.66	813.50	1,107.27	5,500	20.1
10-20-5101 LEGAL	25,970.59	40,385.45	12,741.35	27,984.55	150,000	18.7
10-20-5102 AUDIT	.00	.00	.00	.00	5,500	.0
10-20-5107 SURVEYING	.00	.00	.00	.00	1,500	.0
10-20-5108 OTHER CONTRACTUAL SERVICES	7,757.32	4,589.80	22,125.06	31,258.85	25,000	125.0
10-20-5207 REPAIR/MAINT.-SERVICES	5,059.60	.00	.00	.00	6,000	.0
10-20-5208 REPAIR/MAINTENANCE-BUILDING	3,054.10	2,737.27	90.00	91.29	5,000	1.8
10-20-5210 MEETING EXPENSE	90.00	662.08	536.90	536.90	1,000	53.7
10-20-5212 EDUCATION & TRAINING	873.00	1,060.00	869.00	869.00	2,500	34.8
10-20-5215 EMPLOYEE INCENTIVE	59.50	25.00	.00	.00	1,500	.0
10-20-5220 ELECTION	.00	6,591.89	.00	.00	2,000	.0
10-20-5225 BOARDS & COMMISSIONS	1,295.00	14.49	.00	.00	1,000	.0
10-20-5300 CIRSA W/C INSURANCE	474.41	609.98	.00	151.18	4,000	3.8
10-20-5301 CIRSA P/C INSURANCE	2,051.74	4,103.48	.00	3,348.47	8,500	39.4
10-20-5303 TELEPHONE	1,221.59	340.14	150.71	150.71	1,200	12.6
10-20-5304 DUES & PUBLICATIONS	1,561.00	1,701.00	.00	1,336.00	3,600	37.1
10-20-5305 TRAVEL & MEALS	1,494.03	570.21	.00	.00	2,000	.0
10-20-5309 CONTRACT OFFICE EQUIP.	1,082.66	1,032.16	356.11	356.11	4,000	8.9
10-20-5310 POSTAGE, SHIPPING, BOX RENT	1,115.10	1,071.85	555.31	714.30	4,000	17.9
10-20-5312 LEGAL PUBLICATIONS	4,174.32	1,232.62	304.61	562.29	5,000	11.3
10-20-5313 ADVERTISING	100.00	.00	.00	.00	1,000	.0
10-20-5314 INSURANCE CLAIMS	.00	.00	.00	.00	1,000	.0
10-20-5316 RECORDING DOCUMENTS	36.50	387.50	76.00	344.00	1,000	34.4
10-20-5322 CODIFICATION	3,354.36	2,178.00	.00	638.00	4,000	16.0
10-20-5325 PRINTING	1,316.34	1,350.00	.00	.00	4,000	.0
10-20-5335 CELL/INTERNET SERVICE	444.55	974.57	239.82	464.92	2,500	18.6
10-20-5340 PAYMENT PROCESSING FEES	3,249.38	1,965.10	717.66	1,672.46	7,000	23.9
10-20-6001 ELECTRICITY & GAS	1,054.75	1,574.54	415.18	415.18	5,000	8.3
10-20-6010 MATERIALS/SUPPLIES/OFFICE	1,434.33	1,247.73	386.41	695.60	5,000	13.9
10-20-6020 FLAGS	.00	.00	683.72	683.72	1,000	68.4
10-20-6050 WATER/SEWER	817.60	414.40	485.16	485.16	3,300	14.7
10-20-6060 REFUNDS	.00	.00	.00	.00	3,500	.0
10-20-7010 OFFICE EQUIPMENT/COMPUTERS	3,813.49	5,044.73	(1,887.90)	(1,887.90)	5,000	(37.8)
10-20-7011 COMPUTER SOFTWARE	1,708.00	1,680.00	375.00	375.00	5,000	7.5
10-20-8010 MISC. CASH OVER/SHORT	.00	.00	(.71)	(.71)	0	.0
TOTAL ADMINISTRATION EXPENDITURES	191,669.61	217,293.75	74,907.34	170,696.98	805,400	21.2

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2021

GENERAL FUND

	YTD ACTUAL 2019-	YTD ACTUAL 2020-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
<u>COMMUNITY PROMOTION</u>						
10-21-5030 HSIS/ VISITOR CENTER	6,882.00	160.00	.00	.00	23,670	.0
10-21-5032 MISC. EVENTS	.00	.00	.00	.00	2,500	.0
10-21-5033 K-GOAT ANNUAL FEE	.00	.00	.00	.00	1,750	.0
10-21-5036 MAYOR & COMMISSIONER AWARDS	.00	.00	.00	.00	2,000	.0
10-21-5037 TREE LIGHTING	.00	.00	.00	.00	1,000	.0
10-21-5038 MISC. ORGANIZATION REQUEST	500.00	150.00	(538.48)	41,072.51	5,000	821.5
10-21-5039 BEAUTIFICATION	.00	.00	.00	.00	8,500	.0
10-21-5040 HOLIDAY DECORATING	.00	.00	.00	.00	22,000	.0
10-21-5041 HISTORIC SITES & FACILITIES	.00	43.63	.00	.00	1,000	.0
10-21-5050 4TH OF JULY	11,025.00	13,576.00	.00	.00	12,000	.0
10-21-5060 WEBCAM ON MINER STREET	.00	.00	.00	.00	528	.0
10-21-5430 VISITOR CTR BLDG MAINTENANCE	513.69	579.71	.00	547.99	7,000	7.8
TOTAL COMMUNITY PROMOTION	18,920.69	14,509.34	(538.48)	41,620.50	86,948	47.9
<u>BUILDING INSPECTOR</u>						
10-22-5000 OPERATIONS CONTRACTUAL	26,417.60	16,151.67	1,956.81	5,813.89	75,000	7.8
10-22-5108 OTHER PROFESSIONAL SERVICES	2,072.14	.00	.00	.00	3,000	.0
TOTAL BUILDING INSPECTOR	28,489.74	16,151.67	1,956.81	5,813.89	78,000	7.5

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2021

GENERAL FUND

	YTD ACTUAL 2019-	YTD ACTUAL 2020-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
<u>POLICE EXPENDITURES</u>						
10-30-4102 SALARIES	24,650.40	25,621.10	.00	18,816.64	164,772	11.4
10-30-4103 HOURLY	161,632.90	163,848.13	49,255.41	171,064.60	523,562	32.7
10-30-4104 OVERTIME	2,881.65	6,462.03	697.27	4,796.81	15,000	32.0
10-30-4105 HOLIDAY	1,051.20	1,756.16	.00	2,477.52	5,000	49.6
10-30-4201 FICA	1,986.34	2,137.73	604.48	2,183.18	8,056	27.1
10-30-4202 MEDICARE	2,671.74	2,778.06	691.43	2,756.83	10,240	26.9
10-30-4203 HEALTH INS.	19,331.20	20,697.00	3,393.33	19,420.13	94,427	20.6
10-30-4204 LIFE INS.	252.00	256.42	73.98	236.60	982	24.1
10-30-4205 DEFERRED COMP	1,201.50	1,274.37	376.88	1,330.87	4,637	28.7
10-30-4206 UNEMPLOYMENT	568.96	591.38	149.37	589.71	2,088	28.2
10-30-4209 DENTAL INSURANCE	1,171.20	1,264.80	393.60	1,307.41	5,366	24.4
10-30-4210 PENSION FPPA	13,796.38	14,923.29	3,792.98	14,476.09	51,748	28.0
10-30-5101 LEGAL	4,062.50	987.50	.00	.00	8,000	.0
10-30-5105 OTHER CONTRACT SERVICES	8,150.55	8,370.00	1,858.00	28,240.90	221,000	12.8
10-30-5108 OTHER PROFESSIONAL SERVICES	1,282.60	2,831.80	1,307.11	3,799.12	6,000	63.3
10-30-5109 POLYGRAPH/PSY EXAM	.00	848.70	.00	.00	550	.0
10-30-5207 REPAIR/MAINT-SERVICES	2,248.82	.00	.00	36.64	3,000	1.2
10-30-5208 REPAIRS/MAINTENANCE/BLDG.	621.75	141.09	.00	.00	2,000	.0
10-30-5212 TRAINING	1,306.08	325.00	.00	.00	4,000	.0
10-30-5213 MEDICAL/BLOOD DRAW	134.00	.00	.00	.00	2,000	.0
10-30-5215 EMPLOYEE INCENTIVE	98.53	140.00	30.00	30.00	3,000	1.0
10-30-5300 CIRSA W/C INSURANCE	4,428.13	10,532.92	.00	5,903.61	24,000	24.6
10-30-5301 CIRSA P/C INSURANCE	4,662.74	9,993.60	.00	10,453.07	20,000	52.3
10-30-5303 TELEPHONE	412.80	540.21	150.71	253.99	2,000	12.7
10-30-5304 DUES & PUBLICATIONS	375.00	793.08	83.08	480.08	1,000	48.0
10-30-5305 TRAVEL & MEALS	.00	26.00	316.80	316.80	1,500	21.1
10-30-5309 CONTRACT OFFICE EQUIP.	222.41	498.26	181.83	181.83	1,200	15.2
10-30-5310 POSTAGE, SHIPPING, BOX RENT	507.04	77.00	37.64	108.44	800	13.6
10-30-5312 LEGAL PUBLICATIONS	.00	.00	.00	.00	50	.0
10-30-5314 INSURANCE CLAIMS	1,000.00	95.92	.00	1,000.00	3,000	33.3
10-30-5325 PRINTING	28.17	622.30	500.00	840.22	1,300	64.6
10-30-5326 TOWING	307.50	205.00	.00	.00	800	.0
10-30-5328 BOARDING ANIMALS	.00	.00	.00	.00	200	.0
10-30-5330 COMMUNICATIONS EQUIPMENT	.00	.00	.00	.00	450	.0
10-30-5335 CELL/INTERNET SERVICE	2,029.75	1,400.58	584.53	1,342.58	8,500	15.8
10-30-5350 PUBLIC EDUCATION/RELATIONS	.00	160.00	.00	.00	200	.0
10-30-6001 ELECTRICITY & GAS	1,131.66	792.10	334.99	754.78	3,000	25.2
10-30-6010 MATERIALS/SUPPLIES/OFFICE	365.92	297.72	83.95	481.80	2,200	21.9
10-30-6015 MATERIALS/SUPPLIES-INVESTIG.	498.02	43.96	81.72	81.72	1,750	4.7
10-30-6018 SUPPLIES-MEDICAL	23.49	.00	.00	.00	200	.0
10-30-6022 SAFETY ITEMS	.00	.00	.00	.00	100	.0
10-30-6030 UNIFORMS	969.78	247.92	745.53	1,158.92	3,000	38.6
10-30-6040 OCCUPATIONAL EQUIP/SAFETY	4,326.62	1,740.00	95.00	2,352.22	3,500	67.2
10-30-6045 AMMUNITION	742.56	.00	.00	76.99	2,800	2.8
10-30-6050 WATER/SEWER	262.96	238.78	534.87	534.87	1,000	53.5
10-30-6100 FLEET MAINTENANCE	3,876.25	1,994.11	10,660.25	10,995.49	13,000	84.6
10-30-6191 FLEET FUEL	5,638.19	4,068.96	1,890.20	3,371.53	23,000	14.7
10-30-6192 FLEET TIRES	1,419.77	.00	663.42	663.42	2,500	26.5
10-30-6193 FLEET SUPPLIES	71.94	39.58	.00	.00	300	.0
10-30-7010 COMPUTERS / OFFICE EQUIPMENT	89.85	786.10	2,160.00	3,081.00	3,200	96.3
10-30-7012 COMMUNICATION PURCHASES	1,147.10	.00	.00	.00	800	.0

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2021

GENERAL FUND

	YTD ACTUAL 2019-	YTD ACTUAL 2020-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
TOTAL POLICE EXPENDITURES	283,637.95	290,448.66	81,728.36	315,996.41	1,260,778	25.1
<u>COURT EXPENDITURES</u>						
10-40-4103 HOURLY	4,680.00	5,206.09	1,699.99	5,951.38	22,099	26.9
10-40-4201 FICA	276.63	308.69	100.48	353.99	1,147	30.9
10-40-4202 MEDICARE	64.68	72.16	23.50	82.78	269	30.8
10-40-4203 HEALTH INS.	770.40	805.20	119.92	686.32	3,221	21.3
10-40-4204 LIFE INS.	10.50	10.50	3.50	10.50	42	25.0
10-40-4206 UNEMPLOYMENT	14.03	15.61	5.10	17.84	58	30.8
10-40-4209 DENTAL INSURANCE	42.00	42.00	14.00	42.00	168	25.0
10-40-5101 LEGAL FEES	.00	.00	.00	150.00	300	50.0
10-40-5110 JUDGE RETAINER	4,200.00	4,800.00	1,600.00	4,800.00	19,200	25.0
10-40-5115 PROSECUTOR	2,593.80	3,890.70	1,296.90	3,890.70	15,563	25.0
10-40-5209 JURY/WITNESS FEES	118.00	.00	.00	.00	100	.0
10-40-5212 TRAINING	.00	.00	.00	.00	200	.0
10-40-5304 DUES & PUBLICATIONS	.00	.00	.00	.00	30	.0
10-40-5310 POSTAGE	.00	.00	.00	.00	100	.0
10-40-5320 INTERPRETORS	.00	.00	.00	.00	100	.0
10-40-6010 MATERIALS/SUPPLIES-MISC.	66.53	.00	.00	.00	100	.0
10-40-6030 CLOTHING/ROBE	.00	.00	.00	.00	30	.0
10-40-6035 RESTITUTION	.00	.00	.00	.00	100	.0
TOTAL COURT EXPENDITURES	12,836.57	15,150.95	4,863.39	15,985.51	62,827	25.4
<u>FIRE DEPARTMENT</u>						
10-50-5050 TRANSFER CCCESD	28,360.00	32,695.00	.00	32,318.75	129,275	25.0
TOTAL FIRE DEPARTMENT	28,360.00	32,695.00	.00	32,318.75	129,275	25.0

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2021

GENERAL FUND

	YTD ACTUAL 2019-	YTD ACTUAL 2020-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
<u>PARKS EXPENDITURES</u>						
10-60-4103 HOURLY	9,504.70	9,896.18	3,049.60	10,633.28	55,151	19.3
10-60-4104 OVERTIME	1,918.63	1,234.88	628.98	1,115.01	4,000	27.9
10-60-4201 FICA	682.49	663.30	218.68	699.75	3,697	18.9
10-60-4202 MEDICARE	159.62	155.13	51.14	163.65	892	18.4
10-60-4203 HEALTH INS.	1,540.80	1,610.40	239.85	1,372.65	6,441	21.3
10-60-4204 LIFE INS.	21.00	21.00	7.00	21.00	84	25.0
10-60-4206 UNEMPLOYMENT	34.27	33.39	11.03	35.23	184	19.2
10-60-5108 OTHER PROFESSIONAL SERVICES	.00	.00	.00	.00	30,000	.0
10-60-5202 DISPOSAL	255.62	744.93	258.24	774.72	4,200	18.5
10-60-5207 REPAIR/MAINT-SERVICES	.00	367.00	.00	.00	5,000	.0
10-60-5208 MAINT./REPAIRS-BUILDING	.00	.00	.00	.00	250	.0
10-60-5212 TRAINING	.00	17.94	.00	.00	200	.0
10-60-5213 MEDICAL	.00	60.00	.00	.00	100	.0
10-60-5215 EMPLOYEE INCENTIVE	.00	.00	.00	.00	250	.0
10-60-5300 CIRSA W/C INSURANCE	224.80	110.74	.00	.00	2,500	.0
10-60-5301 CIRSA P/C INSURANCE	3,877.86	.00	.00	.00	400	.0
10-60-5304 DUES & PUBLICATIONS	.00	.00	.00	.00	50	.0
10-60-5305 TRAVEL & MEALS	.00	.00	.00	.00	50	.0
10-60-5306 EQUIPMENT RENTAL	.00	.00	.00	.00	500	.0
10-60-5314 INSURANCE CLAIMS	.00	.00	.00	.00	1,000	.0
10-60-5330 COMMUNICATION EQUIPMENT	.00	.00	.00	.00	50	.0
10-60-5335 CELL/INTERNET SERVICE	82.04	257.61	63.79	96.06	600	16.0
10-60-6001 ELECTRICITY & GAS	802.38	1,015.26	531.70	1,115.73	4,200	26.6
10-60-6010 MATERIALS/SUPPLIES-MISC.	47.39	229.75	.00	77.48	6,000	1.3
10-60-6012 GAS, OIL-EQUIPMENT	.00	.00	.00	.00	200	.0
10-60-6020 TOOLS	359.26	196.94	.00	98.43	1,500	6.6
10-60-6022 SAFETY ITEMS	.00	.00	.00	.00	250	.0
10-60-6040 OCCUPATIONAL EQUIP/SAFETY	24.94	73.59	.00	14.00	250	5.6
10-60-6045 SPRINKLER PARTS	.00	.00	.00	.00	1,500	.0
10-60-6050 WATER/SEWER	817.58	930.26	1,673.48	1,673.48	6,000	27.9
10-60-6085 LAMP POSTS	.00	.00	.00	.00	250	.0
10-60-6091 SIGNS	.00	.00	.00	.00	150	.0
10-60-6093 PAINT	.00	28.93	.00	.00	200	.0
10-60-6095 SAND / GRAVEL	.00	.00	.00	.00	500	.0
10-60-6098 TREE REPLACEMENT & TRIMMING	.00	.00	.00	.00	5,000	.0
10-60-6099 SALTED SAND	614.32	.00	.00	691.11	1,500	46.1
10-60-6150 FLEET MAINT	3,765.50	38.68	.00	.00	2,500	.0
10-60-6191 FLEET FUEL	329.66	73.84	139.83	309.98	1,800	17.2
10-60-6192 FLEET TIRES	.00	.00	.00	.00	1,200	.0
10-60-6193 FLEET SUPPLIES	355.77	.00	.00	.00	600	.0
10-60-6200 PARKS MAINT. & PARTS	1,118.91	438.58	89.96	604.44	6,000	10.1
10-60-6204 WEED CONTROL	.00	23.98	.00	.00	3,000	.0
10-60-6206 CHEMICALS/FERTILIZER	.00	128.88	.00	.00	700	.0
10-60-6207 CHEM/PESTICIDES/HERBICIDES	.00	.00	.00	.00	300	.0
10-60-7007 EQUIPMENT PURCHASE	4,085.00	.00	.00	.00	2,500	.0
TOTAL PARKS EXPENDITURES	30,622.54	18,351.19	6,963.28	19,496.00	161,699	12.1

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2021

GENERAL FUND

	YTD ACTUAL 2019-	YTD ACTUAL 2020-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
<u>TRANSFERS</u>						
10-75-8271 TRANSFER TO POLICE PENSION	.00	.00	.00	.00	16,500	.0
TOTAL TRANSFERS	.00	.00	.00	.00	16,500	.0
TOTAL FUND EXPENDITURES	718,753.73	722,215.82	206,612.20	710,577.71	3,074,597	23.1
NET REVENUE OVER EXPENDITURES	145,757.97-	146,056.20-	26,635.54	276,417.19	487,147-	56.7

CITY OF IDAHO SPRINGS
BALANCE SHEET
MARCH 31, 2021

HANSEN'S CEMETERY TRUST FUND

ASSETS

15-00-1000	CASH - COMBINED FUND	9,413.36	
	TOTAL ASSETS		9,413.36

LIABILITIES AND EQUITY

FUND EQUITY

15-00-2600	FUND BALANCE	9,412.45	
	UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER EXPENDITURES - YTD	.91	
	BALANCE - CURRENT DATE	.91	
	TOTAL FUND EQUITY		9,413.36
	TOTAL LIABILITIES AND EQUITY		9,413.36

CITY OF IDAHO SPRINGS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2021

HANSEN'S CEMETERY TRUST FUND

		<u>YTD ACTUAL 2019-</u>	<u>YTD ACTUAL 2020-</u>	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>PCNT</u>
	<u>MISCELLANEOUS</u>						
15-00-3601	INTEREST EARNED	.00	.00	.23	.91	0	.0
	TOTAL MISCELLANEOUS	.00	.00	.23	.91	0	.0
	TOTAL FUND REVENUE	.00	.00	.23	.91	0	.0
	NET REVENUE OVER EXPENDITURES	.00	.00	.23	.91	0	.0

CITY OF IDAHO SPRINGS
BALANCE SHEET
MARCH 31, 2021

CEMETERY FUND

ASSETS

16-00-1000	CASH - COMBINED FUND	101,555.67	
	TOTAL ASSETS		101,555.67

LIABILITIES AND EQUITY

FUND EQUITY

16-00-2600	FUND BALANCE	101,545.91	
	UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	9.76	
	BALANCE - CURRENT DATE	9.76	
	TOTAL FUND EQUITY		101,555.67
	TOTAL LIABILITIES AND EQUITY		101,555.67

CITY OF IDAHO SPRINGS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2021

CEMETERY FUND

		<u>YTD ACTUAL 2019-</u>	<u>YTD ACTUAL 2020-</u>	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>PCNT</u>
	<u>MISCELLANEOUS</u>						
16-00-3601	INTEREST EARNED	1,155.38	849.15	2.45	9.76	1,302	.8
16-00-3610	CEMETERY FEES/DONATIONS	3,000.00	.00	.00	.00	1,000	.0
	TOTAL MISCELLANEOUS	<u>4,155.38</u>	<u>849.15</u>	<u>2.45</u>	<u>9.76</u>	<u>2,302</u>	<u>.4</u>
	TOTAL FUND REVENUE	<u>4,155.38</u>	<u>849.15</u>	<u>2.45</u>	<u>9.76</u>	<u>2,302</u>	<u>.4</u>

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2021

CEMETERY FUND

	YTD ACTUAL 2019-	YTD ACTUAL 2020-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
<u>CEMETERY EXPENDITURES</u>						
16-70-7100 CEMETERY REHAB	400.00	.00	.00	.00	5,000	.0
TOTAL CEMETERY EXPENDITURES	400.00	.00	.00	.00	5,000	.0
TOTAL FUND EXPENDITURES	400.00	.00	.00	.00	5,000	.0
NET REVENUE OVER EXPENDITURES	3,755.38	849.15	2.45	9.76	2,698-	.4

CITY OF IDAHO SPRINGS
BALANCE SHEET
MARCH 31, 2021

RAMP FUND (COLORADO BLVD)

ASSETS

20-00-1000	CASH - COMBINED FUND	730,800.84	
	TOTAL ASSETS		730,800.84

LIABILITIES AND EQUITY

FUND EQUITY

20-00-2600	FUND BALANCE	728,123.13	
	UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER EXPENDITURES - YTD	2,677.71	
	BALANCE - CURRENT DATE	2,677.71	
	TOTAL FUND EQUITY		730,800.84
	TOTAL LIABILITIES AND EQUITY		730,800.84

CITY OF IDAHO SPRINGS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2021

RAMP FUND (COLORADO BLVD)

		YTD ACTUAL 2019-	YTD ACTUAL 2020-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
	<u>INTERGOVERNMENTAL</u>						
20-00-3358	CONSERVATION TRUST FUNDS	.00	.00	2,565.07	2,565.07	0	.0
	TOTAL INTERGOVERNMENTAL	.00	.00	2,565.07	2,565.07	0	.0
	<u>MISCELLANEOUS</u>						
20-00-3601	INTEREST EARNED	1,555.99	844.21	28.76	112.64	1,801	6.3
	TOTAL MISCELLANEOUS	1,555.99	844.21	28.76	112.64	1,801	6.3
	TOTAL FUND REVENUE	1,555.99	844.21	2,593.83	2,677.71	1,801	148.7

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2021

RAMP FUND (COLORADO BLVD)

	YTD ACTUAL 2019-	YTD ACTUAL 2020-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
20-00-5108 PROJECT MANAGEMENT	28,119.24	.00	.00	.00	0	.0
20-00-6016 ASPHALT, CURB & GUTTER	.00	.00	.00	.00	50,000	.0
20-00-6024 INFRASTRUCTURE	841.66	.00	.00	.00	0	.0
TOTAL DEPARTMENT 00	28,960.90	.00	.00	.00	50,000	.0
TOTAL FUND EXPENDITURES	28,960.90	.00	.00	.00	50,000	.0
NET REVENUE OVER EXPENDITURES	27,404.91-	844.21	2,593.83	2,677.71	48,199-	5.6

CITY OF IDAHO SPRINGS
BALANCE SHEET
MARCH 31, 2021

IMPROVEMENT FUND

ASSETS

21-00-1000	CASH - COMBINED FUND	1,889,264.26	
21-00-1120	CASH W/COUNTY TREASURER	3,553.64	
21-00-1165	OTHER RECEIVABLES	122,677.58	
21-00-1275	NOTE REC. - WWW 2005 LOAN	90,848.54	
21-00-1276	NOTE REC. -WWW 2018 LOAN	566,884.16	
21-00-1277	NOTE REC.-WW 2019 LOAN	2,054,297.00	
TOTAL ASSETS			4,727,525.18

LIABILITIES AND EQUITY

LIABILITIES

21-00-2020	ACCOUNTS PAYABLE	6,055.00	
TOTAL LIABILITIES			6,055.00

FUND EQUITY

21-00-2600	FUND BALANCE	4,619,059.58	
UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD		102,410.60	
BALANCE - CURRENT DATE		102,410.60	
TOTAL FUND EQUITY			4,721,470.18
TOTAL LIABILITIES AND EQUITY			4,727,525.18

CITY OF IDAHO SPRINGS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2021

IMPROVEMENT FUND

	YTD ACTUAL 2019-	YTD ACTUAL 2020-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
<u>TAXES</u>						
21-00-3130 SALES TAX (1/4)	159,031.21	173,477.98	66,625.47	185,621.76	750,000	24.8
21-00-3135 USE TAX (1/3)	7,693.75	9,109.64	2,748.22	10,150.92	35,000	29.0
TOTAL TAXES	166,724.96	182,587.62	69,373.69	195,772.68	785,000	24.9
<u>MISCELLANEOUS</u>						
21-00-3601 INTEREST EARNED	4,621.56	3,396.60	45.62	179.14	5,209	3.4
21-00-3695 SALE OF EQUIPMENT	5,994.69	.00	.00	.00	5,000	.0
TOTAL MISCELLANEOUS	10,616.25	3,396.60	45.62	179.14	10,209	1.8
<u>SOURCE 37</u>						
21-00-3700 PARKING REVENUE	.00	15,292.01	2,604.73	6,534.25	200,000	3.3
21-00-3750 STATE HISTORIC GRANTS	.00	.00	.00	.00	200,000	.0
21-00-3760 FOUNDATION GRANTS	.00	.00	.00	.00	400,000	.0
21-00-3770 GOCO/DOLA GRANTS	.00	.00	.00	.00	1,500,000	.0
TOTAL SOURCE 37	.00	15,292.01	2,604.73	6,534.25	2,300,000	.3
TOTAL FUND REVENUE	177,341.21	201,276.23	72,024.04	202,486.07	3,095,209	6.5

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2021

IMPROVEMENT FUND

	YTD ACTUAL 2019-	YTD ACTUAL 2020-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
<u>IMPROVEMENT FUND EXPENDITURES</u>						
21-00-5103 ENGINEERING	18,482.62	24,576.64	.00	.00	500,000	.0
21-00-6012 POLICE VEHICLE PURCHASE	68,321.25	.00	54,569.00	54,569.00	0	.0
21-00-6013 CITY HALL FURNISHING/EQUIPMENT	.00	1,337.50	.00	.00	10,000	.0
21-00-6016 DRAINAGE, PAVE/CURB/GUTTER CIP	.00	.00	.00	.00	35,000	.0
21-00-6017 OTHER STREET PROJECTS	.00	.00	.00	.00	20,000	.0
21-00-6018 GREENWAY CONSTRUCTION	624,426.40	.00	.00	.00	0	.0
21-00-6024 PARK IMPROVEMENTS	170,635.00	.00	.00	.00	1,000,000	.0
21-00-6025 PW VEHICLE PURCHASE	.00	46,759.06	.00	.00	0	.0
21-00-6026 PD EQUIPMENT	.00	1,512.79	.00	22,720.00	0	.0
21-00-6027 IT EQUIPMENT	.00	.00	3,823.75	16,395.75	2,000	819.8
21-00-6028 STREETScape/MALL IMPROVEMENTS	768.58	.00	.00	5,995.00	95,000	6.3
21-00-6030 BUSINESS IMPROVEMENT GRANTS	.00	3,889.65	.00	.00	0	.0
21-00-6200 GRANT MATCHES	1,400.00	.00	.00	.00	30,000	.0
21-00-7042 LIBRARY BUILDING IMPROVEMENT	.00	.00	.00	.00	25,000	.0
21-00-7043 LAND ACQUISITION	15,890.88	7,500.00	.00	395.72	500,000	.1
21-00-8253 TRANSFER TO SWU FUND	.00	.00	.00	.00	25,000	.0
TOTAL IMPROVEMENT FUND EXPENDITURE	899,924.73	85,575.64	58,392.75	100,075.47	2,242,000	4.5
<u>HSF PROJECTS</u>						
21-61-7040 CITY HALL IMPROVEMENTS	5,476.77	20,329.50	.00	.00	225,000	.0
21-61-7042 SITES & FACILITIES IMPROVEMENT	.00	13,692.77	.00	.00	250,000	.0
TOTAL HSF PROJECTS	5,476.77	34,022.27	.00	.00	475,000	.0
TOTAL FUND EXPENDITURES	905,401.50	119,597.91	58,392.75	100,075.47	2,717,000	3.7
NET REVENUE OVER EXPENDITURES	728,060.29	81,678.32	13,631.29	102,410.60	378,209	27.1

CITY OF IDAHO SPRINGS
BALANCE SHEET
MARCH 31, 2021

CONSERVATION TRUST FD LOTTERY

ASSETS

22-00-1000	CASH - COMBINED FUND	70,444.53	
	TOTAL ASSETS		70,444.53

LIABILITIES AND EQUITY

FUND EQUITY

22-00-2600	FUND BALANCE	70,437.76	
	UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER EXPENDITURES - YTD	6.77	
	BALANCE - CURRENT DATE	6.77	
	TOTAL FUND EQUITY		70,444.53
	TOTAL LIABILITIES AND EQUITY		70,444.53

CITY OF IDAHO SPRINGS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2021

CONSERVATION TRUST FD LOTTERY

		YTD ACTUAL 2019-	YTD ACTUAL 2020-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
	<u>INTERGOVERNMENTAL</u>						
22-00-3358	STATE FUND	3,424.99	2,237.29	.00	.00	10,000	.0
	TOTAL INTERGOVERNMENTAL	3,424.99	2,237.29	.00	.00	10,000	.0
	<u>MISCELLANEOUS</u>						
22-00-3601	INTEREST EARNED	1,155.41	849.15	1.70	6.77	1,303	.5
	TOTAL MISCELLANEOUS	1,155.41	849.15	1.70	6.77	1,303	.5
	TOTAL FUND REVENUE	4,580.40	3,086.44	1.70	6.77	11,303	.1

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2021

CONSERVATION TRUST FD LOTTERY

	YTD ACTUAL 2019-	YTD ACTUAL 2020-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
<u>CONSERVATION FUND EXPENDITURES</u>						
22-00-8240 PROJECTS	.00	.00	.00	.00	10,000	.0
TOTAL CONSERVATION FUND EXPENDITUR	.00	.00	.00	.00	10,000	.0
TOTAL FUND EXPENDITURES	.00	.00	.00	.00	10,000	.0
NET REVENUE OVER EXPENDITURES	4,580.40	3,086.44	1.70	6.77	1,303	.5

CITY OF IDAHO SPRINGS
BALANCE SHEET
MARCH 31, 2021

1% STREET SALES TAX

ASSETS

23-00-1000	CASH - COMBINED FUND	1,586,875.10	
23-00-1165	OTHER RECEIVABLES	114,492.72	
23-00-1260	DUE FROM STATE	266,010.00	
TOTAL ASSETS			1,967,377.82

LIABILITIES AND EQUITY

LIABILITIES

23-00-2020	ACCOUNTS PAYABLE	55,972.37	
TOTAL LIABILITIES			55,972.37

FUND EQUITY

23-00-2600	FUND BALANCE	1,726,418.33	
UNAPPROPRIATED FUND BALANCE:			
	REVENUE OVER EXPENDITURES - YTD	184,987.12	
BALANCE - CURRENT DATE		184,987.12	
TOTAL FUND EQUITY			1,911,405.45
TOTAL LIABILITIES AND EQUITY			1,967,377.82

CITY OF IDAHO SPRINGS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2021

1% STREET SALES TAX

	YTD ACTUAL 2019-	YTD ACTUAL 2020-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
<u>SOURCE 31</u>						
23-00-3133 SALES TAX (1/4) STREETS CIP	159,031.21	173,477.98	66,625.47	185,621.76	750,000	24.8
23-00-3136 INTEREST	51,112.80	3,658.22	34.74	120.14	2,500	4.8
23-00-3137 GRANTS	.00	266,010.00	.00	.00	0	.0
TOTAL SOURCE 31	210,144.01	443,146.20	66,660.21	185,741.90	752,500	24.7
<u>SOURCE 36</u>						
23-00-3601 INTEREST EARNED	.00	.00	38.32	145.22	0	.0
TOTAL SOURCE 36	.00	.00	38.32	145.22	0	.0
TOTAL FUND REVENUE	210,144.01	443,146.20	66,698.53	185,887.12	752,500	24.7

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2021

1% STREET SALES TAX

	YTD ACTUAL 2019-	YTD ACTUAL 2020-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
23-00-5103 ENGINEERING	186,586.79	128,547.83	900.00	900.00	20,000	4.5
23-00-6016 ASPHALT, CURB & GUTTER	294,552.00	537,850.00	.00	.00	50,000	.0
23-00-6024 INFRASTRUCTURE	451,767.00	.00	.00	.00	0	.0
23-00-8114 NOTES PAYABLE BONDS - PRIN	.00	.00	.00	.00	205,000	.0
23-00-8115 NOTES PAYABLE BONDS-INT	.00	.00	.00	.00	420,513	.0
TOTAL DEPARTMENT 00	932,905.79	666,397.83	900.00	900.00	695,513	.1
TOTAL FUND EXPENDITURES	932,905.79	666,397.83	900.00	900.00	695,513	.1
NET REVENUE OVER EXPENDITURES	722,761.78-	223,251.63-	65,798.53	184,987.12	56,987	324.6

CITY OF IDAHO SPRINGS
BALANCE SHEET
MARCH 31, 2021

WATER FUND

ASSETS

51-00-1000	CASH - COMBINED FUND	852,188.00	
51-00-1160	ACCOUNTS RECEIVABLE--OTHER	78,382.49	
51-00-1161	UTILITY ACCOUNTS RECEIVABLE	48,182.19	
51-00-1610	LAND	13,231.00	
51-00-1620	WATER RIGHTS	10,440.00	
51-00-1630	IMPROVEMENTS OTHER THAN BLDGS	12,904,439.07	
51-00-1631	ACCUMULATED DEPRECIATION	(7,982,664.75)	
51-00-1640	MACHINERY & EQUIPMENT	426,382.76	
51-00-1641	ACCUMULATED DEPRECIATION	(241,634.28)	
TOTAL ASSETS			6,108,946.48

LIABILITIES AND EQUITY

LIABILITIES

51-00-2010	WAGES PAYABLE	4,989.86	
51-00-2020	ACCOUNTS PAYABLE	6,195.00	
51-00-2040	ACCRUED INTEREST	28,655.00	
51-00-2252	NOTES PAYABLE - CWRPDA	434,926.86	
51-00-2255	NOTES PAYABLE - CWCB	712,073.70	
51-00-2256	NOTES PAYABLE CITY OF IS 2005	86,982.79	
TOTAL LIABILITIES			1,273,823.21

FUND EQUITY

51-00-2600	FUND BALANCE	2,585,751.65	
51-00-2611	CONTRIBUTED CAPITAL	150,585.00	
51-00-2612	CONTRIB CAPITAL - GRANTS	583,086.00	
UNAPPROPRIATED FUND BALANCE:			
51-00-2900	RETAINED EARNINGS	1,692,302.74	
	REVENUE OVER EXPENDITURES - YTD	(176,602.12)	
BALANCE - CURRENT DATE		1,515,700.62	
TOTAL FUND EQUITY			4,835,123.27
TOTAL LIABILITIES AND EQUITY			6,108,946.48

CITY OF IDAHO SPRINGS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2021

WATER FUND

	YTD ACTUAL 2019-	YTD ACTUAL 2020-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
<u>CHARGES FOR SERVICES</u>						
51-00-3411 USAGE FEES	124,902.94	158,146.56	(125.44)	163,649.76	992,870	16.5
51-00-3415 LATE CHARGES	1,181.26	1,240.74	.00	.00	5,000	.0
51-00-3421 SERVICE CHARGE	.00	300.00	.00	.00	200	.0
51-00-3422 TAP FEES	.00	25,326.50	.00	.00	20,000	.0
TOTAL CHARGES FOR SERVICES	126,084.20	185,013.80	(125.44)	163,649.76	1,018,070	16.1
<u>FINES/LEASES</u>						
51-00-3500 WATER LEASE	.00	653.21	.00	.00	20,000	.0
TOTAL FINES/LEASES	.00	653.21	.00	.00	20,000	.0
<u>MISCELLANEOUS</u>						
51-00-3601 INTEREST EARNED	4,621.55	3,396.59	20.58	86.43	8,000	1.1
51-00-3606 HAULED	3,593.26	4,517.75	964.43	5,893.37	25,000	23.6
51-00-3699 OTHER INCOME	50.00	.00	15.00	1,071.22	0	.0
TOTAL MISCELLANEOUS	8,264.81	7,914.34	1,000.01	7,051.02	33,000	21.4
<u>SOURCE 38</u>						
51-00-3850 DEBT PROCEEDS - CWRPDA	.00	.00	.00	.00	490,263	.0
TOTAL SOURCE 38	.00	.00	.00	.00	490,263	.0
TOTAL FUND REVENUE	134,349.01	193,581.35	874.57	170,700.78	1,561,333	10.9

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2021

WATER FUND

	YTD ACTUAL 2019-	YTD ACTUAL 2020-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
<u>OPERATIONAL EXPENDITURES</u>						
51-00-4102 SALARIES	10,619.20	9,171.46	.00	.00	61,109	.0
51-00-4103 HOURLY	25,332.07	28,119.93	7,041.84	24,530.76	86,677	28.3
51-00-4201 FICA	2,093.86	2,161.17	398.04	1,402.27	8,039	17.4
51-00-4202 MEDICARE	489.75	505.48	93.12	328.00	1,880	17.5
51-00-4203 HEALTH INS.	7,599.60	8,908.21	955.91	5,470.73	32,000	17.1
51-00-4204 LIFE INS.	52.50	52.50	12.25	36.75	210	17.5
51-00-4205 DEFERRED COMP	519.49	587.39	150.61	530.31	2,000	26.5
51-00-4206 UNEMPLOYMENT	107.90	112.00	21.14	73.66	416	17.7
51-00-4209 DENTAL INSURANCE	639.60	639.60	147.20	441.60	2,600	17.0
51-00-5000 PLANT OPERATIONS CONTRACTUAL	5,962.87	9,204.61	3,842.00	3,842.00	60,000	6.4
51-00-5101 LEGAL	2,263.12	467.44	1,996.92	3,578.07	5,000	71.6
51-00-5102 AUDIT	.00	.00	.00	.00	3,000	.0
51-00-5103 DESIGN/ENGINEERING	.00	1,000.60	7,942.00	7,942.00	43,000	18.5
51-00-5108 OTHER PROFESSIONAL FEES	2,724.40	3,133.80	3,679.39	12,809.43	45,000	28.5
51-00-5109 PROCESS CONTROL EQUIPMENT	3,485.00	.00	716.55	716.55	5,000	14.3
51-00-5201 LAB TESTS	1,009.50	748.50	152.50	875.00	5,000	17.5
51-00-5202 TRASH DISPOSAL	6.25	120.84	74.17	148.34	600	24.7
51-00-5204 REPAIR/MAINT-PLANT	256.10	2,119.90	.00	.00	8,000	.0
51-00-5206 CH. CK. SAN DIST. MAINT FEE	565.00	2,361.00	145.00	290.00	4,000	7.3
51-00-5207 REPAIR/MAINT.-SERVICES	1,124.38	.00	.00	1,683.07	8,000	21.0
51-00-5208 REPAIR/MAINT. - INSTRUMENTS	.00	.00	.00	.00	2,000	.0
51-00-5209 INSTRUMENT CALIBRATION	.00	.00	.00	.00	1,000	.0
51-00-5212 TRAINING	800.75	265.00	.00	300.00	1,500	20.0
51-00-5213 MEDICAL	.00	.00	.00	.00	100	.0
51-00-5215 EMPLOYEE INCENTIVE	99.75	30.00	.00	.00	700	.0
51-00-5300 CIRSA W/C INSURANCE	1,248.64	1,143.98	.00	642.56	5,500	11.7
51-00-5301 CIRSA P/C INSURANCE	4,662.74	9,993.60	.00	2,300.60	20,000	11.5
51-00-5302 DISCHARGE PERMITS/LICENSES	.00	.00	.00	.00	1,500	.0
51-00-5303 TELEPHONE	268.50	1,396.94	265.46	455.36	3,300	13.8
51-00-5304 DUES & PUBLICATIONS	.00	.00	.00	400.00	500	80.0
51-00-5305 TRAVEL & MEALS	.00	30.76	.00	.00	100	.0
51-00-5309 CONTRACT OFFICE EQUIPMENT	6,774.00	1,620.00	1,620.00	1,620.00	20,000	8.1
51-00-5310 POSTAGE	685.56	117.25	206.24	570.42	200	285.2
51-00-5312 LEGAL PUBLICATIONS	.00	.00	1,539.50	1,944.60	500	388.9
51-00-5313 ADVERTISING	.00	.00	.00	.00	100	.0
51-00-5314 INSURANCE CLAIMS	.00	.00	.00	.00	2,000	.0
51-00-5316 RECORDING DOCUMENTS	.00	13.00	.00	.00	200	.0
51-00-5325 PRINTING	.00	.00	.00	.00	500	.0
51-00-5330 COMMUNICATION EQUIPMENT	.00	.00	.00	.00	100	.0
51-00-5335 CELL/INTERNET SERVICE	1,225.59	881.95	407.38	1,018.02	5,000	20.4
51-00-6001 ELECTRICITY & GAS	24,883.44	24,890.72	5,324.53	8,742.41	65,000	13.5
51-00-6004 MATERIALS/SUPPLIES/PLANT	2,467.31	6,841.12	.00	.00	16,000	.0
51-00-6007 MATERIALS/SUPPLIES/EQUIP	1,532.97	59.00	.00	.00	2,500	.0
51-00-6010 MATERIALS/SUPPLIES/OFFICE	45.02	45.89	.00	127.93	600	21.3
51-00-6012 GAS/OIL-EQUIPMENT	513.13	.00	.00	.00	800	.0
51-00-6022 SAFETY ITEMS	161.29	.00	.00	.00	1,000	.0
51-00-6025 TOOLS	17.24	29.97	.00	129.00	1,000	12.9
51-00-6030 UNIFORMS	24.00	.00	.00	21.00	200	10.5
51-00-6040 OCCUPATIONAL EQUIP/SAFETY	.00	.00	.00	.00	500	.0
51-00-6150 FLEET MAINT	636.89	.00	.00	1,470.76	1,000	147.1
51-00-6191 FLEET FUEL	672.70	305.97	152.77	350.60	2,000	17.5
51-00-6192 FLEET TIRES	.00	.00	.00	.00	500	.0

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2021

WATER FUND

	YTD ACTUAL 2019-	YTD ACTUAL 2020-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
51-00-6201 CHEMICALS-CHLORINE	1,441.20	6,882.30	.00	552.64	23,000	2.4
51-00-6207 CHEMICALS/LAB	1,441.20	.00	.00	.00	2,500	.0
51-00-6210 CHEMICALS-MISC.	.00	.00	1,764.00	1,764.00	4,000	44.1
51-00-6215 CHEMICALS - CITRIC ACID	905.63	905.63	.00	.00	1,500	.0
51-00-6216 CHEMICALS-SODIUM HYDROXIDE	1,158.75	479.37	.00	.00	2,500	.0
TOTAL OPERATIONAL EXPENDITURES	116,516.89	125,346.88	38,648.52	87,108.44	570,931	15.3

DISTRIBUTION EXPENDITURES

51-15-4102 SALARIES	5,309.60	5,952.16	1,889.60	6,588.76	24,563	26.8
51-15-4103 HOURLY	11,601.80	12,823.61	3,916.49	13,042.48	51,324	25.4
51-15-4104 OVERTIME	.00	.00	.00	.00	3,000	.0
51-15-4201 FICA	1,030.13	1,143.70	352.70	1,194.79	4,333	27.6
51-15-4202 MEDICARE	240.94	267.50	82.47	279.41	1,013	27.6
51-15-4203 HEALTH INS.	1,079.50	1,205.38	176.80	1,032.00	4,815	21.4
51-15-4204 LIFE INS.	25.29	26.23	8.69	26.22	105	25.0
51-15-4205 DEFERRED COMP	346.18	404.70	125.76	439.81	1,500	29.3
51-15-4206 UNEMPLOYMENT	50.78	56.33	17.43	58.95	213	27.7
51-15-4209 DENTAL INSURANCE	59.02	63.05	20.70	63.10	252	25.0
51-15-5111 MAINTENANCE LEAK DETECTION	.00	.00	.00	.00	1,500	.0
51-15-5205 REPAIR/MAINT-DISTRIBUTION	.00	.00	.00	.00	5,000	.0
51-15-5206 REPAIR/MAINT HYDRANTS	.00	.00	.00	.00	3,000	.0
51-15-5212 TRAINING	.00	.00	.00	.00	1,000	.0
51-15-5309 CONTRACT EQUIPMENT	.00	.00	.00	.00	1,500	.0
51-15-6003 MATERIALS/SUPPLIES/RESERVOIR	27.96	.00	.00	.00	1,000	.0
51-15-6005 MATERIALS/SUPPLIES/DISTRIB.	1,140.04	1,641.62	.00	439.41	6,500	6.8
51-15-6006 MATERIALS/SUPPLIES/HYDRANT	60.67	.00	.00	.00	5,000	.0
51-15-6022 SAFETY ITEMS	115.97	93.58	.00	28.00	300	9.3
51-15-6025 TOOLS	.00	.00	.00	279.00	2,500	11.2
51-15-6191 FLEET FUEL	51.34	72.32	.00	.00	1,500	.0
51-15-7006 METERS/ANTENNA READ BOX	112.24	2,103.46	532.50	4,102.46	15,000	27.4
TOTAL DISTRIBUTION EXPENDITURES	21,251.46	25,853.64	7,123.14	27,574.39	134,918	20.4

DEBT SERVICE

51-79-5108 BANK FEES	.00	.00	.00	30.00	0	.0
51-79-8120 NOTES PAY INTERFUND 225K-PRIN	.00	.00	.00	.00	13,100	.0
51-79-8121 NOTES PAY INTERFUND 225K-INT.	.00	.00	.00	.00	3,350	.0
51-79-8140 NOTES PAYABLE CWCB-1.165M-PRIN	30,109.66	30,109.66	40,608.00	40,608.00	40,609	100.0
51-79-8141 NOTES PAYABLE CWCB-1.165M- INT	46,463.59	46,463.59	35,964.25	35,964.25	35,964	100.0
51-79-8144 NOTES PAYABLE-CWRPDA-2.4M-PRIN	66,064.86	67,889.06	.00	141,840.52	132,130	107.4
51-79-8145 NOTES PAYABLE-CWRPDA-2.4M-INT	12,543.09	9,528.09	.00	14,177.30	20,336	69.7
TOTAL DEBT SERVICE	155,181.20	153,990.40	76,572.25	232,620.07	245,489	94.8

TOTAL FUND EXPENDITURES	292,949.55	305,190.92	122,343.91	347,302.90	951,338	36.5
--------------------------------	-------------------	-------------------	-------------------	-------------------	----------------	-------------

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2021

WATER FUND

	YTD ACTUAL 2019-	YTD ACTUAL 2020-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
NET REVENUE OVER EXPENDITURES	158,600.54-	111,609.57-	(121,469.34)	(176,602.12)	609,995	(29.0)

CITY OF IDAHO SPRINGS
BALANCE SHEET
MARCH 31, 2021

WASTEWATER FUND

ASSETS

52-00-1000	CASH - COMBINED FUND	5,100,706.39	
52-00-1125	CASH W/ FISCAL AGT--CWRPDA '19	1,060,024.10	
52-00-1126	CASH W/ FISCAL AGT--CWRPDA '20	3,000,000.00	
52-00-1130	CASH WITH FISCAL AGENT--CDPHE	428,492.27	
52-00-1160	ACCOUNTS RECEIVABLE--OTHER	73,109.74	
52-00-1161	UTILITY ACCOUNTS RECEIVABLE	30,346.97	
52-00-1350	CONSTRUCTION IN PROGRESS	4,041,751.52	
52-00-1610	LAND VALUE	616,889.16	
52-00-1630	IMPROVEMENTS OTHER THAN BLDGS	9,649,280.19	
52-00-1631	ACCUMULATED DEPRECIATION	(5,813,531.64)	
52-00-1640	MACHINERY & EQUIPMENT	397,633.00	
52-00-1641	ACCUMULATED DEPRECIATION	(289,912.51)	
TOTAL ASSETS			18,294,789.19

LIABILITIES AND EQUITY

LIABILITIES

52-00-2010	WAGES PAYABLE	4,989.84	
52-00-2020	ACCOUNTS PAYABLE	4,533.19	
52-00-2256	NOTES PAYABLE CITY OF IS 2005	106,312.14	
52-00-2257	NOTE PAYABLE - STX 2018 LOAN	566,884.16	
52-00-2258	NOTE PAYABLE - STX 2019 LOAN	2,054,297.00	
52-00-2530	2019 CWRPDA LOAN	3,000,000.00	
52-00-2535	2019 CDPHE LOAN	300,000.00	
52-00-2540	2018 CDPHE NOTE PAYABLE	300,000.00	
TOTAL LIABILITIES			6,337,016.33

FUND EQUITY

52-00-2600	FUND BALANCE	10,522,907.75	
52-00-2611	PLANT INVESTMENT FEES	124,940.00	
52-00-2612	CAPITAL GRANT	464,981.00	
UNAPPROPRIATED FUND BALANCE:			
52-00-2900	RETAINED EARNINGS	810,258.30	
	REVENUE OVER EXPENDITURES - YTD	34,685.81	
BALANCE - CURRENT DATE			844,944.11
TOTAL FUND EQUITY			11,957,772.86
TOTAL LIABILITIES AND EQUITY			18,294,789.19

CITY OF IDAHO SPRINGS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2021

WASTEWATER FUND

		YTD ACTUAL 2019-	YTD ACTUAL 2020-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
<u>CHARGES FOR SERVICES</u>							
52-00-3411	USER FEES	126,170.42	147,633.96	(122.24)	146,816.06	860,219	17.1
52-00-3415	LATE CHARGES	1,241.73	959.03	.00	.00	6,000	.0
52-00-3421	SERVICE	1,015.51-	.00	.00	.00	0	.0
52-00-3422	TAP FEES	.00	44,596.10	.00	.00	20,000	.0
	TOTAL CHARGES FOR SERVICES	126,396.64	193,189.09	(122.24)	146,816.06	886,219	16.6
<u>MISCELLANEOUS</u>							
52-00-3601	INTEREST EARNED	4,621.55	3,396.57	123.18	484.93	6,000	8.1
52-00-3699	OTHER INCOME	3,794.26	400.00	200.00	400.00	4,000	10.0
	TOTAL MISCELLANEOUS	8,415.81	3,796.57	323.18	884.93	10,000	8.9
	TOTAL FUND REVENUE	134,812.45	196,985.66	200.94	147,700.99	896,219	16.5

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2021

WASTEWATER FUND

	YTD ACTUAL 2019-	YTD ACTUAL 2020-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
<u>OPERATIONAL EXPENDITURES</u>						
52-00-4102 SALARIES	10,619.20	9,171.46	.00	.00	61,109	.0
52-00-4103 HOURLY	25,331.91	28,119.81	7,041.78	24,530.51	86,677	28.3
52-00-4104 OVERTIME	.00	.00	.00	.00	4,000	.0
52-00-4201 FICA	2,093.62	2,161.01	397.98	1,402.08	6,577	21.3
52-00-4202 MEDICARE	489.63	505.33	93.06	327.87	1,537	21.3
52-00-4203 HEALTH INSURANCE	7,599.60	8,908.19	955.90	5,470.68	32,000	17.1
52-00-4204 LIFE INS.	52.50	52.50	12.25	36.75	175	21.0
52-00-4205 DEFERRED COMP	519.45	587.34	150.59	530.27	2,000	26.5
52-00-4206 UNEMPLOYMENT	107.81	111.69	21.10	73.47	341	21.6
52-00-4209 DENTAL INSURANCE	639.60	639.60	147.20	441.60	2,016	21.9
52-00-5000 PLANT OPERATIONS CONTRACTUAL	4,232.00	4,000.85	4,925.60	5,041.60	23,000	21.9
52-00-5101 LEGAL	1,960.00	510.00	.00	.00	5,000	.0
52-00-5102 AUDIT	.00	.00	.00	.00	3,000	.0
52-00-5103 DESIGN/ENGINEERING	2,314.70	2,213.64	224.00	224.00	8,000	2.8
52-00-5108 OTHER PROFESSIONAL FEES	2,494.20	2,300.80	3,155.89	9,751.44	26,000	37.5
52-00-5109 PROCESS CONTROL EQUIPMENT	464.71	611.04	.00	.00	3,000	.0
52-00-5201 LAB TESTS	1,080.00	2,999.70	473.40	1,238.41	10,000	12.4
52-00-5202 DISPOSAL-TRASH	465.12	295.50	183.42	364.58	1,000	36.5
52-00-5204 REPAIR/MAINT.-PLANT	1,437.58-	5,347.80	6.57	1,335.65	21,000	6.4
52-00-5206 CH. CREEK SAN DIST MAINT FEE	565.00	565.00	.00	.00	3,000	.0
52-00-5207 REPAIR/MAINT-SERVICES	1,254.38	555.28	.00	2,863.82	8,000	35.8
52-00-5208 REPAIR MAINT - INSTRUMENTS	.00	.00	.00	.00	1,500	.0
52-00-5209 INSTRUMENT CALIBRATION	.00	.00	.00	.00	500	.0
52-00-5212 TRAINING	856.65	215.00	39.95	39.95	1,500	2.7
52-00-5213 MEDICAL	.00	.00	.00	.00	100	.0
52-00-5215 EMPLOYEE INCENTIVE	99.75	30.00	.00	.00	100	.0
52-00-5250 SLUDGE REMOVAL	6,041.79	17,449.15	5,139.07	5,139.07	55,000	9.3
52-00-5300 CIRSA W/C INSURANCE	1,248.64	1,143.96	.00	642.56	5,500	11.7
52-00-5301 CIRSA P/C INSURANCE	4,662.74	9,993.61	.00	2,300.61	20,000	11.5
52-00-5302 DISCHARGE PERMITS/LICENSES	.00	.00	.00	.00	5,000	.0
52-00-5303 TELEPHONE	504.56	340.11	75.36	75.36	1,500	5.0
52-00-5305 TRAVEL & MEALS	.00	30.76	.00	.00	150	.0
52-00-5309 CONTRACT OFFICE EQUIPMENT	5,424.00	1,620.00	1,620.00	1,620.00	20,000	8.1
52-00-5310 POSTAGE & SHIPPING	685.45	117.25	203.04	567.21	1,200	47.3
52-00-5312 LEGAL PUBLICATIONS	.00	.00	.00	.00	300	.0
52-00-5313 ADVERTISING	.00	.00	.00	.00	100	.0
52-00-5314 INSURANCE CLAIMS	.00	1,059.85	.00	.00	2,500	.0
52-00-5316 RECORDING DOCUMENTS	.00	.00	.00	.00	400	.0
52-00-5325 PRINTING	.00	544.57	.00	.00	1,500	.0
52-00-5330 COMMUNICATION EQUIPMENT	.00	.00	.00	.00	50	.0
52-00-5335 CELL/INTERNET SERVICE	312.42	1,012.70	2,800.77	2,871.02	18,500	15.5
52-00-5390 UCCWA	1,167.21	2,062.00	.00	.00	2,500	.0
52-00-6001 ELECTRICITY & GAS	23,903.95	13,169.00	13,256.16	20,258.47	65,000	31.2
52-00-6004 MATERIALS/SUPPLIES/PLANT	1,450.75	2,077.00	.00	.00	4,200	.0
52-00-6007 MATERIALS/SUPPLIES/EQUIP	1,788.57	4.90	.00	2,476.92	3,000	82.6
52-00-6010 MATERIALS/SUPPLIES/OFFICE	.00	1,440.78	.00	240.67	2,800	8.6
52-00-6012 GAS/OIL-EQUIPMENT	513.13	593.09	.00	.00	2,000	.0
52-00-6022 SAFETY ITEMS	.00	.00	10.99	10.99	500	2.2
52-00-6025 TOOLS	68.45	.00	.00	.00	1,000	.0
52-00-6030 UNIFORMS	24.00	.00	.00	.00	200	.0
52-00-6040 OCCUPATIONAL EQUIP/SAFETY	.00	.00	.00	.00	500	.0
52-00-6150 FLEET MAINT	286.34	.00	.00	28.03	1,000	2.8

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2021

WASTEWATER FUND

	YTD ACTUAL 2019-	YTD ACTUAL 2020-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
52-00-6191 FLEET FUEL	672.67	305.95	152.77	350.60	2,000	17.5
52-00-6192 FLEET TIRES	.00	.00	.00	.00	1,000	.0
52-00-6193 FLEET SUPPLIES	.00	.00	.00	.00	200	.0
52-00-6205 CHEMICALS-SULFUR DIOXIDE	.00	.00	.00	.00	600	.0
52-00-6207 CHEMICALS/LAB	.00	.00	.00	.00	1,500	.0
52-00-6210 CHEMICALS-MISC.	7,647.01	11,359.72	.00	.00	32,000	.0
TOTAL OPERATIONAL EXPENDITURES	118,203.93	134,225.94	41,086.85	90,254.19	562,832	16.0

COLLECTIONS EXPENDITURES

52-16-4102 SALARIES	5,309.60	5,952.16	1,889.60	6,588.76	24,563	26.8
52-16-4103 HOURLY	11,601.72	12,823.55	3,916.48	13,042.45	51,324	25.4
52-16-4104 OVERTIME	.00	.00	.00	.00	5,000	.0
52-16-4201 FICA	1,029.97	1,143.64	352.64	1,194.64	4,333	27.6
52-16-4202 MEDICARE	240.80	267.42	82.47	279.38	1,013	27.6
52-16-4203 HEALTH INSURANCE	1,079.50	1,205.37	176.81	1,032.00	5,000	20.6
52-16-4204 LIFE INS.	25.20	26.14	8.69	26.16	104	25.2
52-16-4205 DEFERRED COMP	346.16	404.68	125.72	439.71	1,600	27.5
52-16-4206 UNEMPLOYMENT	50.61	56.34	17.41	58.83	213	27.6
52-16-4209 DENTAL INSURANCE	59.01	63.04	20.70	63.10	252	25.0
52-16-5205 REPAIR/MAINT.-COLLECTION	.00	.00	.00	.00	2,500	.0
52-16-5212 TRAINING	525.00	.00	.00	.00	800	.0
52-16-6005 MATERIALS/SUPPLIES/COLLECTION	935.53	473.53	21.96	21.96	5,500	.4
52-16-6022 SAFETY ITEMS	79.99	73.59	.00	14.00	200	7.0
52-16-6025 TOOLS	.00	.00	.00	.00	1,500	.0
52-16-6191 FLEET FUEL	51.34	72.32	.00	.00	1,500	.0
52-16-7007 EQUIPMENT PURCHASE	.00	.00	.00	.00	1,500	.0
TOTAL COLLECTIONS EXPENDITURES	21,334.43	22,561.78	6,612.48	22,760.99	106,902	21.3

DEBT SERVICE

52-79-8101 NOTES PAYABLE CWRPDA-PRINCIPAL	.00	7,734.35	.00	.00	94,616	.0
52-79-8102 NOTES PAYABLE CWRPDA - INTERES	.00	1,250.00	.00	.00	14,608	.0
52-79-8107 NOTES PAY INTERFUND 275K-PRIN	.00	.00	.00	.00	13,683	.0
52-79-8108 NOTES PAY INTERFUND 275K-INT.	.00	.00	.00	.00	3,498	.0
TOTAL DEBT SERVICE	.00	8,984.35	.00	.00	126,405	.0

TOTAL FUND EXPENDITURES	139,538.36	165,772.07	47,699.33	113,015.18	796,139	14.2
--------------------------------	-------------------	-------------------	------------------	-------------------	----------------	-------------

NET REVENUE OVER EXPENDITURES	4,725.91-	31,213.59	(47,498.39)	34,685.81	100,080	34.7
--------------------------------------	------------------	------------------	---------------------	------------------	----------------	-------------

CITY OF IDAHO SPRINGS
BALANCE SHEET
MARCH 31, 2021

STORM WATER FUND

ASSETS

53-00-1000	CASH - COMBINED FUND	13,420.08	
53-00-1275	NOTE REC. - WWW 2005 LOAN	15,463.60	
	TOTAL ASSETS		28,883.68

LIABILITIES AND EQUITY

FUND EQUITY

53-00-2600	FUND BALANCE	24,882.40	
	UNAPPROPRIATED FUND BALANCE:		
53-00-2900	RETAINED EARNINGS	4,000.00	
	REVENUE OVER EXPENDITURES - YTD	1.28	
	BALANCE - CURRENT DATE	4,001.28	
	TOTAL FUND EQUITY		28,883.68
	TOTAL LIABILITIES AND EQUITY		28,883.68

CITY OF IDAHO SPRINGS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2021

STORM WATER FUND

	YTD ACTUAL 2019-	YTD ACTUAL 2020-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
<u>NOTES RECEIVABLE</u>						
53-00-3400 NOTES RECEIVABLE 40K WW	.00	.00	.00	.00	700	.0
TOTAL NOTES RECEIVABLE	.00	.00	.00	.00	700	.0
<u>MISCELLANEOUS</u>						
53-00-3601 INTEREST EARNED	.00	.00	.32	1.28	0	.0
TOTAL MISCELLANEOUS	.00	.00	.32	1.28	0	.0
<u>TRANSFERS</u>						
53-00-3921 TRANSFER FROM STI FUND	.00	.00	.00	.00	25,000	.0
TOTAL TRANSFERS	.00	.00	.00	.00	25,000	.0
TOTAL FUND REVENUE	.00	.00	.32	1.28	25,700	.0

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2021

STORM WATER FUND

	YTD ACTUAL 2019-	YTD ACTUAL 2020-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
<u>STORMWATER EXPENDITURES</u>						
53-00-6096 DRAINAGE, CURB & GUTTER	.00	100,000.00	.00	.00	20,000	.0
TOTAL STORMWATER EXPENDITURES	.00	100,000.00	.00	.00	20,000	.0
TOTAL FUND EXPENDITURES	.00	100,000.00	.00	.00	20,000	.0
NET REVENUE OVER EXPENDITURES	.00	100,000.00-	.32	1.28	5,700	.0

CITY OF IDAHO SPRINGS
BALANCE SHEET
MARCH 31, 2021

WATER FUND CIP

ASSETS

54-00-1000	CASH - COMBINED FUND	46,285.95	
	TOTAL ASSETS		46,285.95

LIABILITIES AND EQUITY

FUND EQUITY

54-00-2600	FUND BALANCE	46,281.46	
	UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	4.49	
	BALANCE - CURRENT DATE	4.49	
	TOTAL FUND EQUITY		46,285.95
	TOTAL LIABILITIES AND EQUITY		46,285.95

CITY OF IDAHO SPRINGS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2021

WATER FUND CIP

	YTD ACTUAL 2019-	YTD ACTUAL 2020-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
<u>SOURCE 33</u>						
54-00-3307 SEVERENCE TAX - FED MINERAL	.00	.00	.00	.00	6,000	.0
TOTAL SOURCE 33	.00	.00	.00	.00	6,000	.0
<u>SOURCE 36</u>						
54-00-3601 INTEREST EARNED	.00	.00	1.12	4.49	0	.0
TOTAL SOURCE 36	.00	.00	1.12	4.49	0	.0
TOTAL FUND REVENUE	.00	.00	1.12	4.49	6,000	.1

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2021

WATER FUND CIP

	YTD ACTUAL 2019-	YTD ACTUAL 2020-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
<u>WATER CIP PROJECTS</u>						
54-72-7310 WATER TREATMENT PLANT UPGRADES	.00	.00	.00	.00	150,000	.0
54-72-7320 WATER DISTRIBUTION PROJECTS	.00	.00	.00	.00	145,000	.0
54-72-7325 RESERVOIR/DAM REPAIRS	.00	.00	.00	.00	15,000	.0
TOTAL WATER CIP PROJECTS	.00	.00	.00	.00	310,000	.0
<u>CAPITAL EXP. EQUIPMENT</u>						
54-74-7420 VEHICLES	17,500.00	.00	.00	.00	0	.0
54-74-7421 OTHER EQUIPMENT	811.50	.00	.00	.00	0	.0
TOTAL CAPITAL EXP. EQUIPMENT	18,311.50	.00	.00	.00	0	.0
TOTAL FUND EXPENDITURES	18,311.50	.00	.00	.00	310,000	.0
NET REVENUE OVER EXPENDITURES	18,311.50-	.00	1.12	4.49	304,000-	.0

CITY OF IDAHO SPRINGS
BALANCE SHEET
MARCH 31, 2021

WASTEWATER CIP

ASSETS

55-00-1000	CASH - COMBINED FUND	(4,588,369.46)	
	TOTAL ASSETS		(4,588,369.46)

LIABILITIES AND EQUITY

LIABILITIES

55-00-2020	ACCOUNTS PAYABLE	225,734.25	
	TOTAL LIABILITIES		225,734.25

FUND EQUITY

55-00-2600	FUND BALANCE	(5,564,761.11)	
	UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER EXPENDITURES - YTD	750,657.40	
	BALANCE - CURRENT DATE	750,657.40	
	TOTAL FUND EQUITY		(4,814,103.71)
	TOTAL LIABILITIES AND EQUITY		(4,588,369.46)

CITY OF IDAHO SPRINGS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2021

WASTEWATER CIP

		YTD ACTUAL 2019-	YTD ACTUAL 2020-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
	<u>SOURCE 36</u>						
55-00-3601	INTEREST EARNED	.00	.00	(110.81)	(419.05)	0	.0
	TOTAL SOURCE 36	.00	.00	(110.81)	(419.05)	0	.0
	<u>TRANSFERS</u>						
55-00-3962	LOANS/GRANTS	.00	1,776,402.21	.00	1,164,301.95	4,000,000	29.1
	TOTAL TRANSFERS	.00	1,776,402.21	.00	1,164,301.95	4,000,000	29.1
	TOTAL FUND REVENUE	.00	1,776,402.21	(110.81)	1,163,882.90	4,000,000	29.1

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2021

WASTEWATER CIP

		YTD ACTUAL 2019-	YTD ACTUAL 2020-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
<u>WASTEWATER CIP PROJECTS</u>							
55-72-7310	WWTP UPGRADES	146,830.95	934,534.65	177,293.35	413,225.50	3,000,000	13.8
55-72-7320	WW COLLECTION PROJECTS	.00	.00	.00	.00	50,000	.0
	TOTAL WASTEWATER CIP PROJECTS	146,830.95	934,534.65	177,293.35	413,225.50	3,050,000	13.6
<u>CAPITAL EXP. EQUIPMENT</u>							
55-74-7420	VEHICLES	17,500.00	.00	.00	.00	0	.0
55-74-7421	OTHER EQUIPMENT	811.50	.00	.00	.00	0	.0
	TOTAL CAPITAL EXP. EQUIPMENT	18,311.50	.00	.00	.00	0	.0
	TOTAL FUND EXPENDITURES	165,142.45	934,534.65	177,293.35	413,225.50	3,050,000	13.6
	NET REVENUE OVER EXPENDITURES	165,142.45-	841,867.56	(177,404.16)	750,657.40	950,000	79.0

CITY OF IDAHO SPRINGS
BALANCE SHEET
MARCH 31, 2021

POLICE PENSION FUND

ASSETS

71-00-1000	CASH - COMBINED FUND	(	15,034.76)	
	TOTAL ASSETS		(	15,034.76)

LIABILITIES AND EQUITY

FUND EQUITY

71-00-2600	FUND BALANCE	(	11,016.86)	
	UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	(	4,017.90)	
	BALANCE - CURRENT DATE	(	4,017.90)	
	TOTAL FUND EQUITY		(	15,034.76)
	TOTAL LIABILITIES AND EQUITY		(	15,034.76)

CITY OF IDAHO SPRINGS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2021

POLICE PENSION FUND

		YTD ACTUAL 2019-	YTD ACTUAL 2020-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
	<u>MISCELLANEOUS</u>						
71-00-3601	INTEREST EARNED	.00	.00	(.35)	(1.30)	0	.0
	TOTAL MISCELLANEOUS	.00	.00	(.35)	(1.30)	0	.0
	<u>INTERFUND TRANSFERS</u>						
71-00-3910	TRANSFER FROM GENERAL FUND	.00	.00	.00	.00	15,500	.0
	TOTAL INTERFUND TRANSFERS	.00	.00	.00	.00	15,500	.0
	TOTAL FUND REVENUE	.00	.00	(.35)	(1.30)	15,500	.0

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2021

POLICE PENSION FUND

	YTD ACTUAL 2019-	YTD ACTUAL 2020-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
<u>POLICE PENSION EXPENDITURES</u>						
71-00-4103 PENSION BENEFIT PAYMENT	4,016.60	4,016.60	1,147.60	4,016.60	15,500	25.9
TOTAL POLICE PENSION EXPENDITURES	4,016.60	4,016.60	1,147.60	4,016.60	15,500	25.9
TOTAL FUND EXPENDITURES	4,016.60	4,016.60	1,147.60	4,016.60	15,500	25.9
NET REVENUE OVER EXPENDITURES	4,016.60-	4,016.60-	(1,147.95)	(4,017.90)	0	.0

Office of the City Administrator

To: Mayor and City Council
From: Andrew Marsh
Date: May 10, 2021
Subject: Administrative Update

Requests for Action:

- Motion to approve the proposal from Studio Seed--in partnership with Dig Studio, HDR and EPS--to develop a Downtown Master Plan for an amount not to exceed \$65,000 from account number 21-00-6028 (Improvements Fund).

Updates:

- The Mayor and staff met on April 21 regarding the Property Maintenance Code program.
- The Mayor and I attended on April 22 the quarterly meeting of the Mayors and Commissioners.
- Jon and I attended the Planning Commission meeting on April 28.
- The Mayor and staff met on April 29 regarding the proposals that were received for the Downtown Master Plan.
- The Mayor and staff met on April 29 with Walker Consultants and JVA regarding the next steps for the design of the downtown parking structure.
- The Mayor and staff attended on April 29 the annual pre-season rafting meeting.
- The Mayor and staff met on April 29 with CDOT regarding the transit center project.
- The Mayor and staff met on April 30 with Tim McDonough to kick-off the restoration project for the World War II memorial.
- The Mayor attended on May 2 the annual Mayors and Commissioners Youth Awards ceremony.
- The Mayor and staff attended on May 3 a Business Community Labor Market Roundtable sponsored by Clear Creek County.
- Attended weekly City management team meetings regarding response to and recovery from the COVID-19 Pandemic.
- Attended weekly City COVID-19 Economic Recovery Task Force meetings.
- Attended weekly Downtown Improvements Work Group meetings.
- Attended bi-weekly Clear Creek Resiliency Collaborative meetings regarding response to and recovery from the COVID-19 Pandemic.
- Attended bi-weekly COVID-19 Local Government Coordination Conference Calls with State agencies sponsored by DOLA.

Upcoming Events:

- The Historic Preservation Review Commission will meet on Tuesday, May 18 at 5:15 p.m. regarding two projects: New windows at Mountain Prime, 1600 Miner Street; and the restoration of the former Lodge of the Rockies building, 1601 Colorado Boulevard.
- The Variance Board will meet on Wednesday, May 19 at 5:30 p.m. regarding the installation of a fence at 719 Colorado Boulevard.
- The City Council Retreat will be held on Friday, May 21 at Tommyknockers from 9:00 a.m. to 2:00 p.m. and will include lunch.



City of Idaho Springs

City Council Communication

Meeting Date: May 10, 2021

Presented By: Jonathan Cain, Assistant City Administrator

Item: Downtown Master Plan Proposals Update and Award

Background

On March 31, 2021, the City published a request for proposals (RFP) seeking qualified firms to create a Downtown Master Plan to guide future improvements to the City's Downtown Historic District and adjacent areas. City Council approved \$65,000 in the 2021 budget for the development of this plan. Proposals were accepted until April 19, 2021. The City received three qualified proposals from RDG for \$65,000, Studio Seed for \$65,000, and THK for \$64,997.

Proposal Evaluation

Proposals were evaluated by a selection panel consisting of Mayor Michael Hillman, Mayor Pro Tem Bob Bowland, City Administrator Andrew Marsh, Public Works Superintendent John Bordoni, Assistant City Administrator Jonathan Cain, Clear Creek Economic Development President Lindsay Valdez, and Lalitha Christian from Freeport McMoRan. Each reviewer was given a scoring matrix with instructions for scoring and completed the matrix individually.

Proposals were scored on the following criteria: qualifications and prior experience in performing similar work; project approach and process to be used; communication; project team; references; cost. Each Criteria was scored 1-5, with 1 the lowest and 5 the highest score. The committee met via Zoom on April 29, 2021 to discuss the proposals and their scores.

Following the evaluation of proposals, Mayor Hillman, Administrator Marsh and Assistant Administrator Cain interviewed the two top-scoring applicants.

Seed Studio

Based on the selection panel's review of the proposals and the follow-up interviews, Studio Seed is recommended for award of the project. Studio Seed has a professional and experienced team that will help shape a vision for the Downtown District that respects the legacies of the past while promoting a sustainable community-driven approach to the future. The proposal is attached to this staff report. If City Council approves the proposal, notice to proceed will be given to Studio Seed immediately. The final report should be completed and ready for consideration by City Council for adoption in September 2021.

Recommendation

Motion to approve the proposal from Studio Seed--in partnership with Dig Studio, HDR and EPS--to develop a Downtown Master Plan for an amount not to exceed \$65,000 from account number 21-00-6028.



Response to Request for Proposal

DOWNTOWN MASTER PLAN

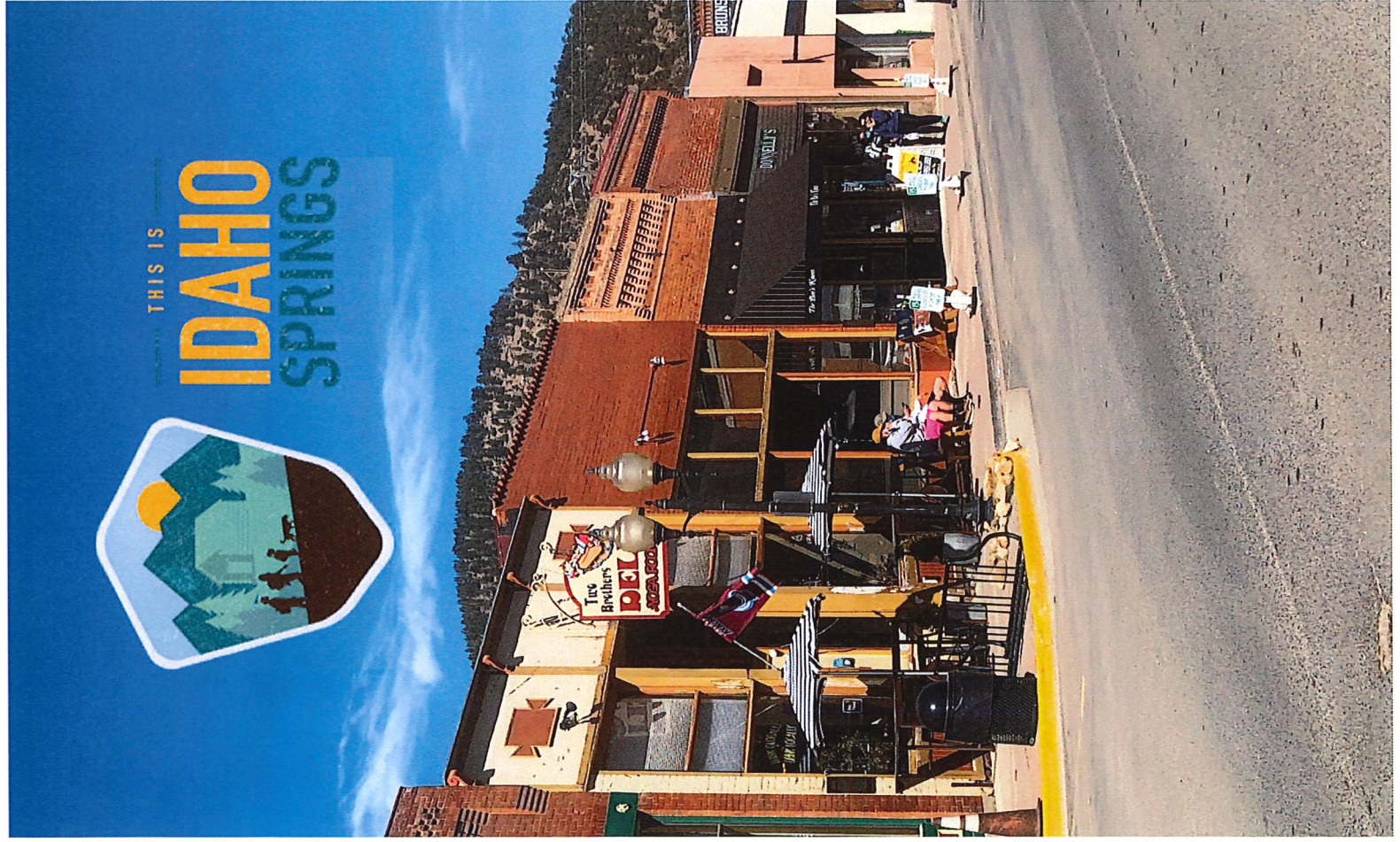
Prepared for the City of Idaho Springs

April 19, 2021

studio seed
URBAN DESIGN + PLANNING

DigStudio

FOR EPS



Contents

Cover Letter

1. Firm Profile

2. Team Qualifications

3. Key Personnel

4. Approach & Scope

5. Schedule

6. Fixed Price & Hours

April 19, 2021

Selection Committee Members
City of Idaho Springs
Attn: Andrew Marsh, City Administrator

RE: Downtown Master Plan

Dear Andy and Selection Committee Members:

Studio Seed is pleased to submit our proposal for assisting the City of Idaho Springs with a Downtown Master Plan. Downtown Idaho Springs is at a turning point, and **now is the time** to look forward to the next 20-30 years and guide this iconic Colorado asset into the future. This is **not just any other downtown** – it has a rich history as a Nationally Registered Downtown Historic District, it is an affiliate Colorado Main Street community, it is just minutes from the 5 million urban Front Range population, and it is a popular stopping point on the way to and from Colorado's world-class skiing on the I-70 corridor, capturing locals and tourists alike. It also has unique challenges – it is physically very narrow (less than 1,000 feet) and circulating and parking all the visitors, especially on weekends, can be a "zoo."

We have assembled an expert team who knows Idaho Springs, and we are ready to hit the ground running. We are familiar with the challenges and opportunities, as we have all recreated, shopped, dined, and worked in Idaho Springs in the past. Briefly, our team is made up of the following:

- **Studio Seed** will serve as consulting lead for the project. **Cheney Bostic, AICP** will serve as Project Manager for the project. Cheney has worked with everyone on this team. Included in Studio Seed's core team is **Jim Leggitt, FAIA**. Jim serves as consulting principal to Studio Seed. Jim is a national expert in visualization and will deliver quick and effective public improvement renderings. Jim and Cheney worked together on the **Idaho Springs East End Action Plan**, and numerous other similar-scope projects.
- **Dig Studio** will serve as design lead. Dig Studio brings vast experience in implementing public realm improvements. Whether it be streetscapes, alleys,

activation projects, or public parks and plazas – Dig Studio is a leader in this field. Studio Seed has collaborated with Dig Studio recently on a similar scope effort for Englewood, CO.

- **HDR** will serve as engineering and transportation lead. HDR also has local experience in Idaho Springs, having completed the **Colorado Boulevard Reconstruction** project. Studio Seed recently collaborated with HDR on the East and East Central Area Plans and East Colfax Pedestrian Safety project in Denver and worked concurrently with them during the East End Action Plan process.
- **EPS** will serve as economics lead. EPS brings national experience in land economics planning and financing and implementation tools. EPS also worked on the **East End Action Plan** and is currently working with Studio Seed on the West Vail Master Plan.

Studio Seed has been a leader in COVID-recovery strategies. We have assisted a handful of communities with outdoor expansion strategies, developed a pro-bono/for free to download "Friendly Business Guide for Outdoor Expansion Tactics," presented on (and are currently working with Downtown Colorado, Inc.) on "Saving Main Street" and lessons learned from COVID to carry forward for long-term small business assistance, and are currently working on a feasibility study for an Entertainment District in Windsor, CO – a DOLA Main Street-funded project.

We are recommending a very structured process to stay within a strict timeline to compete a Draft Plan by early August 2021 with recommendation to City Council estimated to occur in late September. A community charrette will take place in late June.

We welcome any questions on this approach and our proposal and look forward to talking with you soon!

Enthusiastically,



Cheney Bostic, AICP
Principal, Studio Seed

P: 303.884.0962 | cbostic@studioseed.org

**This plan will identify clear steps for the City in order to improve the
downtown experience for residents and visitors alike.**

Firm Profiles

Our team is a collection of individuals who have the required expertise to complete all aspects of the scope and deliverables described in the RFP. We have worked together in the past on a variety of similarly-scaled front range communities. Together, we bring expertise in performing projects of similar scope to those desired by the City of Idaho Springs. Our combined expertise in urban design, transportation planning, public engagement, and economic development is tailored to manage the scope of this project efficiently, bringing background on similar projects. The following section provides an in-depth introduction to our team and demonstrates our ability to perform this project.

studio seed

URBAN DESIGN + PLANNING

Prime Consultant, Project Management, Development Opportunities, Public Outreach

Studio Seed, LLC is a woman-owned consultancy located in Golden, Colorado. The firm was established in 2018 to focus on urban design and land use planning combined with thoughtful engagement. Firm owner and principal Cheney Bostic has 17 years experience in the fields of urban design, architecture and landscape architecture. They serve the entire state of Colorado and Mountain West communities. Studio Seed's motto is "*planting inspiration; growing community*". They strive to inspire by using visualization and realistic solutions to inform communities they work in and to create simplicity out of complex ideas so everyone - no matter what their background - feels comfortable participating.

Studio Seed will partner on this project with consulting principal, Jim Leggitt. Jim and Cheney often work together on similar projects. Cheney will serve as project manager, leading community engagement and document production, while Jim will focus on visualization.

Dig Studio

Design Concepts, Visualization, Production

We are experienced planners, landscape architects and urban designers who are capable of delivering everything from city parks to multimodal streets; from innovative neighborhood plans to downtown area plans. We transform concepts for urban revitalization into shared visions. Bringing together the wide range of disciplines, skills and perspectives, we approach the planning

process from a collaborative and exploratory perspective. Whether serving public, private, or blended client groups, Dig Studio guides the development of each unique plan with our client's goals firmly in mind. Our urban design approach integrates streetscape and building concepts, transportation and open space with infrastructure, development, and market trends, providing a clear plan that is uniquely contextual to the area. Dig Studio will lead placemaking, urban design, and draft plan documents.

HDR

Infrastructure and Transportation/Circulation

For over 100 years, HDR has partnered with clients to push boundaries and shape communities. We have over 500 employees in Colorado and with planning, engineering, architecture, environmental, and construction services. HDR was ranked No. 6 amongst the world's design firms by ENR in 2020. We have the resources available to create transportation solutions for our clients, always following through and holding ourselves accountable. Our transportation planning and engineering professionals have a wide breadth of expertise from short- and long-range multimodal transportation planning, to public involvement support, financial and economic benefit analysis, scenario planning, and freight planning. We also provide local agencies and CDOT with implementation-focused Planning and Environmental Linkages (PEL) studies, transportation master plans, corridor plans, transit studies, bicycle and pedestrian plans, access management plans, and innovative financial and funding strategies.



Economic Development

Economic & Planning Systems, Inc. (EPS) is a land economics consulting firm experienced in the full spectrum of services related to real estate development, the financing of public infrastructure and government services, land use and conservation planning, and government organization. EPS was founded on the principle that real estate development and land use-related public policy should be built on realistic assessment of market forces and economic trends.

Team Qualifications

The project team we've assembled has extensive knowledge and experience working with the City of Idaho Springs. We also have tremendous amounts of overlap in our project experience and are highly-adept at working seamlessly as a team. We are eager to use our expertise and proven success to achieve the goals set forth in the Idaho Springs Downtown Master Plan RFP.

Project	COVID Recovery & Outdoor Expansion	Planning, Zoning & Community Character	Economic Development	Parking Solutions	Historic Context	Circulation & Transit	Placemaking & Connectivity	Studio Seed/Legitim	HDR	EPS
Flagstaff Downtown Plan & Expansion Project										
Fruita Outdoor Expansion										
Denver East Central Area Plans										
Idaho Springs East End Action Plan*										
Glenwood Springs 6th St. Corridor*										
Englewood Downtown Plan										
Platte Street Plaza										
21st Street Demonstration Park										
Grand Junction DDA Downtown Plan										
Downtown Denver Moves										
Santa Fe Streetscapes										
DDA/URA Implementation										
Downtown Steamboat Retail Plan										
Alamosa Downtown Design Plan										
Parker Main Street Master Plan										
Windsor Entertainment District Feasibility Study										

*Completed while at another firm

East End Action Plan

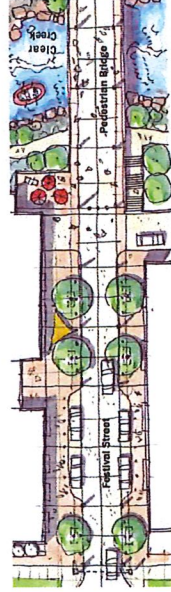
studio seed
URBAN DESIGN • PLANNING

CLIENT City of Idaho Springs

The East End of Idaho Springs is undergoing a major public infrastructure investment with the rebuilding of Colorado Boulevard from an auto-oriented state highway that bypasses downtown, to a pedestrian-friendly city street that connects into downtown and adjacent neighborhoods. This plan answers important questions around how to plan for success on the heels of a major public investment. First, through engaging conversations and workshops, primary goals were established. Next, Studio Seed looked at what the market for new development might look like. With information based in market reality, we tested development prototypes on various site scales. Potential barriers were discussed and finally, a plan for achieving the vision was outlined.

Reference:

Andy Marsh | City Administrator - Idaho Springs | 303.567.4421 | admin@idahospringsco.com



A FESTIVAL STREET AND PEDESTRIAN BRIDGE CONCEPT FOR THE EAST END

Flagstaff Downtown Plan & Outdoor Expansion

studio seed
URBAN DESIGN • PLANNING

CLIENT Town of Flagstaff

Studio Seed, with lead consultant P.U.M.A., developed a Downtown Plan for Flagstaff, Arizona in 2020. Studio Seed led zoning, urban design, streetscape, downtown activation, and historic preservation recommendations for the plan. Opportunity sites for redevelopment were created to test desired programs with zoning throughout the downtown on city and county-owned land, as well as some private property. A new festival street is envisioned that terminates at the historic train depot.

Reference:

Terry Medekza | Director - Downtown Business Alliance | 602.320.9100 | terry@downtownflagstaff.org



A FESTIVAL STREET CONCEPT FOR LEROUX STREET THAT TERMINATES AT THE HISTORIC TRAIN DEPOT

Fruita Outdoor Expansion

studio seed
URBAN DESIGN • PLANNING

CLIENT City of Fruita

Studio Seed worked with SE Group on the Community Plan Update for Fruita, CO. A once-sleepy town on the Western Slope, Fruita is now a fast growing city. Community members love the relaxed, laidback feel of the community. They also realize the benefits of directing new growth back into their downtown, as opposed to in greenfields. Studio Seed worked with SE Group and the community to envision how downtown could accommodate growth while keeping it's eclectic, laid back flair. They looked at preferred housing types and ways to sensitively increase density in the downtown, as well as underperforming areas that could benefit from reinvestment, such as the 6 & 40 corridor just south of downtown. Studio Seed developed a strategy for downtown, including character areas and context-sensitive design characteristics for each that will influence the zoning code update for the city that is currently underway.

Reference:

Dan Caris | Director, Planning & Development | 970.858.0786 | dcaris@fruita.org



STUDIO SEED ASSISTED THE TOWN WITH DESIGN AND PROJECT MANAGEMENT SERVICES FOR THEIR DOWNTOWN EXPANSION PROJECT

Windsor Entertainment District

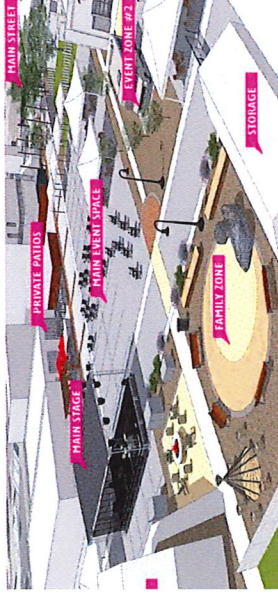
CLIENT Town of Windsor

studio seed
URBAN DESIGN • PLANNING

Studio Seed is leading, with assistance from P.U.M.A., an Entertainment District Feasibility Study for Windsor, CO funded by the Department of Local Affairs' Main Street Program. This project is currently underway and includes a legal review and feasibility of establishing an entertainment district, as well as conceptual design for permanent and temporary improvements to a half block in downtown Windsor. Following the success of the redevelopment of the Windsor Mill, and in response to COVID limitations, the Downtown Development Authority started working with the city to consider this block for an entertainment district. This project will finish in June 2021 and a test event is being considered for later this summer.

Reference:

Matt Ashby, AICP CUD, Executive Director | Windsor DDA | 970-797-3595 | director@windsordda.com



Englewood Downtown Plan

CLIENT City of Englewood

studio seed
URBAN DESIGN • PLANNING

Dig
SELECTED

Dig Studio led a large effort to craft a new Downtown Plan for the City of Englewood as part of the State of Colorado requirements for creating a Downtown Development Authority that will guide investment and capital projects for the next 20 years. The Downtown Plan, guided by representatives from three major Downtown districts, outlines recommendations for post-pandemic recovery and for five key sectors: Economy, Jobs & Homes; Marketing & Programming; Public Spaces & Place Making; Mobility, Parking & Transportation; and, Land Use & Urban Design.

The Downtown Plan envisions a dense, walkable urban center for Englewood that takes full advantage of the existing Light Rail station and leverages the key advantages of the South Broadway "Main Street" and the two hospitals just to the east.

Reference:

Dan Poremba, Chief Redevelopment Officer | City of Englewood | 303-762-2366 | dporemba@englewoodco.gov



THE PASEO ON THE BROADWAY MAIN STREET DISTRICT DEMONSTRATING EASY WAYS TO ACTIVATE SMALL SPACES FOR BUSINESS USE, CIRCULATION AND FOR GATHERING SPACES.

21st Street Demonstration Park

CLIENT Denver Parks and Recreation

Dig
SELECTED

Dig Studio created a design for the temporary installation and activation of The Square on 21st during the summer of 2017. The design incorporated painted street patterns to delineate the bikeway, entry gateways, a stage, areas for gathering, court play, a dog run, shade elements and planters that incorporate seating. Each element was designed to be temporary, easy to build, and inexpensive; yet sturdy enough to last all summer.

Dig Studio led a half day design charrette with City Staff, participated in meetings with stakeholders and met with the contractor to discuss construction options.

The City will permanently install the Park Blocks as part of the Downtown Loop project based upon the testing and feedback from the demonstration project.

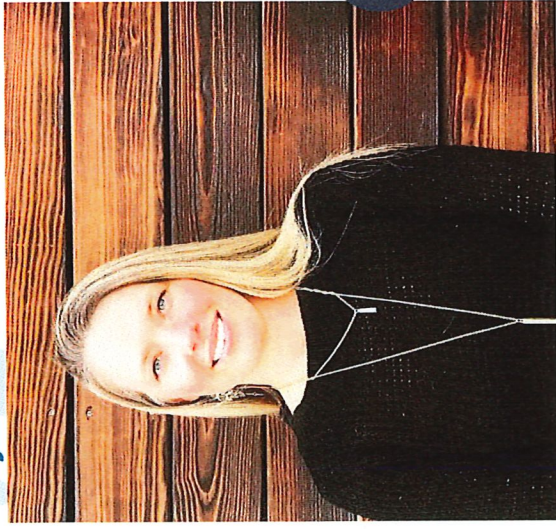
Reference:

Mark Bernstein, Downtown Area Planner | Denver Parks & Recreation | 720-913-0632 | mark.bernstein@denvergov.org



THE 21ST STREET DEMONSTRATION PARK PRIORITIZED PEDESTRIANS AND BIKE USERS FOR A FESTIVAL STREET EXPERIENCE.

Key Personnel



AICP

Principal | Planner

Registrations

- American Institute of Certified Planners

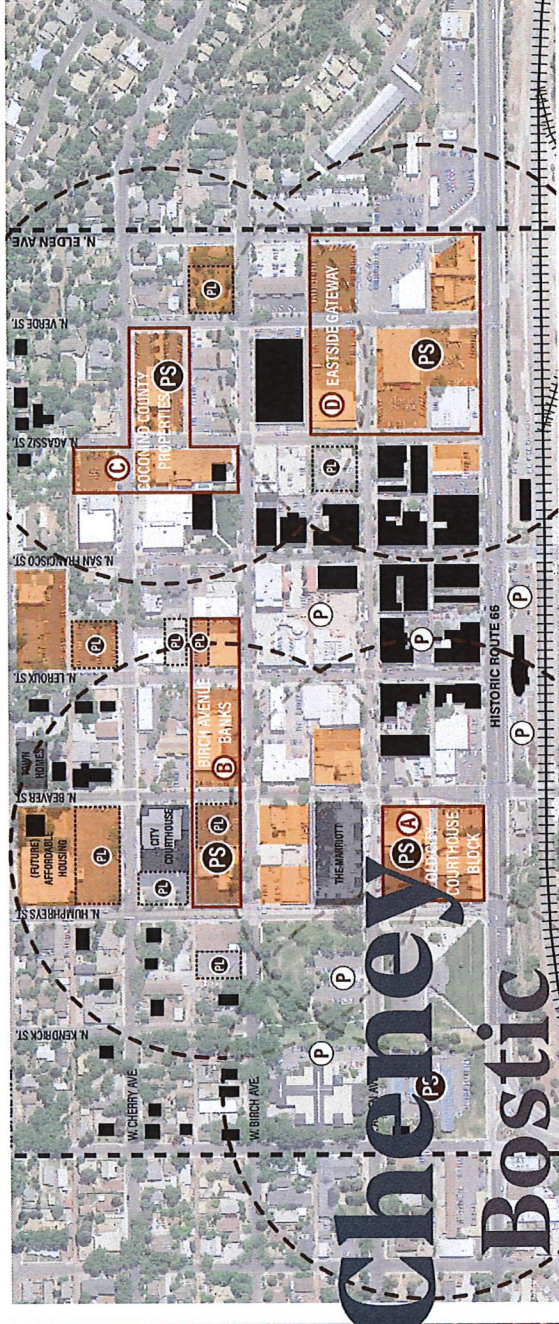
Education

- Master of Architecture, university of Oregon
- Bachelor of Architecture, Southern Illinois University

Certifications

- American Institute of Certified Planners [AICP]
- Leadership in Energy and Environmental Design [LEED AP]

studio seed
URBAN DESIGN + PLANNING



Cheney is a professional consultant with 15 years experience in the fields of architecture, urban design, landscape architecture, and planning. Cheney works with communities of all sizes - from visioning "big ideas" to implementing complex projects. With her roots in architecture, Cheney offers realistic development solutions that are implementable and designed to code. Cheney has worked on urban design projects throughout the United States, with a focus on the Mountain West and West Coast communities. Her passion lies in urban infill projects that respond to an existing context, corridor projects that seek to transform over time, and transit-oriented development projects that add value to underutilized land. An overarching goal in all of Cheney's projects is a desire to increase quality of life for residents and inspire action. She thoroughly enjoys working with the public, and is always amazed at the outcomes from collaborating with passionate citizens and stakeholders. Cheney specializes in opportunity site concepts, land use studies, building typologies, master plans, neighborhood plans, corridor plans, and design guidelines.

Experience

- EAST END ACTION PLAN | corridor plan (Idaho Springs, CO)
- WINDSOR ENTERTAINMENT DISTRICT | feasibility study (Windsor, CO)
- FLAGSTAFF DOWNTOWN ACTION PLAN AND OUTDOOR EXPANSION PROGRAM | downtown plan (Flagstaff, AZ)
- FRUITA COMMUNITY PLAN AND DOWNTOWN OPEN STREETS DESIGN | COVID Recovery (Fruita, CO)
- TAOS DOWNTOWN PLAN | downtown plan (Taos, NM)
- FRIENDLY BUSINESS GUIDE FOR OUTDOOR EXPANSION | COVID Recovery (CO/AZ)
- EAST CENTRAL AREA NEIGHBORHOOD PLAN | neighborhood plans (Denver, CO)
- EAST AREA NEIGHBORHOOD PLAN | neighborhood plans (Denver, CO)
- EAST SHERMAN CORRIDOR PLAN | corridor/streetscape plan (Coeur d'Alene, ID)
- FRISCO COMMUNITY PLAN | opportunity site concepts (Frisco, CO)
- MARYMOOR VILLAGE DESIGN GUIDELINES | design guidelines (Redmond, WA)
- MAIN STREET CORRIDOR | corridor/streetscape plan (Sheridan, WY)



FAIA
Consulting Principal for
Studio Seed

Affiliations

- American Institute of Architects, Lifetime Member
- Rhode Island School of Design, former Alumni Board Member

Education

- MFA, Rhode Island School of Design
- B.A., Architecture, Rhode Island School of Design

Certifications

- Licensed Architect, State of Colorado



Jim is an architect, educator, urban planner, and professional illustrator based in Denver, Colorado. He has been practicing for over forty years in Denver, Colorado. Principal of Leggett Studio, Jim specializes in conceptual design, community planning, team collaboration and visualization. Jim combines his quick hand drawing skills with decades of architectural design and urban planning experience on projects ranging from small community revitalization efforts to large scale city visioning. An expert with downtown and corridor planning, public engagement, 3D SketchUp modeling and conceptual visualization, Jim has participated in countless community planning workshops leading the design process and generating quick, hand drawn hybrid sketches that reflect place-making options and opportunities that come from revitalization of underutilized properties, neglected public spaces and poor pedestrian/bike connections. Most projects involve direct public engagement in the form of community planning workshops which occur "on site" over a period of several days. Jim Leggett has participated in dozens of successful community planning workshops throughout Colorado and the West.

Experience

- Glenwood Springs Downtown Study, Glenwood Springs, CO
- Idaho Springs East End Action Plan, Idaho Springs, CO
- Idaho Springs Downtown Colorado Inc. Technical Advisory Panel, Idaho Springs, CO
- Grand Junction Downtown Development Authority Study, Grand Junction, CO
- Valentine Main Street Revitalization, Valentine, NB
- Old Colorado City Downtown Streetscape Revitalization, El Paso County, CO
- Colorado Corridor Plan, Salida, CO
- Colorado Bridge Landing Design Options Study, Glenwood Springs, CO
- Colorado Historic Downtown Visioning, Monument, CO
- Colorado Parking Garage Options Study, Glenwood Springs, CO



ASLA, PLA, LEED AP
Principal
Urban Designer /
Landscape Architect



Throughout his career Paul has worked with both public and private clients nationwide, gaining valuable experience along the way. Using humor, collaboration, and insights from his experiences, Paul is committed to working with each project to generate ideas, shape visions and craft designs that address the complex issues of human activity on the land. Paul's focus emphasizes innovative yet realistic solutions based on the unique opportunities, specific program goals and the distinctive, complex characteristics of each site.

Registrations

- Colorado, PLA #699
- LEED® Accredited Professional, USGBC

Education

- Bachelor of Landscape Architecture, Iowa State University, Minor in Design Studies, Architecture Emphasis, Iowa State University

Professional Affiliations

- Member, ASLA Colorado

Experience

- Vernijo + Sierra Madre Streetscape, City of Colorado Springs, Colorado Springs, CO
- 21st Street "Park Blocks" Demonstration Project, City & County of Denver, Denver, CO
- 16th St. Plaza, Unico Properties, Denver, CO
- Southwest Downtown District Master Plan, NorWood Development Group, Colorado Springs, CO*
- 6th Street Corridor Master Plan, City of Glenwood Springs, Glenwood Springs, CO*
- Broadway Station, Broadway Station Development Company, Denver, CO
- Glenwood Springs Downtown Visioning, Glenwood Springs, CO*
- Bloomington Central Station, McGough Development, Bloomington, MN*
- Greenwood Village Transit Oriented Development (TOD) Study, Koelbel and Company, Greenwood Village, CO*
- Broadway Station, Broadway Station Development Company, Denver, CO
- 25/70 Redevelopment Master Plan, Woodspear Development, Denver, CO*
- Eagle River Corridor Master Plan, Town of Eagle, Eagle, CO*
- 7th Street Streetscape Improvements, Glenwood Springs DDA, Glenwood Springs, CO*
- City of East Chicago Downtown Redevelopment, City of East Chicago, East Chicago, IN*

DigStudio

**experience prior to joining Dig Studio.*



AICP
Associate
Urban Designer | Planner

Registrations

- American Institute of Certified Planners

Education

- M.S., Landscape Architecture, University of Colorado Denver
- B.S., Urban Planning, University of Cincinnati

Professional Affiliations

- American Planning Association, Colorado Chapter
- ULI Colorado TOD Committee

DigStudio

**experience prior to joining Dig Studio.*



Ryan Sotirakis

Ryan is a planner, urban designer and landscape designer with over 12 years of experience including comprehensive and master planning, transit-oriented development planning and design, streetscape design, public space management, parks and open space planning and residential design. He is passionate about the intersection of community planning and design, and his work reflects the notion that the public realm has a unique ability to connect people to each other and to their local ecology in meaningful ways. Ryan strongly believes in the power of collaboration and innovation in the planning and design of our communities. He is a member of the American Institute of Certified Planners, with an education in both Urban Planning and Landscape Architecture.

Experience

- | | |
|--|--|
| • Park Hill Golf Course Assessment Plan, City & County of Denver, Denver, CO | Stapleton, Denver, CO |
| • Oxford-City of Sheridan Station "Next Steps" Study, City of Englewood/DRCOG, Englewood, CO | • 21st Street "Park Blocks" Demonstration Project, City & County of Denver, Denver, CO |
| • Englewood Downtown Plan of Development, City of Englewood/DRCOG, Englewood, CO | • Larimer Square Streetscape & Alleys, Larimer Associates/Urban Villages, Denver, CO |
| • West Area Neighborhood Plan, City & County of Denver, Denver, CO | • Fitzsimons Gateway Hotel & Retail, Cannon Design, Aurora, CO |
| • York Street Yards, Tryba Architects, Denver, CO | • Littleton Mineral Station Area Plan, City of Littleton, Littleton, CO |
| • Southwest Downtown District Streets Plan, Nor'wood, Colorado Springs, CO | • 9th & Colorado Redevelopment, Continuum Partners, Denver, CO |
| • Central Park Station Design Guidelines, Forest City | • Broadway Station, Urban Capital Partners, Denver, CO |



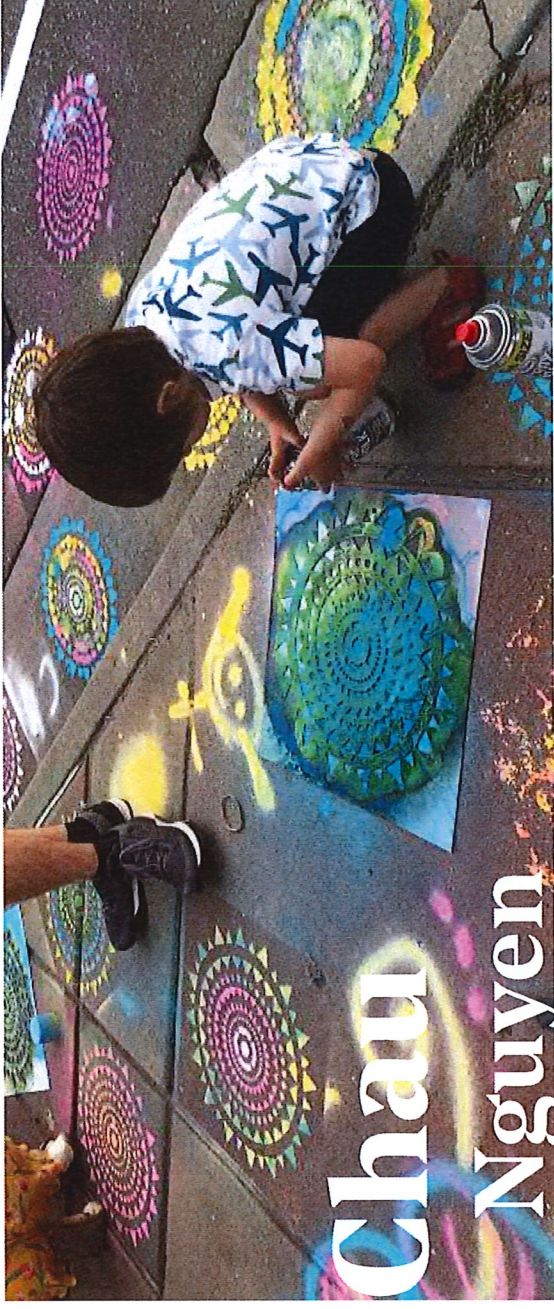
PE
Transportation Lead

Registrations

- Professional Engineer, Colorado #36769

Education

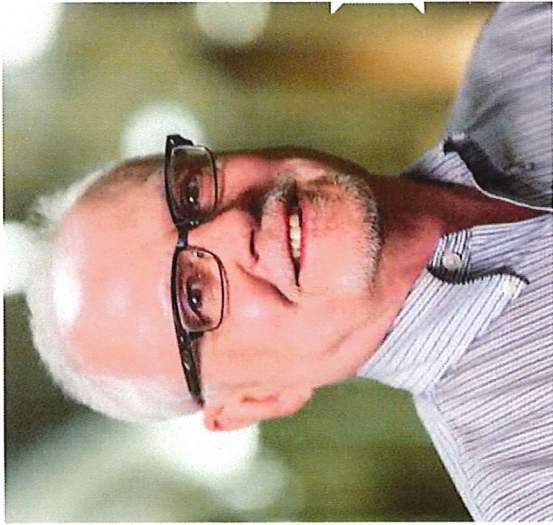
- B.S., Civil Engineering, School of Mines



Chau Nguyen has over 23 years of experience in transportation and civil engineering. She also has managed and designed numerous multidisciplinary projects across Colorado and nationally including roadways, interchanges, transit facilities, and multimodal facilities for local municipalities and CDOT. She also has experience with planning documents, where her expertise helps provide valuable insight in feasibility, costs, and constructability.

Experience

- Colorado Boulevard Reconstruction, City of Idaho Springs, Idaho Springs, CO
- Downtown Alley Master Plan, City of Castle Rock, Castle Rock, CO
- Denver Moves: Federal Alternatives Analysis
- CDOT Region 1, I-25 Central Planning And Environmental Linkages Study, Idaho Springs, CO
- CDOT R1 Westbound Peak Period Shoulder Lane Final Design
- CDOR R1 County Road 314 Reconstruction Final Design
- CDOT Region 1, Clear Creek Greenway Final Design, Idaho Springs, CO
- CDOT Region 1, I-25 Central PEL, Denver, CO
- CDOT Region 1, Peak Period Shoulder Lane (PPSL) I-70 Westbound (WB) Preliminary Design TO 3, I-70 Mountain Corridor, CO
- CDOT Region 1, I-70 Bridges Over 32nd Conceptual Design, Wheat Ridge, CO
- City and County of Denver, CCD Community Networks Multimodal Design, Denver, CO
- City and County of Denver, CCD East Central Area & East Area Plan (sub to PUMA), Denver, CO
- City and County of Denver, Facility Perimeter Security Preliminary Design, Denver, CO
- City and County of Denver, Colfax Bus Rapid Transit NEPA Review, Denver, CO



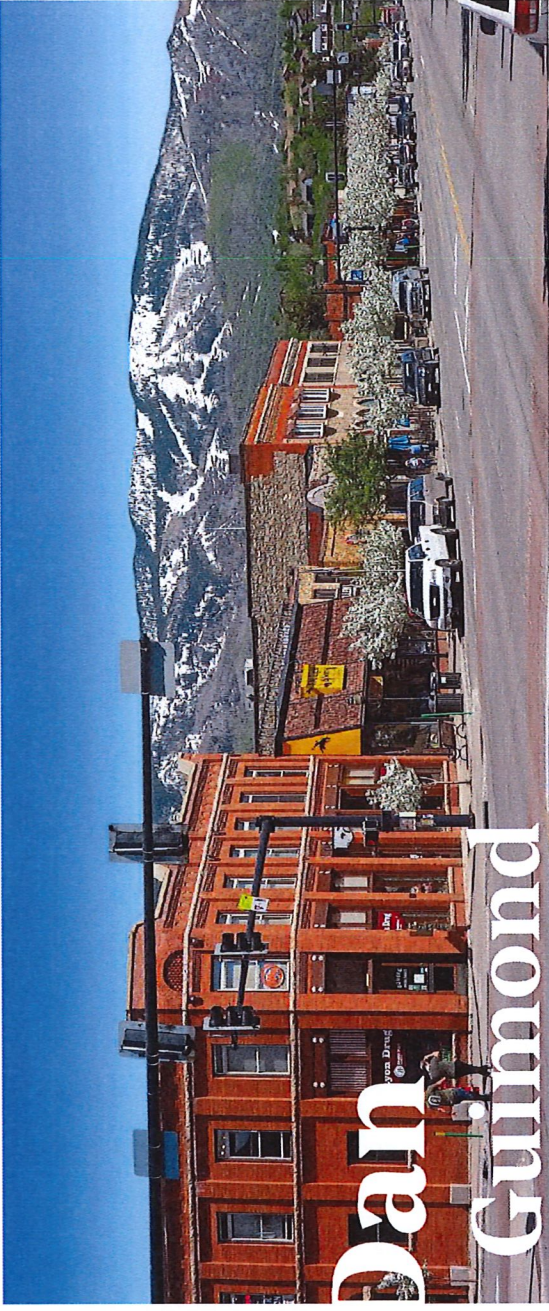
Principal

Education

- M.A., Urban Geography, University of Colorado
- B.A., Political Science, University of Colorado

Affiliations

- American Planning Association
- Urban Land Institute
- International Downtown Association



Dan Guimond an economist and planner with over 35 years' experience in economic and financial analysis and development planning for the public and private sectors. He has been the director of over 40 downtown development, commercial revitalization, and historic preservation projects. These assignments include market analysis and determination of retail, residential and other development potentials; overall development strategy; specific project feasibility, financing, and implementation strategies. He has also been an economic consultant to the National Main Street Center of the National Trust for Historic Preservation providing economic restructuring services to Main Street cities in six states.

Experience

- Downtown Retail Strategy, Steamboat Springs, CO
- Parker Downtown Market Study, Parker, CO
- Idaho Springs East End Action Plan, Idaho Springs, CO
- Farmington MTA Plan Update, Farmington, NM
- Downtown Vision and Strategic Plan, Durango, CO
- Downtown Master Plan, Montrose, CO
- Downtown Master Plan, Los Alamos, NM



Approach & Scope

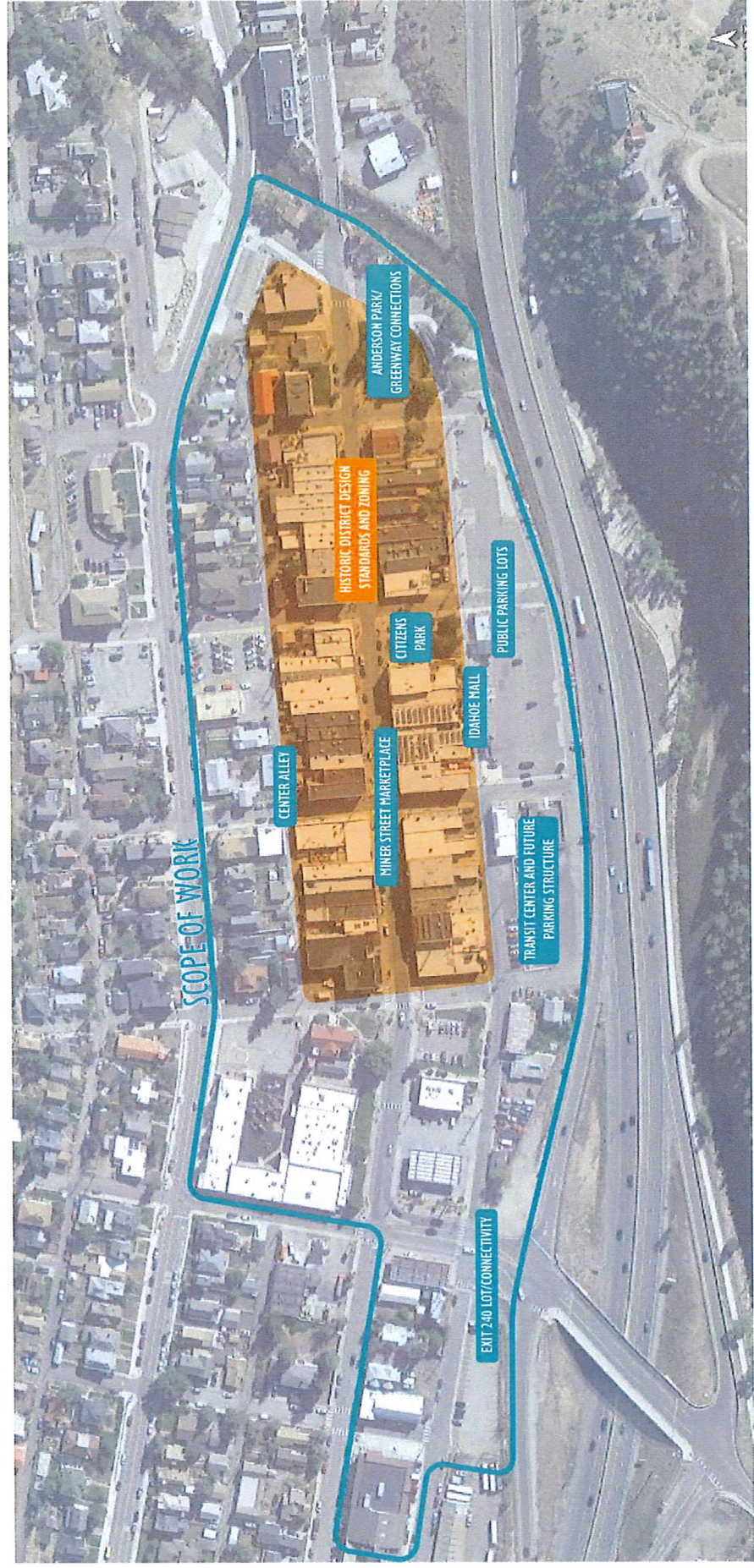
PROJECT UNDERSTANDING

This is an exciting time for Idaho Springs! Throughout the past year, in the midst of a global pandemic, Idaho Springs has prospered. It has not been easy, but the city pivoted to address issues related to the state's dial system to save your downtown. The Miner Street Marketplace was a huge success and the Mayor was proactive in establishing the Economic Recovery Task Force (ERTF). In addition to that task force, which continues to focus on guiding economic recovery, the Downtown Improvements Work Group (DIWG) was formed to focus specifically on infrastructure, transportation, and placemaking efforts moving forward. We understand that this group is immediately interested in strategies to bring a transit center and parking structure to downtown, given the momentum of CDOT financial assistance. To implement these and other placemaking elements, the group is looking at funding mechanisms, such as the potential for establishing a Downtown Development Authority and Business Improvement District.

Now is the time to start planning and prioritizing downtown investment, but you are also on a tight timeline given the delay due to COVID. With an upcoming election, and the wish for these items to be included in the election to form any special district, you need quick action to develop concepts and cost estimates.

PROJECT APPROACH

Given the time constraints noted above, our advice is to focus on the most pressing projects – and the ones that would most likely be funded by a special district – and prioritize them first. We have taken a stab at identifying what we think they are, but would look forward to discussing the list with you. To visually grasp our approach to the scope of work, refer to the diagram below.



FOCUS PROJECTS

The following portion of the scope of work outlined in the RFP is what our team is prepared to assist with in the timeframe and budget constraints provided:

1. Transit Center and Parking Structure

We understand you have hired and are currently working with Walker Parking and JVA on preliminary concepts, layouts, and cost estimates for the parking structure. We will work with that team immediately to get caught up on their process and concepts and work them into the Downtown Plan of Action. In particular, our team will focus on:

- a. Mobility hub alternatives** - We understand that you may be under a tight timeline for CDOT's funding and this will be paramount.
- b. Design and massing** - We will look into the Municipal Code and offer recommendations for amending or adding to it to ensure that any future parking structure fits in with the character of the adjacent Historic District.

2. Circulation, Connectivity, and Other Parking

Downtown can be a very busy place, especially on weekends. We will address the core considerations for circulation and connectivity, how people move about downtown, and ideally develop an effective "park once" strategy without too much idling and circulating while looking for parking. We will focus on:

- a. The main city parking lots** - Including recommendations on how to maximize parking and consolidate and screen dumpsters and grease traps.
- b. Exit 240 circulation and parking** - We will look at the existing lot at Exit 240, as well as how people will get directly to the future parking structure.
- c. Primary circulation and connectivity** - Within the proposed boundary area, we will look at circulation and connectivity concerns and make recommendations for improvements.

3. Priority Placemaking Projects

The highest priority for placemaking should be placed on the most visible and used areas of downtown. We will develop preliminary concepts for the following:

- a. Miner Street** - We will study opportunities, pros and cons for closing down Miner Street from 14th to 17th either permanently or seasonally. We will provide recommendations for sidewalks, bump outs, and lamp posts. We understand a recent Revitalize Main Street grant was used to install new signage, benches, bike racks, crosswalks and ADA compliance. There may be other similar grants available at the state and federal levels for these types of projects that we will explore.
- b. Citizens Park** - This park is in a great location, but lacks use due to its outdated layout and design. We will envision a new concept for the park, including how to make it more user friendly and conducive to holding public events.

c. Idaho Mall - What a success this project has been over time! Our team will look at concepts and strategies to expand and improve this downtown gem, including improving the pedestrian experience, exploring opportunities to open up more small-scale retail, and improving lighting and drainage.

d. Center Alley - This alley has potential, just like Idaho Mall, to add vibrancy and new uses to the downtown. We will look at concepts for improving this alley as well as opportunities to add micro retail and housing options.

e. Anderson Park - We will consider options for improving the look and feel of Anderson Park and its function within downtown, including opportunities for landscape design improvements, wayfinding and signage improvements to direct users to Waterwheel Park, and preservation of the train and coach and tender.





4. Design Standards and Code Audit

Studio Seed will review existing design standards and guidelines and zoning for downtown and offer recommendations for improvements. Studio Seed has completed research and has resources available to offer the city with regards to better utilizing downtown buildings through improved adaptive reuse policies. We will share this information and resources with the city and make specific recommendations for improvements moving forward.

Through a charrette approach, we will work diligently and efficiently to deliver to the city some preliminary concepts, renderings, diagrams, and cost estimates to be prepared for the ballot measure. This will take a strict approach to following the proposed timeline and working concurrently with the downtown working groups to get there. City and business leadership engagement will be a critical component.

COMMUNITY OUTREACH APPROACH

Our team has developed a focused, three phase approach to soliciting feedback from residents and stakeholders within a fast-moving planning process.

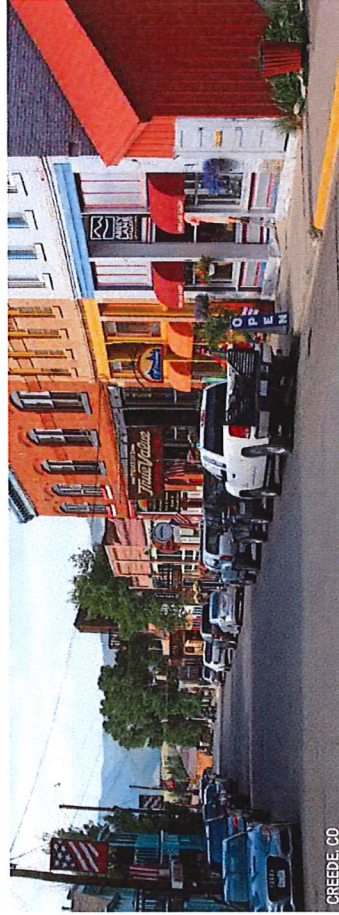
1. Community Engagement

Once project goals are defined, community engagement will begin immediately through an online community-wide survey. The survey will allow us ask to residents what types of experiences and amenities are priorities for downtown, and to hear their perspectives on mobility and access to businesses in the downtown core. We will listen to their perspectives on the project goals as outlined by the city. We propose this to be an online community survey that may be open for several weeks early in the planning process. This crowdsourced approach will guide our understanding of community desires for downtown. From this perspective we can analyze the existing opportunities and challenges.

We will host drop-in hours to gain feedback from community members who are unavailable to participate in this community survey during the outreach process, so that we gain diverse perspectives and all community members have an equal opportunity to provide feedback.

SAVING MAIN STREET

Community Development Strategies for Incentivizing What We Say We Want in Downtown.



STUDIO SEED HAS BEEN WORKING ON STRATEGIES FOR MAKING ADAPTIVE REUSE EASIER AND MORE COST EFFECTIVE TO ENCOURAGE MAIN STREET BUILDINGS TO LIVE UP TO THEIR FULL POTENTIAL. CHENEY BOSTIC RECENTLY PRESENTED TO THE ROCKY MOUNTAIN LAND USE INSTITUTE ON THIS TOPIC OF SAVING MAIN STREET.

2. Build momentum through a creative community workshop/ event

The next phase of engagement will solicit qualitative input related to urban design and mobility opportunities and challenges in the downtown core during a feedback session to be held during a design charrette. This will allow us learn how different groups use or would like to use downtown and also better understand what is most important for targeted community investments among various stakeholders and community members. The responses from the online survey and drop-in hours will inform our team's charrette process as we undertake the design charrette process. Downtown businesses owners, ERTF + DIWG stakeholder groups, as well as the general public will be invited to participate in the charrette process.

SCOPE OF WORK

Based on our proposed approach, the following outlines a scope of work:

TASKS:

TASK 1: PROJECT KICK-OFF

- 1.1 Kick off Project Management Call
- 1.2 Refine Approach/Schedule

TASK 2: DATA COLLECTION AND EXISTING CONDITIONS

- 2.1 Project Kick-Off and Tour
 - Team discussion with key staff members + 2-hour walking tour
 - Key personnel meet with ERTF + DIWG while on-site after tour
 - Launch online community survey
- 2.2 Existing Conditions Assessment (Urban Design, Transportation/Circulation, Funding Mechanisms within Phase 1 boundary)
 - Assessment of Phase 1 boundary physical conditions, traffic and circulation, connectivity, financing assumptions, and other business-related issues/impacts.
- 2.3 Urban Design Opportunities and Challenges
 - Identify overarching themes from all topic areas with regards to opportunities and challenges within the Historic District.

TASK 3: COMMUNITY DESIGN CHARRETTE (ONLINE + OFFICE HOURS)

- 3.1 Preparation – Materials and Outreach
 - Prepare exhibits and presentations
- 3.2 Community and Stakeholder Design Charrette (online)
 - Day 1: Listening Sessions – meet with ERTF, DIWG, Historic Preservation + Public-invited Focus Topic Workshops #1
 - Day 2: Public-invited Focus Topic workshops #2: Transportation and Circulation + Urban Design/ Public Realm + team work day–
- 3.3 Drop In Hours
 - Offer community members to sign up for zoom calls (or meet at City Hall) for those who couldn't attend charrette and want to talk to team about issues.

DELIVERABLES:

- * Meeting minutes
- * Final scope of work/ schedule and contract
- * Meeting minutes and photos from team tour
- * Existing conditions and opportunities diagrams and maps

OUTREACH:

- *None
- *ERTF and DIWG Month #1 Meeting
- * ERTF and DIWG Month #2 Meeting
- * Historic Sites and Facilities + Historic Preservation Review Commission Meeting
- * Community Forum #1 (online charrette)

TASK 4: DRAFT PLAN

4.1 Design Concept Refinements

- Finalize designs and illustrations for focus elements
- Finalize diagrams (circulation, framework, parking, etc.)

4.2 Draft Recommendations/Phasing Matrix with Funding Strategies

- This will help with ballot measure push, and formulate the recommendations of overall Downtown Plan.

4.3 Draft Plan

- Draft Plan document with all Phase 1 elements (note: phase 2 to follow)

4.4 Draft Plan Open House

- In early fall – format TBD based on COVID dial.

TASK 5: FINAL PLAN

5.1 Final Plan Documentation

- Input feedback from staff/community/stakeholders from Draft Plan

5.2 Plan Adoption Process

- Final City Council Work Session

5.3 Final Print and Delivery

- 30 hard copies + digital

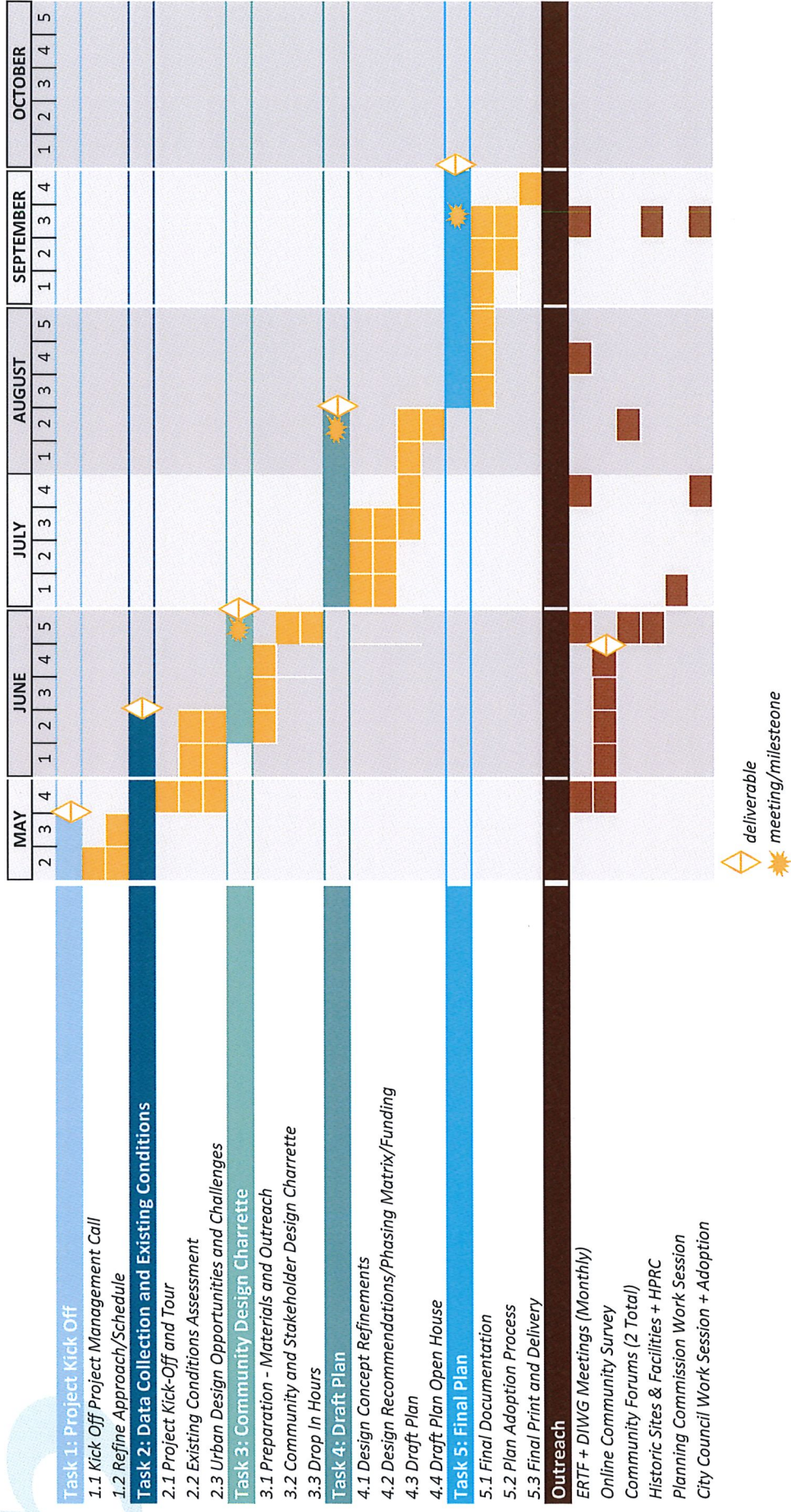
**Draft Plan and Presentation*

** Planning Commission Work Session
* ERTF and DWG Month #3 and #4 Meetings
* City Council Work Session #1
* Community Forum #2 (Open House)*

**Final Downtown Plan*

** Final City Council Adoption Hearing*

Schedule



Fixed Price & Hours

As requested, below is a summary of hours associated per task, as well as a fixed price total fee. A more detailed spreadsheet and breakdown by firm is available, if needed.

Task 1: Project Kick-Off - 6 hours

Task 2: Data Collection and Existing Conditions - 72 hours

Task 3: Community Design Charette - 128 hours

Task 4: Draft Plan - 199 hours

Task 5: Final Plan - 33 hours

*Outreach - 32 hours

ESTIMATED TOTAL NUMBER OF HOURS: 470

ESTIMATED TOTAL FEE: \$65,000

*Note: Outreach hours associated with the community design charette are included in Task 3.

Terms & Conditions

In response to your request for a standard set of terms and conditions, Studio Seed negotiates contracting terms individually with each client we work with. As contract terms can vary greatly between clients, we don't have a standard form of agreement that we utilize regularly. We look forward to working with the City of Idaho Springs through the contracting process should we win this project.



Jurisdiction Building Performance Report

IDSP - Idaho Springs

Date Range: 04/01/2021 - 04/30/2021

[illegible]

To: Mayor and City Council
From: Diane Breece, City Clerk
Date: May 7, 2021
Subject: Staff Report

- ✓ Attended Planning Commission meeting on April 28, 2021
- ✓ Packet review/prep, minutes, special events, payroll, short term rentals



To: Michael Hillman, Mayor

City Council

From: Nate Buseck, Chief of Police

Date: May 6, 2021

Subject: City Council Report for May 10, 2021

Requests for Action: No Action Items

Calls for Service: Calls for service April 22 2021 thru May 6, 2021 = **269**.

COVID-19 No incidents of reports of COVID related illnesses among Department members. All civilian and sworn members reporting for duty.

Virginia Canyon Mountain Park: No status change.

Meetings:

04/27/21 Chief Buseck met with Jefferson County Mental Health to discuss dealing with citizens who suffer.

04/28/21 Chief Buseck attended Hazard Mitigation Planning to review planning process and reviewed the hazards/vulnerability assessment.

04/29/21 Chief Buseck attended Public Safety committee meeting to discuss highway closure plans and impacts, special events updates for the county.

04/29/21 Chief Buseck attend Clear Creek County pre-season rafting meetings.

Code Enforcement: The city CEO continues to conduct spot checks of Public Health Order violations. No violations reported. Zac continues to augment patrol officers, take found property reports, and conduct security checks of the parks. By engaging in these duties, he continues to free up officers.

Training: No training to report, trainings are limited due to COVID 19.

Staffing: 100% staffing

Significant Incidents:

210342: At approximately 2:36 PM April 23, 2021, an ISPD officer was dispatched to a prior fraud that occurred in the 2400 block of Colorado Blvd. The victim had received an email from her boss that directed her to purchase 6, \$100 gift cards using the company credit card. The victim purchased the gift cards, but decided to speak to the boss regarding the unusual request. It was determined a suspect used an email that appeared to look like the boss's email, however was an entirely different email account. The victim was advised to contact the credit card company to stop payment on the gift cards. Case is closed due to a lack of leads. Response Time: 1 minute.

210343: At approximately 3:03 PM April 24, 2021, ISPD officers were dispatched to a possible assault in progress at a residence located in the 300 block of Idaho Street. Officers arrived and discovered a female and her juvenile son were involved in a verbal disturbance. There was no evidence of a physical altercation. Information forwarded to relevant agencies for follow-up/counseling services. Case Closed. Response Time: 3 minutes.

210347: On April 26 2021 at approx. 1700hrs, officers were flagged down on a report of an intoxicated individual in the Safeway parking lot. When officers located the individual, he appeared to be stumbling around the parking lot howling and standing in his own vomit. Officers determined this gentleman needed to be transported to detox for the night. Response time: 1 minute

210349: On April 27, 2021 at approx. 0200hrs ISPD officer assisted Clear Creek Sheriff's Officers with a gentleman that found sleeping in his vehicle with drug contraband in his hand. ISPD officer assisted the deputy in searching the vehicle where more drugs and contraband were found. The suspect was then arrested and taken to jail on charges. Response time: 2 minutes

210350: At approximately 1200 PM, April 27, 2021, ISPD Officers were asked to call a woman regarding a fraud. Officers spoke with her and learned she had been contacted by a friend on Facebook, stating that she won \$100k and needed to send some paperwork and copy of her Colorado Driver's License. The woman gathered the paperwork together and sent it. The woman later found that the messages between her and the friend were deleted. The woman contacted her friend by phone and found that her Facebook account had been hacked. The woman wanted to get a new Colorado Driver's License but was required to file a police report first. Case is Inactive pending other leads. Response Time: None.

210363: At approximately 3:20 PM April 30, 2021 ISPD Officers were asked by dispatch to be on the lookout for a black Dodge Dakota with a Colorado License Plate XXX23, on a report of a possible suspect with a warrant traveling westbound I-70. Dispatch advised that Lakewood Police were following this vehicle. Dispatch informed Officers that the vehicle may be near the Idaho Springs area. Officers on patrol immediately observed a vehicle matching the description of the vehicle that dispatch gave, traveling westbound in the 2900 blk of Colorado Blvd. Officers confirmed that it was the same vehicle Lakewood Police were looking for. Officers positioned their vehicles behind the suspect's vehicle and contacted two people. Officers arrested the suspect who had three felony warrants for his arrest, original charges Domestic Violence with Strangulation. Case Closed, other agency assists. Response Time: 1 minutes.



CITY OF IDAHO SPRINGS
1711 Miner Street
P.O. Box 907
Idaho Springs, CO 80452-0907
Telephone (303) 567-2400
FAX (303) 567-0124

TO: MAYOR and COUNCIL
FROM: JOHN BORDONI
DATE: MAY 10 2021
Re. STAFF REPORT

STREETS & PARKS

General parks maintenance
Equipment repair & services
Pothole repair
Dirt road repairs

COLLECTION & DISTRIBUTION

Utility locates for contractors working in area.
Water Meter reading and repairs.
Waste water line jetting
Manhole repairs
Repair a water main leak in the area of Virginia and 19th Ave.

WATER & WASTEWATER

Work is in the final stages of the first SBR/AGS basin. Crews will be testing the aeration system by partially filling the basin with water. Fisher construction partially filled the basin with water checking for and repairing air leaks on the lines they have installed.

MINER STREET

City crews along with CDOT are scheduled to remove the cement barriers from Miner Street starting May 7th. At that time, we will close Miner Street to all traffic for the summer.

CDOT contractor Graham has been working on adjustments and repairs to the sewer line previously installed, they tell me maybe another week to complete the work and connect to Chicago Creek sanitation.

Graham contracting is currently working on grading and will start curb & gutter in the east half of the parking lots.

Weather has delayed some of the work they were scheduled to complete on the westbound I-70 240 exit ramp.

JOHN BORDONI