



CITY OF IDAHO SPRINGS
1711 Miner Street
P.O. Box 907
Idaho Springs, CO 80452-0907
Telephone (303) 567-4421
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NOTICE AND AGENDA
WORK SESSION
Idaho Springs City Council
1711 Miner Street
Monday, April 24, 2023 – 5:30 p.m.

**NOTICE AND AGENDA OF
WORK SESSION
MONDAY APRIL 24th, 2023 5:30 p.m.**

❖ Public Works Reorganization

**IN-PERSON AND REMOTE MEETING PUBLIC ATTENDANCE AND PARTICIPATION
INSTRUCTIONS**

The Public is able to view and hear this meeting remotely at the following address on the City's website:

<https://www.colorado.gov/pacific/idahosprings/city-council-live>

TO: Mayor & City Council
FROM: Andrew Marsh, City Administrator
DATE: April 24, 2023
SUBJECT: Public Works Reorganization



Background

The City contracted with KRW Associates to conduct a national search for Public Works Director and received five applications, including one from a current employee, Edward Sigward. The Public Works Director position was created last year to include oversight of both the Public Works Department and the Water/Wastewater Department.

An external candidate, who was deemed sufficiently qualified, and Edward were interviewed by the Mayor, Interim Public Works Director John Curtis, and me. Following the interviews and in consultation with a KRW representative who attended the interviews, the consensus was to terminate the recruitment for Public Works Director and to consider Edward for the position of Water Facilities Superintendent (previously Water/Wastewater Superintendent) and to consider current employee Paul Crain for the position of Public Works Superintendent. Both Superintendent positions are already established in the City's adopted Compensation Plan (attached).

The Mayor, John Curtis and I met with Ed about serving in the Water Facilities Superintendent role rather than the Public Works Director role that includes both water/wastewater treatment facilities and public works. Ed has worked for the City for almost 13 years and currently is the Maintenance Supervisor for the water and wastewater facilities. He has all the required certificates and licenses to operate the facilities and recently obtained certification from the State as Operator in Responsible Charge (ORC).

We then interviewed Paul for the position of Public Works Superintendent that includes streets, water distribution, sewer collection, the reservoir, parks and buildings. Paul has worked for the City for nearly 17 years and is the senior/lead Public Works Maintenance Worker. He has all the required certificates and licenses for water distribution and sewer collection and has long been certified as an ORC for the system.

Under former Public Works Director John Bordoni's supervision and most recently under Interim Public Works Director John Curtis' mentorship the past several months, Ed and Paul have demonstrated that they are both ready to assume a higher level of responsibility and leadership in the positions of Superintendent.

Therefore, the Mayor, John Curtis and I are recommending that Ed be promoted to the position of Water Facilities Superintendent and that Paul be promoted to the position of Public Works Superintendent. Both would change from non-exempt to exempt employees and would each have a salary of \$93,699 which is the minimum of the approved salary range under the City's Compensation Plan. These promotions are on the agenda today under my report as an action item for consideration of approval at the regular meeting. It is also recommended that John Curtis

continue to work part-time as a consultant to help Ed and Paul with the transition to these new positions.

Modest changes to the existing Superintendent job descriptions are also recommended and are noted on the attached documents. The revised job descriptions are on the agenda today for consideration of adoption by resolution at the regular meeting.

To assist Ed and Paul with success in their new positions, John Curtis and I recommend that they both attend in 2024 the annual Rocky Mountain Public Works Institute in Littleton (brochure attached). The Institute “provides a regional program that educates and elevates public works employees, helping them achieve their management and leadership potential through interactive classes taught by experienced public works officials.” Two-day sessions are held every other month starting in January, with the final session in the fall of 2024. The tuition is \$1,800 each and includes the registration fee to the annual Colorado Chapter Conference of the American Public Works Association. They will both need to apply and be accepted into the program.

CITY OF IDAHO SPRINGS COMPENSATION PLAN
January 1, 2022 – December 31, 2023

Administrative Department

Position	Minimum	Maximum
City Administrator (Exempt)	109,723	159,137
Assistant City Administrator (Exempt)	89,678	129,891
Community Development Planner (Exempt)	68,970	98,233
Deputy City Clerk	53,901	75,530
Deputy Treasurer/Court Clerk	40,796	57,010
Utility Billing Clerk	38,909	53,885
Custodian (part-time)	20.00/hr.	26.00/hr.

Police Department

Position	Minimum	Maximum
Police Chief (Exempt)	99,748	144,670
Police Lieutenant (Exempt)	72,590	106,601
Patrol Corporal	59,419	70,855
Police Officer	54,017	77,202
Code Compliance Officer	42,596	59,191
Records Coordinator	49,425	72,277
Administrative Assistant/Court Liaison	40,538	57,765

Public Works Department

Position	Minimum	Maximum
Public Works Superintendent (Exempt)	93,699	135,677
Maintenance Worker III (Streets, Parks, Distribution & Collection)	45,801	63,308
Maintenance Worker II (Streets, Parks, Distribution & Collection)	40,909	56,525
Maintenance Worker I (Streets, Parks, Distribution, Collection)	36,017	49,741
Seasonal Laborer	16.41/hr.	16.41/hr.

Water/Wastewater Department

Position	Minimum	Maximum
W/WW Superintendent/ORC (Exempt)	93,699	135,677
Maintenance Supervisor	53,780	73,246
Plant Operator III	49,585	69,054
Plant Operator II	44,924	62,261
Plant Operator I	37,671	51,928

City of Idaho Springs
Job Description

POSITION TITLE: Water ~~Facilities/Wastewater~~ Superintendent, ~~ORC (Operator in Responsible Charge)~~

DEPARTMENT: Water ~~Facilities/Wastewater~~ Department

POSITION SUMMARY

Plans, organizes, administers and supervises the Water ~~Facilities/Wastewater~~ Department including the Water Treatment Facility and the Water Resource Recovery Facility. Managerial and supervisory position responsible for ~~W~~water and ~~W~~wastewater infrastructure. Responsibilities include water supply, treatment and storage, wastewater collection and treatment, and coordination with the Public Works Department regarding operations and maintenance of distribution and collection mains. Serves as the Operator in Responsible Charge (ORC) for the water and wastewater treatment facilities. This is a full-time exempt salary position.

ESSENTIAL DUTIES AND RESPONSIBILITIES

1. This position is the City of Idaho Springs Operator in Responsible Charge (ORC) and will comply with Regulation 100, CRS of the Colorado Primary Drinking Water Regulations.
2. Prepare and timely submit to the City Administrator a written preliminary budget request for the Water ~~Facilities/Wastewater~~ Department and administer the adopted annual budget.
3. Exercise proper care and custody of water and ~~waste-waterwastewater~~ ~~facilitiesy~~, prepare and maintain inventories of the same, and account for the same as required ~~by City Council.~~
4. Attend scheduled Council meetings and necessary work sessions, participate in discussion and make recommendations to the City Administrator and City Council. Provide ~~w~~Water ~~Facilitiesand wastewater d~~Department update for all Council meetings.
5. Oversee the maintenance~~Maintain~~, repair and servicinging of all equipment within ~~thewater-and wastewater d~~Department.
6. Maintain and preserve all records of engineering work performed at the ~~W~~water and ~~W~~wastewater ~~facilitiesPlants~~ by or for the City.
7. Hire, train, mentor, discipline and terminate as necessary employees of the ~~water-and-wastewater d~~Department; in accordance with the policies of the City.
8. ~~Maintains~~ a safety-training program as required by the insurance carrier and regulatory agencies.
9. Prepare and maintain essential records and reports as required by governing agencies.
10. Conduct regular job performance evaluations for all ~~DepartmentWater-and-Wastewater~~ employees in accordance with the policies of the City.
11. Coordinate with regulatory agencies on current and proposed programs and pending regulatory updates and changes.
12. Coordinate with the Public Works Superintendent regarding the planning, design, administration, and maintenance of the water and sewer utilities of the City.
13. Perform such other duties as may be prescribed by the City Administrator~~Mayor and City Council.~~

City of Idaho Springs
Job Description

EXPERIENCE AND TRAINING

Formal education: High School Diploma or GED and three or more years of supervisory experience in a related field. Bachelor of Science in Environmental Science or Civil Engineering preferred.

Certificates and licenses: Must possess and maintain current Colorado Operator in Responsible Charge (ORC) certification. Colorado Class B level Water and Wastewater Operator ~~C~~certification or higher, and Colorado Class II or higher Water Distribution and Collections Operator ~~C~~certification. Ability to obtain Colorado Class A level Water and Wastewater Operator Certification as may be required. Valid Colorado Driver license required.

Special training or experience: A combination of education and experience commensurate with the above stated skills and specific duties attendant to this position.

Skill/Ability to: Read, understand and interpret State, Federal and County laws pertaining to planning and environmental issues; ability to write clear, concise and accurate reports; and prepare and present technical information at public meetings. Must be able to develop and maintain cooperative working relationships with staff, the general public and other department and agency staff. Possess a wide variety of management skills to include budgeting, planning, organization and supervision of individuals and work groups. Ability to comprehend complex and often detailed plans, reports and multi-faceted projects. Knowledgeable in the areas of water and wastewater treatment, distribution and collections systems. Communicate both verbally and in writing. Ability to analyze and solve problems.

Physical Demands: While performing the duties of this position, the employee is frequently required to walk, stand, kneel, stoop, bend, lift, pull and push unassisted. Must be able to lift 70 lbs. unassisted. Use of hands to operate tools such as valve wrench, cutters, drills, screwdrivers, pliers and wrenches. Specific vision abilities include close, vision, distance, color, peripheral, depth perception and the ability to adjust and focus, must possess adequate hand, eye and foot coordination to operate specified equipment in a safe manner under a variety of conditions. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

Environment: Moderate exposure to outside inclement weather conditions characterized by cold, snow, wind and rain. Occasionally exposed to moving mechanical parts. May be exposed to fumes, airborne particles, gases and toxic or caustic chemicals. The noise level is moderate to high for specific situations.

REPORTING RELATIONSHIPS:

This position reports to the City Administrator.~~Mayer for day-to-day operations and to the City Council for matters of policy.~~

Revised: ~~April 2023~~July 2020

City of Idaho Springs
Job Description

POSITION TITLE:	Public Works Superintendent
DEPARTMENT:	Public Works

POSITION SUMMARY

Plans, organizes, administers and supervises the Public Works Department. Managerial and supervisory position responsible for all of the City of Idaho Springs infrastructure. Responsibilities including storm drainage collection and maintenance, road and street maintenance, street signs, parks, cemetery, building and grounds. Serves as the Operator in Responsible Charge (ORC) for the water distribution and sewer collection system and coordinates with the Water Facilities Department. This is a full-time exempt salary position.

ESSENTIAL DUTIES AND RESPONSIBILITIES

- Exercise proper care and custody of all property, public and private, entrusted to the Department, prepare and maintain inventories of the same, and account for the same as required by city council.
- Administer and enforce all regulations of the eCity governing excavations in, access to and uses of eCity streets and other property.
- Prepare and timely submit to the City Administrator a written preliminary budget request for the public works department, and administer the adopted annual budget.
- Attend all scheduled Council meetings and work sessions, participate in discussions and make recommendations to the City Administrator and City Council. Provide Public Works Department update for all Council meetings.
- Administer and enforce the conveyance and acceptance of the public improvement provisions of this Code.
- Maintain, repair and service all equipment and other eCity property in the Department's custody or subject to its control.
- Maintain eCity buildings and park and open space properties.
- Maintain the Idaho Springs Cemetery, open and close graves, enforce and administer cemetery rules and regulations pertaining to the erection and maintenance of monuments, all in coordination with the Deputy City Clerk as directed by the city clerk, and assist coordinate with the Deputy eCity eClerk within the preparation and maintenance of accurate burial records
- Develop, maintain and implement master utility plans for the water, sanitary sewer and storm water utilities.
- Plan, design, administer, coordinate and maintain the public works of the eCity, including- storm water utilities.
- Prepare and maintain official maps of the eCity and acquire the necessary easements, rights-of-way and real property for eCity public works, park, open space and utility facilities.
- Plan, design and operate the eCity street lighting and other electrically operated traffic control devices, including the city's radio systems.
- Regulate and maintain public streets, alleys and municipal parking areas within the eCity, clean improved public streets and remove snow from streets designated for plowing.

City of Idaho Springs
Job Description

14. Maintain and preserve all records of engineering work performed by or for the eCity.
- ~~15. Develop, maintain and implement master utility plans for the storm water utilities.~~
- ~~16-15.~~ Hire, train, mentor, discipline and terminate all employees of the ~~public works-d~~ Department; in accordance with the policies of the City. ~~City Council may countermand or set aside any personnel action taken by the Public Works Director at any time.~~
- ~~17-16.~~ Maintains a safety training program as required by the insurance carrier and regulatory agencies.
- ~~18-17.~~ Prepare and maintains essential records and reports, including for the water distribution and sewer collection system, as required by governing agencies.
- ~~18. Conduct regular job performance evaluations for all Department employees in accordance with the policies of the City.~~
19. Perform such other duties as may be prescribed by the City ~~Administrator~~Council.

EXPERIENCE AND TRAINING

Formal education: High School Diploma or GED. A combination of education and experience commensurate with the above stated skills and specific duties attendant to this position.

Certificates and licenses: Colorado Operator in Responsible Charge and Colorado Class II Distribution and Collection Certifications ~~required~~desirable or ability to obtain. Possess and maintain valid Colorado Driver License. Possess and maintain a Colorado Class “B” CDL.

Special training or experience: Five or more years experience in related field.

Skill/Ability to: Read, understand and interpret State, Federal and County laws pertaining to planning and environmental issues; ability to write clear, concise and accurate reports; and prepare and present technical information at public meetings. Must be able to develop and maintain cooperative working relationships with staff, the general public and other department and agency staff. Possess a wide variety of management skills to include budgeting, planning, organization and supervision of individuals and work groups. Ability to comprehend complex and often detailed plans, reports and multi-faceted projects. Knowledgeable in the areas of public works, streets and roads and water and wastewater. Thorough knowledge of construction standards and specifications. Familiarity with American Water Works Association standards for repair and replacement of water and wastewater lines. Knowledge of materials and equipment necessary for public works projects. Communicate both verbally and in writing. Ability to analyze and solve problems.

Physical Demands: While performing the duties of this position, the employee is frequently required to walk, stand, kneel, stoop, bend, lift, pull and push unassisted. Must be able to lift 70 lbs. unassisted. Use of hands to operate tools such as valve wrench, cutters, drills, screwdrivers, pliers and wrenches. Specific vision abilities include close, vision, distance, color, peripheral, depth perception and the ability to adjust and focus, Must possess adequate hand, eye and foot coordination to operate specified equipment in a safe manner under a variety of conditions. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

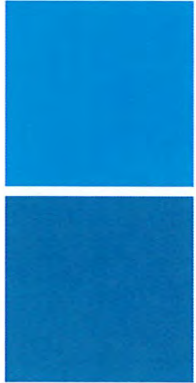
Environment: Exposure to outside inclement weather conditions characterized by cold, snow, wind and rain. Occasionally exposed to moving mechanical parts. May be exposed to fumes, airborne particles, gases and toxic or caustic chemicals. The noise level is moderate to high for specific situations.

REPORTING RELATIONSHIPS:

This position reports to the City Administrator~~Mayor for day-to-day operations and to the City Council for matters of policy.~~

Revised: April 2023

DEVELOPING TOMORROW'S
PUBLIC WORKS LEADERS TODAY



"It is the capacity to develop and improve their skills that distinguishes leaders from followers."

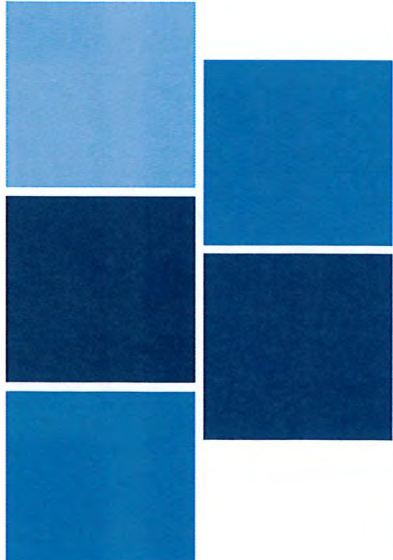
- Leaders: The Strategies for Taking Charge
Warren Bennis and Bert Nanus

"PWI has been a great place to learn supervisory skills and to network with other colleagues in a comfortable classroom setting."

- Barb Cinkosky
2013-2014 RMPWI Class

"The Public Works Institute helped me gain the leadership skills, practice, and confidence needed to step up to the Pitkin County Road and Bridge Director when the opportunity arose. The friendships and networks created from the program are still ones I cherish and use to this day. Thank you PWI!"

- Scott Mattice
2017 RMPWI Class

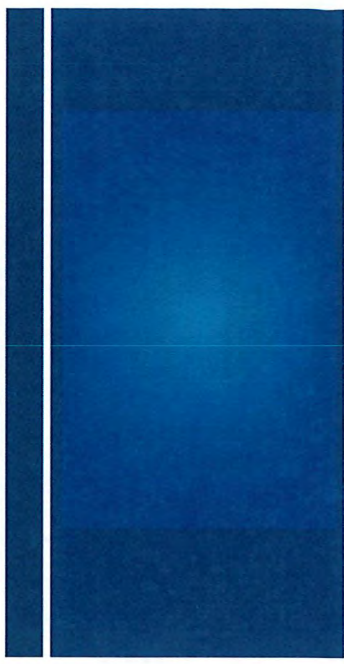
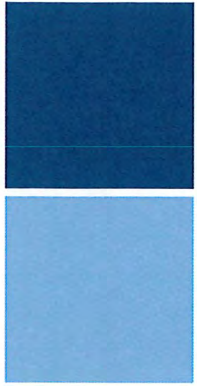
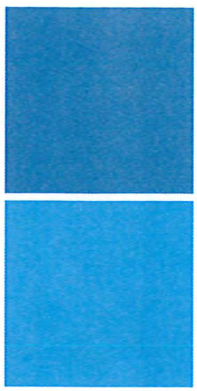


[HTTP://COLORADO.APWA.NET/](http://colorado.apwa.net/)



APWA COLORADO CHAPTER
PUBLIC WORKS INSTITUTE

Training a new generation of leaders in public works



"If your actions inspire others to dream more, learn more, do more and become more, you are a leader."
-John Quincy Adams

DEVELOPING

Tomorrow's Public Works

LEADERS

TODAY

APWA COLORADO CHAPTER

ROCKY MOUNTAIN

PUBLIC WORKS INSTITUTE



Training a new generation of leaders in public works

Institute graduates are public works leaders who motivate and create a positive work environment enabling their agencies to fully serve their communities.

Is the Institute for you?

- Do you consider yourself a leader in your organization or want to become one?
- Would you like to improve your supervisory or management knowledge and skills?
- Do you want to enhance your qualifications for a more responsible position?
- Are you already a first-line supervisor or higher?
- Have you recently been promoted to a position with supervisory duties?

The Rocky Mountain Public Works Institute provides a regional program that educates and elevates public works employees, helping them achieve their management and leadership potential through interactive classes taught by experienced public work officials. The Institute follows the proven APWA model that has been successfully implemented by a number of other APWA chapters throughout the country.

Core topics include:

- Supervisory techniques and skills
- Basic management skills
- Communication skills
- Leadership skills
- Community service/customer orientation skills
- Legal understanding
- Fundamentals of government
- Finance
- Resource management skills
- Public works operations
- Creating the future

The 2024 Rocky Mountain Public Works Institute will take place in the Denver metro area with five 2-day sessions held every other month starting in January and concluding with the Annual Chapter Conference in the fall. Tuition will be \$1800 with half due at acceptance into the program and the second half due in the first quarter of 2024 allowing agencies to split costs over two budget years. Tuition includes training, materials, Annual Chapter Conference registration, light breakfast, lunch and snacks for each session. Applications are available on the Colorado Chapter website <http://colorado.apwa.net/>



"Attending PWI really helped better prepare me for my role as a leader in my organization. The tools that I was able to add to my repertoire are extremely valuable in my day to day interactions with my team, my superiors and my peers. I was able to take many examples and ideas away from this program and implement them within our daily operations."

Mark Uhland, 2018 PWI Class

"Being new to municipal government work after many years in the private engineering sector in a specific discipline, this class was a great synthesis of all aspects of Public Works and helped broaden my perspective and understanding of all the important work that happens 'behind the scenes'."

Carolyn Roan, 2019 PWI Class

Questions?

Contact Pamela Weimer, APWA Colorado Chapter Administrator at bdweimer@msn.com or 303.979.2190



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NOTICE AND AGENDA
JOINT WORK SESSION
Idaho Springs City Council
1711 Miner Street
Monday, April 24, 2023 – 6:00 p.m.

**NOTICE AND AGENDA OF
CITY COUNCIL AND CLEAR CREEK METROPOLITAN RECREATION
DISTRICT JOINT WORK SESSION
MONDAY APRIL 24th, 2023 6:00 p.m.**

❖ Sports & Recreation Complex Master Plan

**IN-PERSON AND REMOTE MEETING PUBLIC ATTENDANCE AND PARTICIPATION
INSTRUCTIONS**

The Public is able to view and hear this meeting remotely at the following address on the City's website:

<https://www.colorado.gov/pacific/idahosprings/city-council-live>

Administrative Department

TO: Mayor and City Council, CCMRD Board of Directors
CC: City Administrator Andrew Marsh
FROM: Jonathan Cain, Assistant City Administrator, Interim
Community Development Planner
DATE: April 24, 2023
SUBJECT: Sports & Recreation Complex Master Plan
ATTACHMENTS: Draft Master Plan



BACKGROUND

There have recently been two transformational projects completed in Idaho Springs that have strongly enhanced the walkability and vitality of the City. The first was the reconstruction of Colorado Boulevard. This project included construction of new sidewalks, an expansion of Courtney-Ryley-Cooper (CRC) Park, and the installation of new water and wastewater utilities. The second involved the construction of the 3.4 miles of Clear Creek Greenway through the City. This trail is part of the Peaks to Plains Trail funded in part by GOCO, CPW and CDOT. It provides multimodal access to different parts of the City as well as to trail systems such as Virginia Canyon Mountain Park (VCMP) and other recreational opportunities.

During these projects, some long existing recreational amenities that had reached the end of their useful life had to be demolished. These facilities included a small skate park on the east end of Riverside Drive and a tennis court and a horseshoe court in CRC Park. Two replacement horseshoe courts designed for competition were recently built in CRC Park just west of the 23rd Avenue bridge and across the street from the Visitor Center. The community in Idaho Springs has been exploring opportunities to construct replacement facilities for skateboarding and tennis/pickleball.

Early in 2022, the Clear Creek Metropolitan Recreation District (CCMRD) and the City of Idaho Springs identified a partnership between the two organizations to redevelop the Shelley-Quinn Ballfields Complex (owned by the City and operated by CCMRD) as a potential site where new facilities could be constructed. This site has approximately 4.5 usable acres and two baseball fields. Shelley Field (the east field) has limited use as a baseball field because of its small size and orientation. East of the fields is a public works storage facility that will no longer be necessary when the new public works facility is completed in early 2024, freeing this parcel for other uses.

SPORTS & RECREATION COMPLEX MASTER PLAN

In August of 2022, The City contracted with THK Associates, Inc. to create a masterplan for this proposed facility that would include a new 15,000 square foot skatepark, playground, multi-use flex space, a combination tennis and pickleball court, a half basketball court, a walking trail, a 68-stall parking lot and a pedestrian plaza with restrooms and a concession stand. It will also include relocating the community stage to the Quinn Ballfield and improvements to the spur trail that connects to the Clear Creek Greenway and surrounding neighborhoods.

COMMUNITY ENGAGEMENT

There has been extensive community outreach and engagement about this effort, specifically surrounding the proposed skatepark facility. CCMRD has led local efforts with area youth and other stakeholders to build a new state of the art skate park. A survey on the topic published by CCMRD catalogued 200 responses. In that survey, the amenities presently included in the Master Plan were identified as desirable by the community.

ESTIMATED PROJECT COST

THK Associates, Inc. provided an initial cost estimate for this project that included all the required work to redevelop the park of \$4,086,540.12. It is important to note that this cost is an initial estimate and may fluctuate based on several factors if the City and CCMRD move forward in the design and engineering process for this facility.

Upon receiving this estimate, the City and CCMRD decided to split the potential redevelopment project into two segments: the first at a cost of about \$1,900,000 on the east end of the park including demolition, relocation of the stage, and construction of some of the new park elements, and a second project to be completed later.

FUNDING POSSIBILITIES

In the fall of 2022, the City, in partnership with CCMRD submitted a concept paper (pre-application) to Great Outdoors Colorado (GOCO) for funding to construct “phase 1” of this project. The City was not selected to move forward in the grant funding process, but we did receive good feedback about the project requesting more diverse community engagement processes and an explanation of GOCO’s “regional equity” approach to funding projects in Idaho Springs. We were also invited to apply again at a future date.

Staff has also discussed possible grant opportunities with Colorado Parks & Wildlife (CPW) such as the Non-Motorized Trails grants and the Land and Water Conservation Fund (LWCF) grants. CPW suggested that we consider applying for an LWCF grant later this year.

The City has budgeted \$200,000 in 2023 for beginning projects such as creation of the Master Plan. Another early project identified is relocating the water line that runs through the fields to the frontage road. Next year, absent any grant funding, the City may consider at least constructing parking in the Public Works storage area and installing a tennis/pickleball court.

MASTER PLAN PRESENTATION

Kevin Shanks, Principal and Director of Landscape Architecture and Planning for THK Associates, is here this evening to present the draft Sports & Recreation Complex Master Plan for the Shelley-Quinn Ballfields and to receive any feedback before the Plan is finalized and adopted by the City and CCMRD.

IDAHO SPRINGS SPORTS & EVENTS COMPLEX MASTER PLAN

DRAFT



4.19.2023

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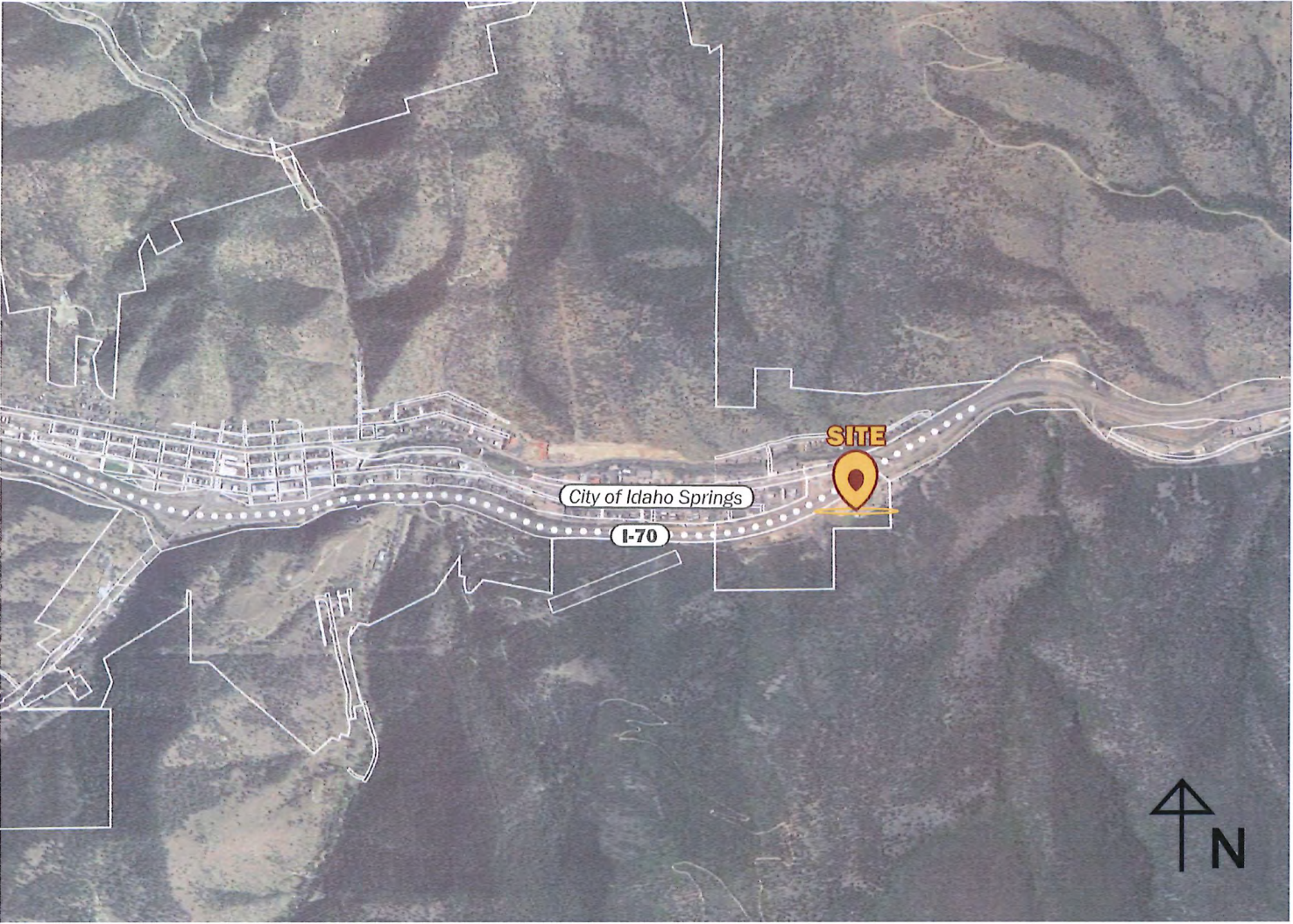


INTRODUCTION

Executive Summary

THK Associates, Inc. is pleased to provide the City of Idaho Springs and the Clear Creek Metro Recreation District (CCMRD) with a master plan for the Idaho Springs Sports & Events Complex, located in eastern Idaho Springs. THK was contracted by the City of Idaho Springs in August of 2022 to facilitate the development of a master plan and preliminary construction cost estimate, in addition to engaging with City Council and the general public on design concepts and plan recommendations. The master plan incorporates the longtime community desire to offer a wider range of recreational opportunities and serve as an outdoor community hub that will further inspire a collective appreciation for outdoor recreation, community connectedness, and an improved quality of life for residents of Idaho Springs.

The goal of the master plan is to compile feedback obtained from the general public and interest groups throughout the engagement process into recommendations to enhance the existing community asset that is the Sports & Events Complex. Because of the limited amount of space available for improvements, and due to the wide range of recreational activities various stakeholders hoped to incorporate, a heavy emphasis was placed on multi-use spaces. Many of the proposed programmatic elements have the ability to easily accommodate alternative activities, i.e. pickleball and tennis courts, soccer and baseball fields, etc. Upon development of a preferred design concept, a cost estimate was prepared to better assist the City in future funding via grant applications and phasing of implementation.



EXISTING CONDITIONS

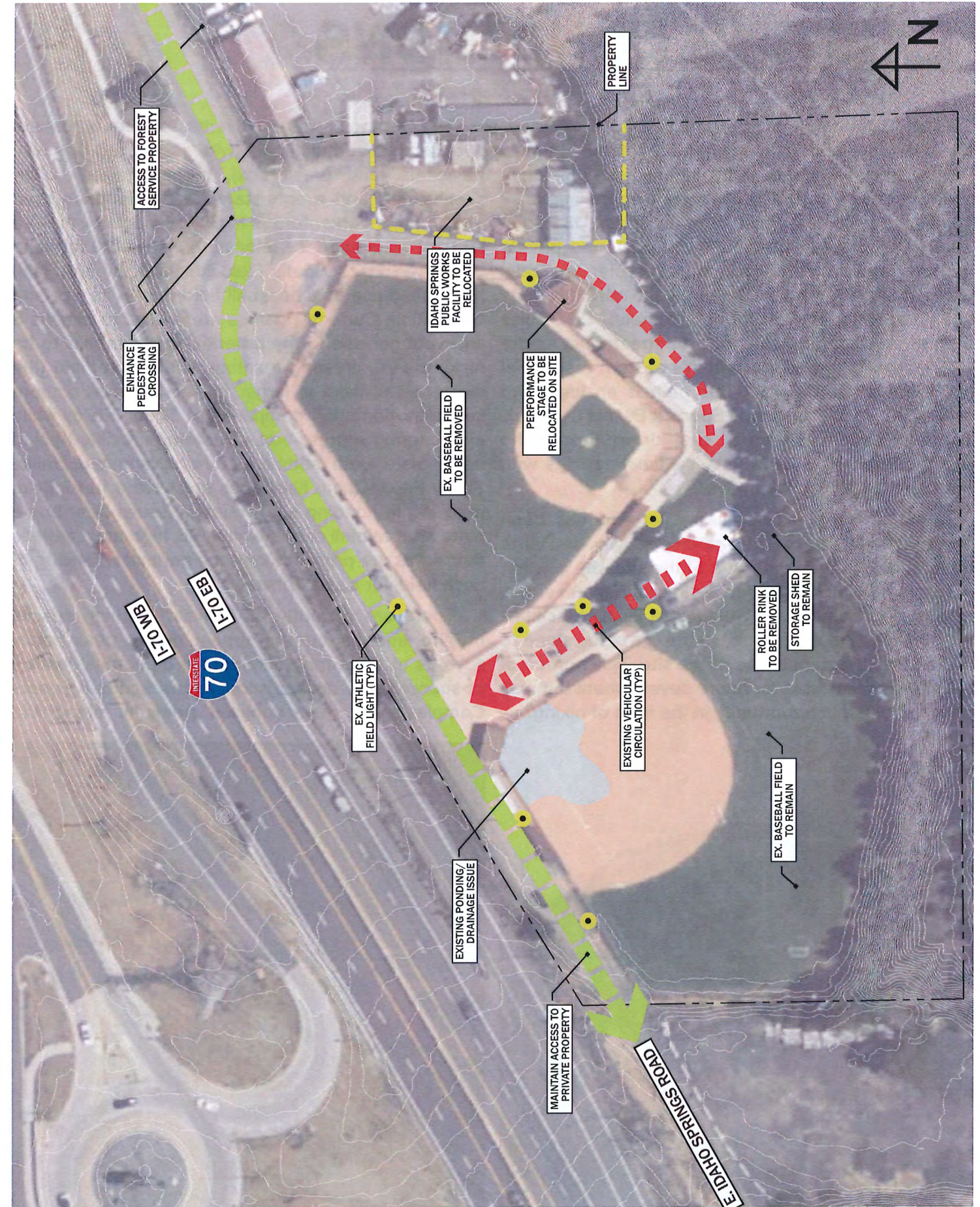
The Idaho Springs Sports & Events Complex is located on the eastern end of the City of Idaho Springs, Colorado, and is host to many cultural and community events for the region. The property is approximately 7 acres, and is confined by I-70 to the north, US Forest Service property to the south and east, and private property to the west. The Scott Lancaster Memorial Bike Path and Trail runs adjacent to the north property line and continues west for approximately 0.35 miles before reaching a pedestrian bridge tunnel under I-70, connecting to Idaho Spring's eastern residential and commercial districts. This path is an important connection for visitors to the Sports & Events Complex. The trail continues further east down East Idaho Springs Road (CR314), where it ultimately links with the Clear Creek Greenway Trail.

Most of the site is primarily flat and has been suitably graded for parking, athletic activity, and large gatherings. On the south end of the site, the existing grade rapidly increases into a steep mountain slope, totaling approximately 29% of the site. Existing facilities are placed in close proximity to the toe of the slope to maximize the potential use of the site. This portion of the site is not suitable for future development but may offer recreational opportunity in the form of hiking.

The existing Sports and Events Complex is home to two baseball/softball fields (with associated dugouts, bleachers, and press box), batting cages, roller-skating rink, and events stage. A maintenance shed and a public works storage facility also occupy the site and are scheduled for relocation elsewhere in Idaho Springs in 2023. Shelly Field (the eastern ball field) has limited use as a baseball field due to its size and orientation. Currently, games are limited to players 8 and younger due to the potential for baseballs to be hit onto I-70, creating a safety risk. Quinn Field (the western ball field) is larger in size and has a more suitable orientation compared to Shelly Field, while also offering a press-box and storage facility behind home plate. Both fields are currently irrigated. Unlike Shelly Field, Quinn field does not have a turf infield, resulting in ponding and drainage issues near home plate after rainfall or snow-melt. Six high-mast athletic field lights are present along the perimeter fencing of each field, for a total of twelve.

There are currently 22 "official" parking spaces on site. Informal spaces appear during peak times, such as at the annual Rapidgrass Bluegrass Festival or soccer game days. Visitors to the Sports & Events Complex park their vehicles primarily along the

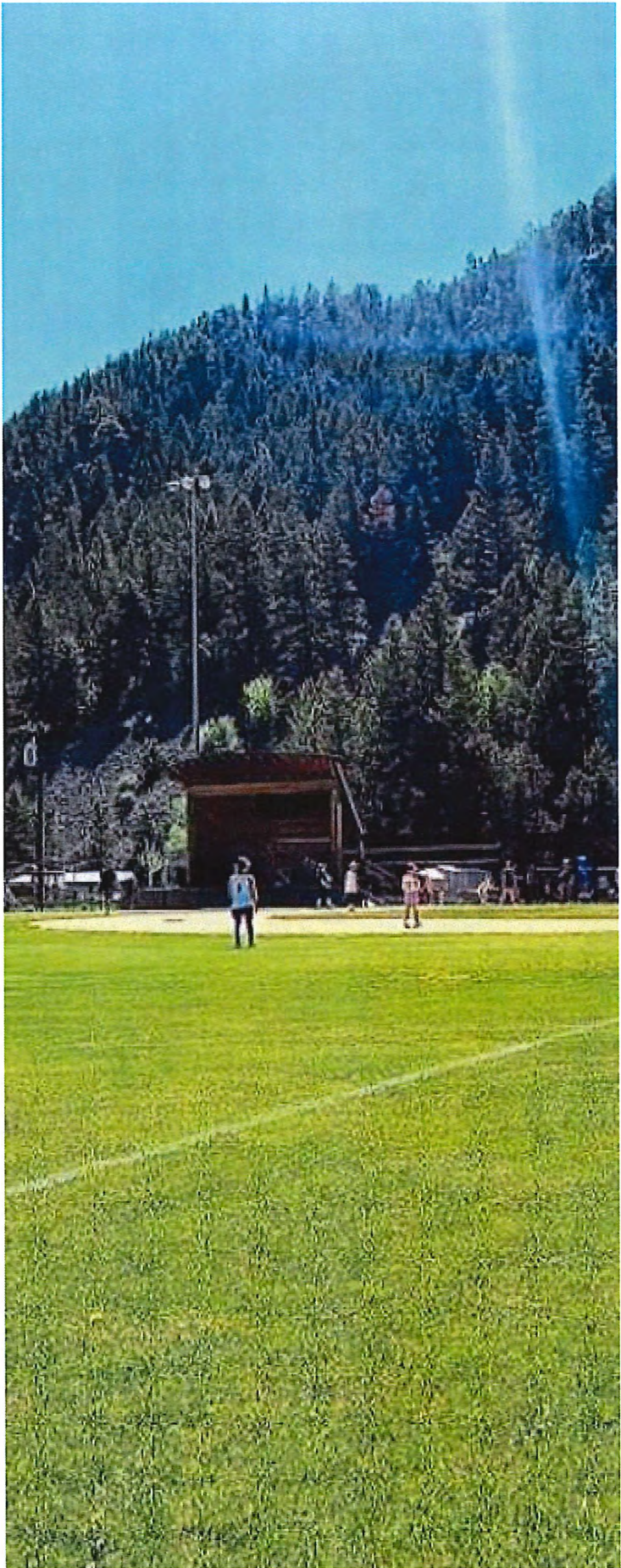


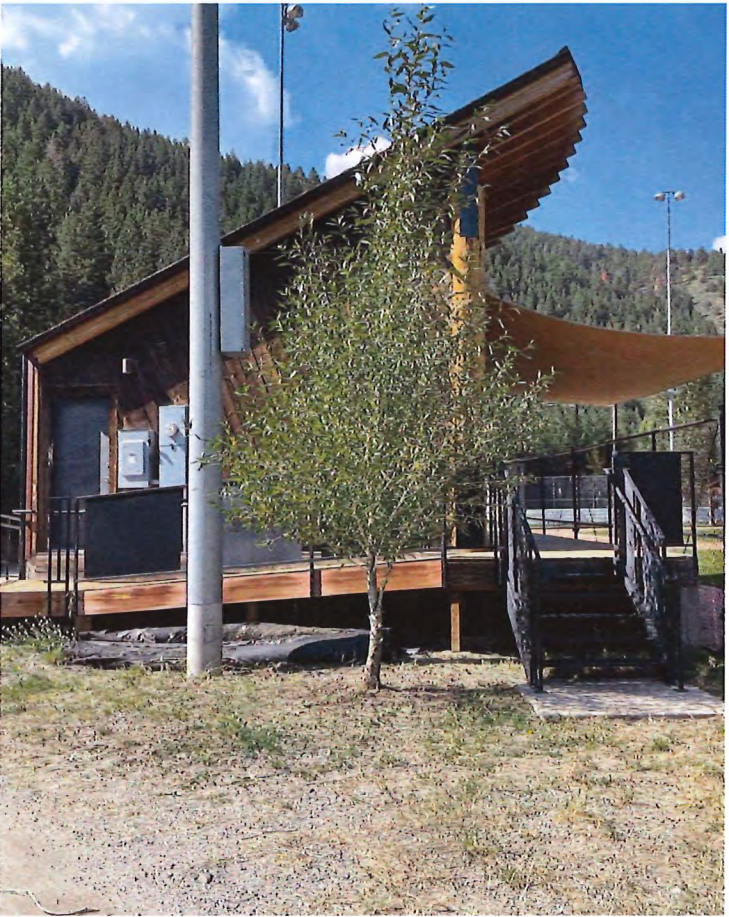
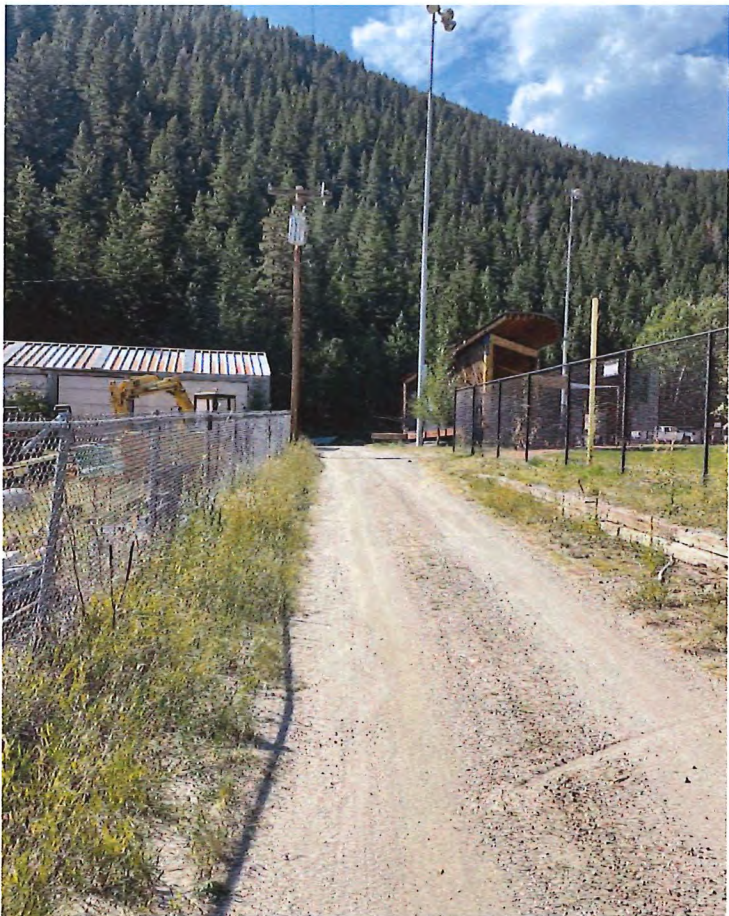


perimeter of Shelly Field, however, parking is in short supply during larger community events. Vehicular access is provided around Shelly Field to the existing maintenance shed and public works facility, as well as to the US Forest Service property east of the Sports & Events Complex and to the private property west of the Sports & Events Complex. Vehicular access to the adjacent properties must be maintained in any future renovations to the Complex.

The site currently has a 2" water line running underneath Quinn Field's infield and to the landscape buffer bisecting Quinn and Shelly Fields, providing water for the irrigation system on site. The site is also serviced by electrical infrastructure, providing power to the high-mast athletic field lights, events stage, and storage facilities, but conduit locations and additional electrical infrastructure information is unknown. Additional investigation and survey will be needed to better understand the existing configuration. No sanitary or sewer lines are servicing the site. Portable toilets are provided on the southern end of the Complex and are routinely serviced and/or swapped out.

Redeveloping the Idaho Springs Sports & Events Complex into a new park with more public space will enhance the vitality of the community by providing much needed recreational space, without barrier to entry. The Complex's proximity to the Greenway Trail provides a critical link to the population hubs of Idaho Springs, and thus will allow more residents and visitors to access and enjoy this space.





PLANNING PROCESS

Coordination with Major Stakeholders

Open communication between the project team and Idaho Springs and CCMRD staff was vital to the success of this project. In addition to regularly scheduled meetings with Idaho Springs and CCMRD staff, the project team identified and met with several key stakeholders with vested interest in the future of the Sports & Events Complex.

The Idaho Springs Skate Board officially formed in September of 2021, and is a community committee of high school students, community members, and local professionals with a shared vision of bringing a skatepark to the City of Idaho Springs. After dismantling the skate ramps and features at the terminus of Riverside Drive that had once been available to the Idaho Springs community the Skate Board has since been actively pursuing a suitable location for a permanent skatepark in Idaho Springs.

In November of 2022, the project team met with the Skate Board for a roundtable discussion and review of the project team’s progress to date. This meeting was held at Tommyknocker Brewery & Pub in downtown Idaho Springs, with an attendance of approximately 25 board members and interested parties. A preliminary reconfiguration concept of the Sports & Events Complex was presented for initial feedback. Precedent imagery of successful skateparks elsewhere in Colorado, as

well as skatepark features and elements were also presented to drive conversation and encourage collaboration amongst the group. Precedent imagery of restroom and concession facilities, play equipment, and regional-specific features, such as bouldering play structures, were also presented.

In December of 2022, the project team continued to engage with stakeholders and sought to obtain feedback the Idaho Springs Planning Commission. Prior to the meeting, a public open house was held at the Idaho Springs City Hall, where members of the public reviewed the preferred Sports & Events Complex reconfiguration, and engaged with team members by asking questions and offering opinions on how they’d like to see the space reimaged.

At the time of writing this Master Plan report, ongoing public engagement efforts are underway with additional user-groups. Preliminary conversations with playgrounds user-groups and stakeholders are underway. Additionally, outreach to Idaho Spring’s and Clear Creek County’s athletic groups (pickleball, tennis, basketball, etc.) are all taking place at this time of this Master Plan’s writing.



KEY THEMES HEARD AT NOVEMBER 21, 2022 SKATE BOARD MEETING

Overall Park Comments
& Considerations

- Concessions and restroom structure should have a covered element.
- Pedestrian-scale lighting is preferred over the current high-mast athletic field lights.
- A desire to study the demand for the number of parking spaces was expressed. Suggestions were made to maximize the flexibility of the parking lot.
- Better connect the Greenway Trail and pedestrian tunnel into Idaho Springs.
- Presence of a historic railroad on the south slope of the park was raised, with a desire to somehow incorporate access to the railroad into the scope of the park.
- Will the pickleball and tennis courts be used enough to justify the amount of space they occupy?

Future Skatepark
Preferences

- Consider incorporating covered elements into skatepark.
- Strong desire to incorporate bowls/pool features into future skatepark was expressed.
- Strong desire to incorporate stairs and quarter-pipe elements into future skatepark design was also expressed.
- Quality of concrete and coping is extremely important. Preference is to work with a skatepark designer that has experience in Idaho Spring's climate (or similar).
- Paving the pumptrack (as opposed to natural surfacing) is generally preferred. Extra consideration should be given to where the curves of the pumptrack are located.
- Refer to "Olympic-style" skateparks for inspiration on skate features.

Future Skatepark
Considerations

- Concern over if the skatepark and pumptrack should be in the same space was raised. Primarily, the pumptrack would eat into the ~15,000 SF allocated to the skatepark.
- Too "robotic" and "stiff" of a skatepark would diminish the quality of the park. Work with a designer that has experience creating organic forms and is open to incorporating unusual elements, art installations, etc.





Arvada Skatepark
Arvada, CO (~40,000 SF)



Arvada Skatepark
Arvada, CO (~40,000 SF)



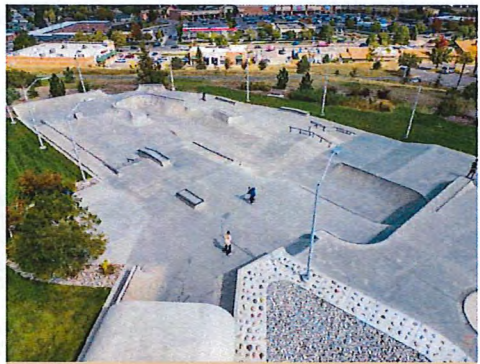
Arvada Skatepark
Arvada, CO (~40,000 SF)



Ulysses Skate Park
Golden, CO (~27,000 SF)



Ulysses Skate Park
Golden, CO (~27,000 SF)



Ulysses Skate Park
Golden, CO (~27,000 SF)



High Plains Park Pump Track
Denver, CO (~40,000 SF)



High Plains Park Pump Track
Denver, CO (~40,000 SF)



High Plains Park Pump Track
Denver, CO (~40,000 SF)



Montebello Pump Track
Denver, CO (~14,000 SF)



Montebello Pump Track
Denver, CO (~14,000 SF)



Montebello Pump Track
Denver, CO (~14,000 SF)



Medium Covered Restroom/Concession
(~600 SF)



Medium Covered Restroom/Concession
(~700 SF)



Medium Covered Restroom/Concession
(~815 SF)



Small Restroom/Concession
(~300 SF)



Small Restroom/Concession
(~320 SF)



Small Covered Restroom/Concession
(~360 SF)



Sensory Play Equipment



Sensory Chimes



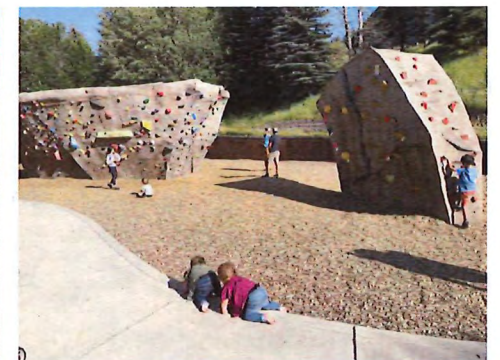
Accessible Talk Tubes



Bouldering Amenity



Bouldering Amenity



Bouldering Activity Area

RECOMMENDATIONS

As a response to the feedback obtained in the public engagement phase and overall planning process throughout this Master Plan, a reconfiguration of the eastern ballfield (Shelly Field), the pedestrian mall bisecting the site, and existing storage and maintenance facility is recommended. The current configuration of the Sports & Events Complex does not lend itself to the varied mix of recreational activities that are in demand to Idaho Springs residents and stakeholders. Because of the limited green space suitable for recreation in Idaho Springs, it is recommended that any proposed improvements be as programmatically flexible as possible. This Complex is well-suited to accommodate new amenities and has been reimagined to better serve a more diverse range of community members.

A ~15,000 SF skatepark is proposed on the northern end of the site, where it will be most exposed to sunlight (maximizing snowmelt and evaporation), and adjacent to a mountainbike pump-track. These amenities have been in high-demand throughout Idaho Springs ever since the City had to demolish its previous skatepark due to the expansion of the Clear Creek Greenway trail. Parking improvements are proposed adjacent to the skatepark due to its proximity to E. Idaho Springs Road, the main vehicular access point to the Complex.

With the skatepark being located on the northern end of the site, the design team determined that since Shelly Field would no longer function as a ball-field, the events and performance stage needed to be relocated to an area that would still accommodate large crowds on a natural turf surface. Thus, it is recommended that this stage be relocated to orient out towards Quinn Field. With this in mind, the stage would most logically be situated along the central axis that divides Shelly and Quinn Fields. This will require infrastructure improvements to provide access to and from the stage. Widening of this central access, with a maintenance road from the parking lot, would complete a loop for service vehicles to circulate the site. By upgrading these drives, this would also have the added benefit of providing a designated space for food trucks to park during events and games.

The current configuration of the Sports & Events Complex does not have a concessions or restroom facility. It is recommended that, as part of this reconfiguration, a combined concessions and restroom facility be constructed on site. This will provide Idaho Springs with the opportunity of a new revenue source, while providing comfort and convenience to visitors of the Sports & Events Complex. The existing water line will need to be rerouted to this proposed joint facility.

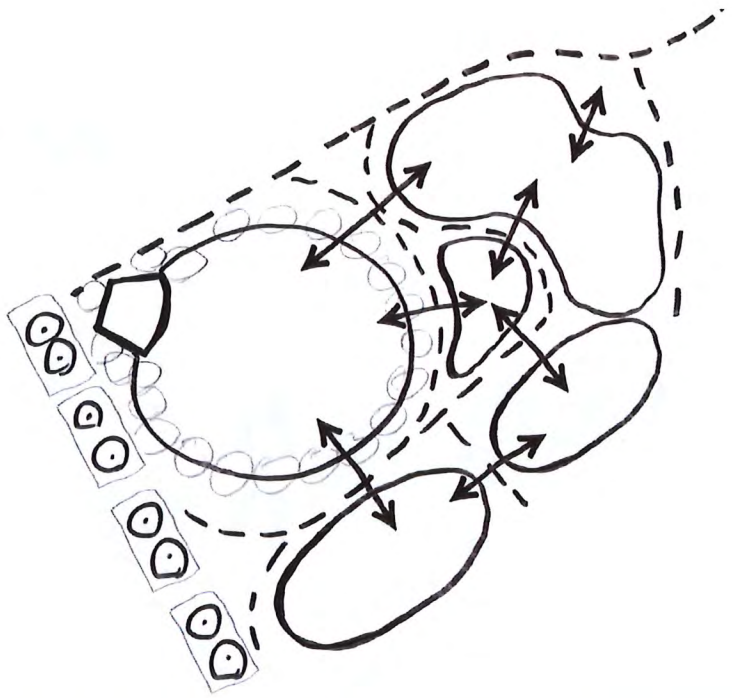
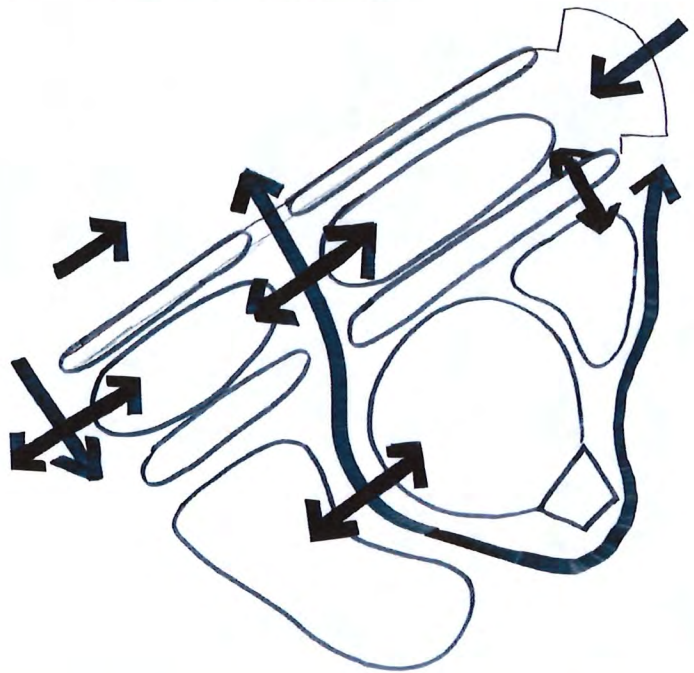
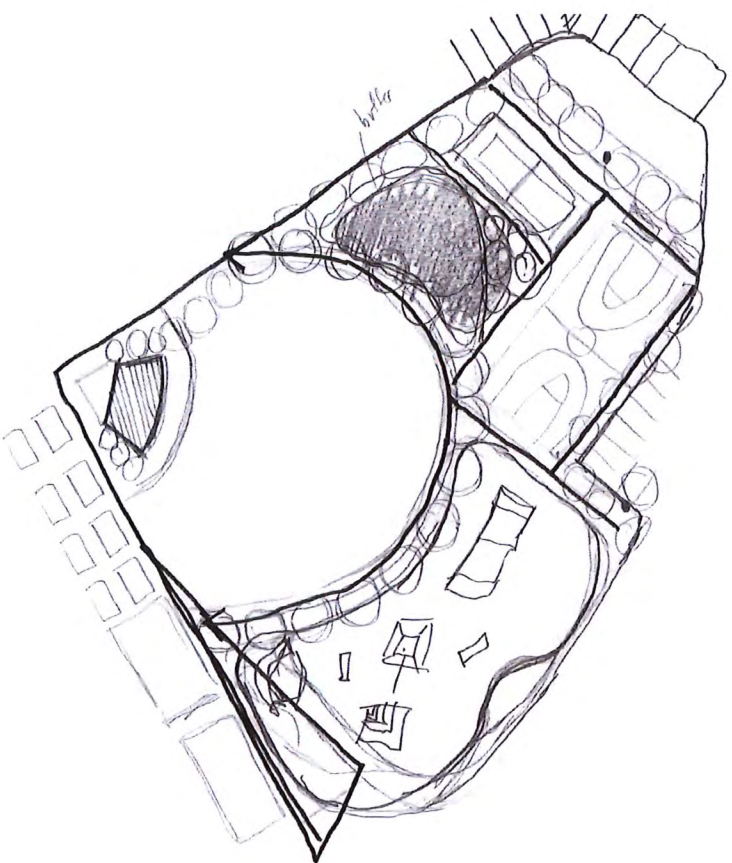


A new sanitary line (or septic system) will need to be installed to accommodate the restrooms. This facility should be centrally located in relation to all proposed recreational elements.

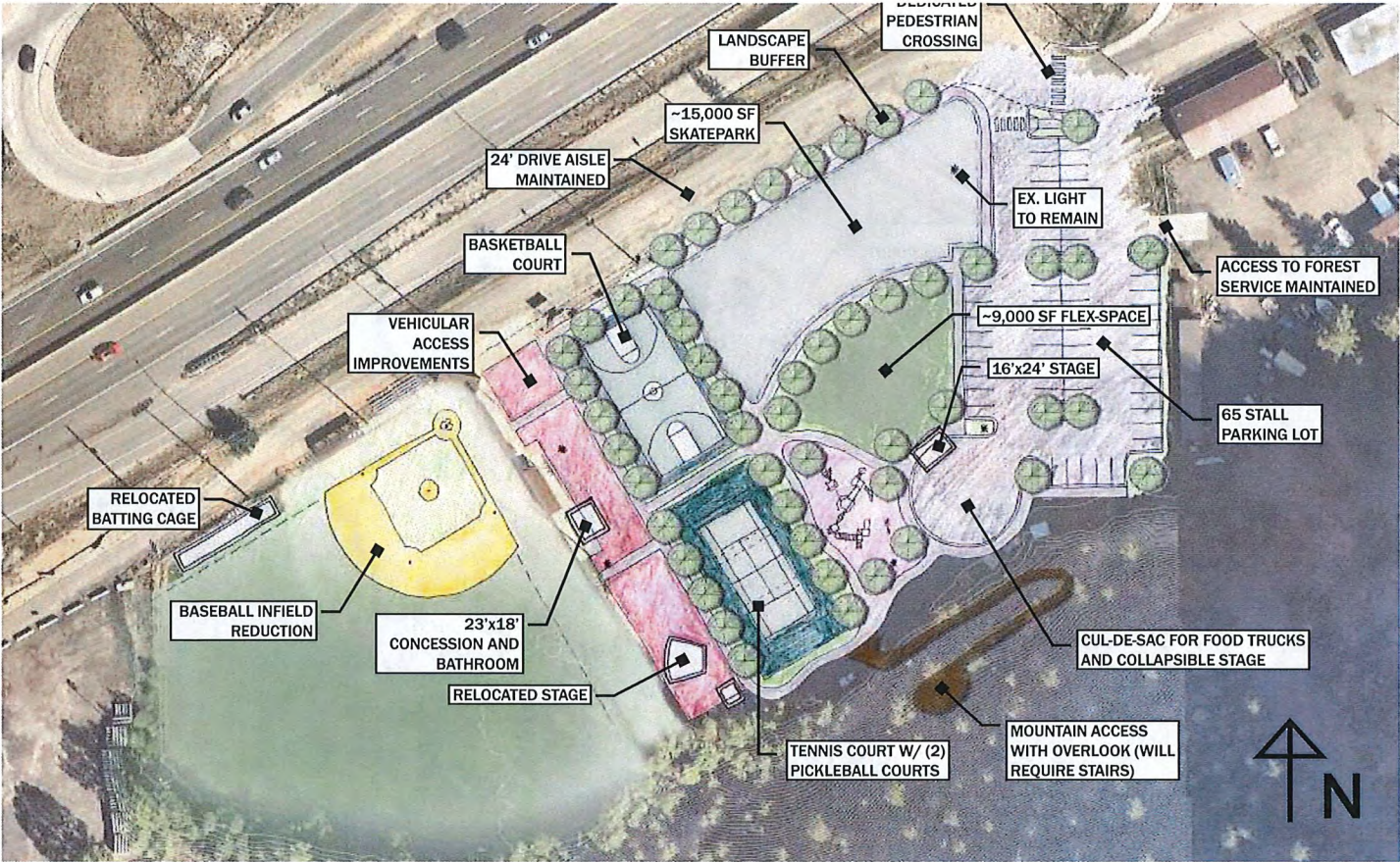
With multi-use functionality in mind, the dimensions of a tennis court (currently lacking in Idaho Springs) would be able to fit four pickleball courts (a growing sport in Idaho Springs) in the same amount of space. Similarly, a basketball court to the south of the restroom and concessions facility would have the added benefit of being a paved surface for a wide-variety of recreational opportunities.

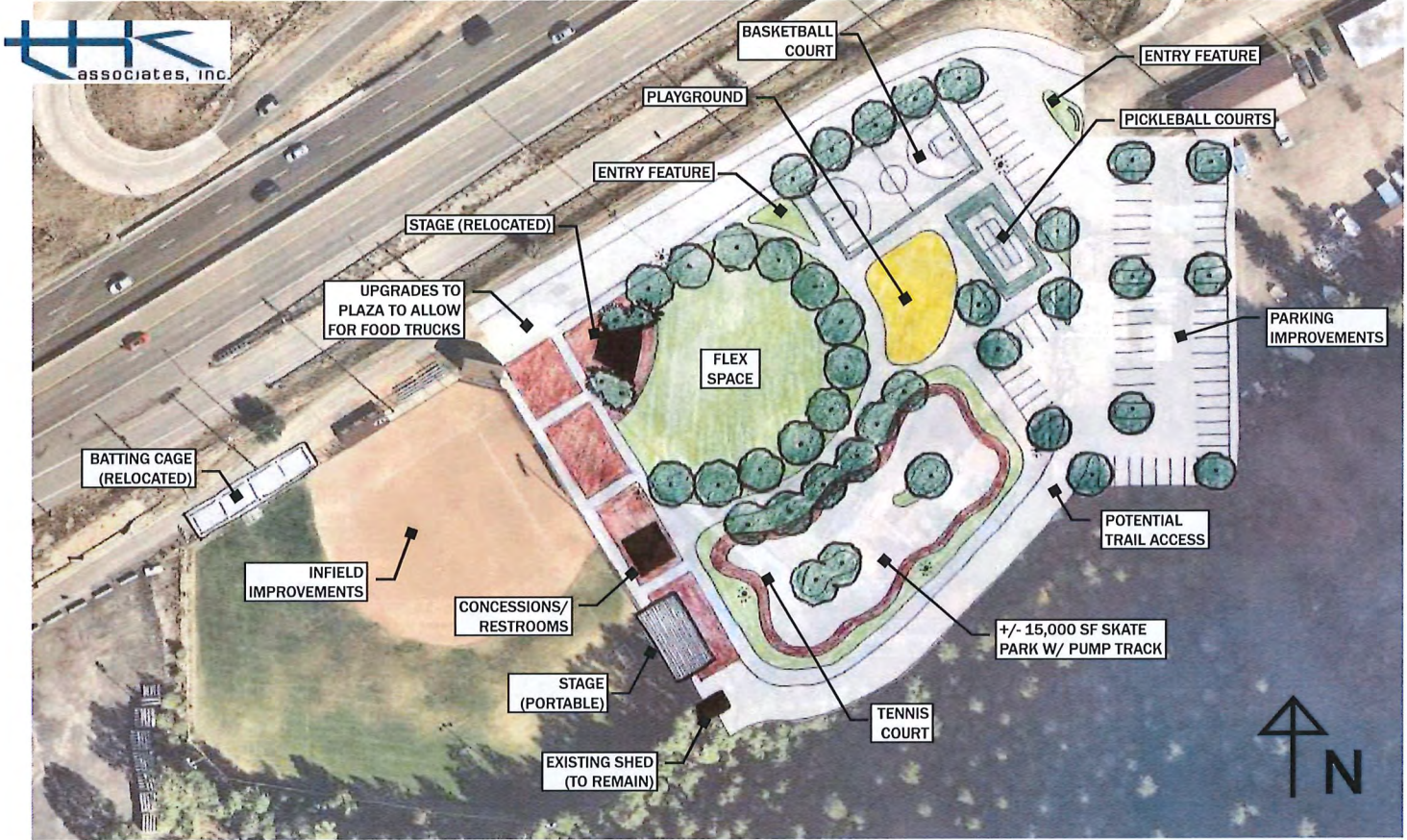
Idaho Springs has a significant number of young families, but offers few playgrounds and opportunities in close proximity. As part of this reconfiguration, an inclusive playground should be incorporated into the site. The playground should be buffered from the busy I-70 freeway and in close proximity to the restrooms. The most logical location for a playground is on the southern end of the site, where the events stage currently sits.

Finally, a flexible lawn should be placed as a divider between the skatepark and playground. Not only will this allow for a suitable spot for youth soccer games, it could also serve as a secondary space for larger events, and due to its proximity to the parking lot, would make for an appropriate spot to unload a collapsible stage. On pages 16 and 17 are the four preliminary alternatives studied that lead to the final master plan on pages 18 and 19.

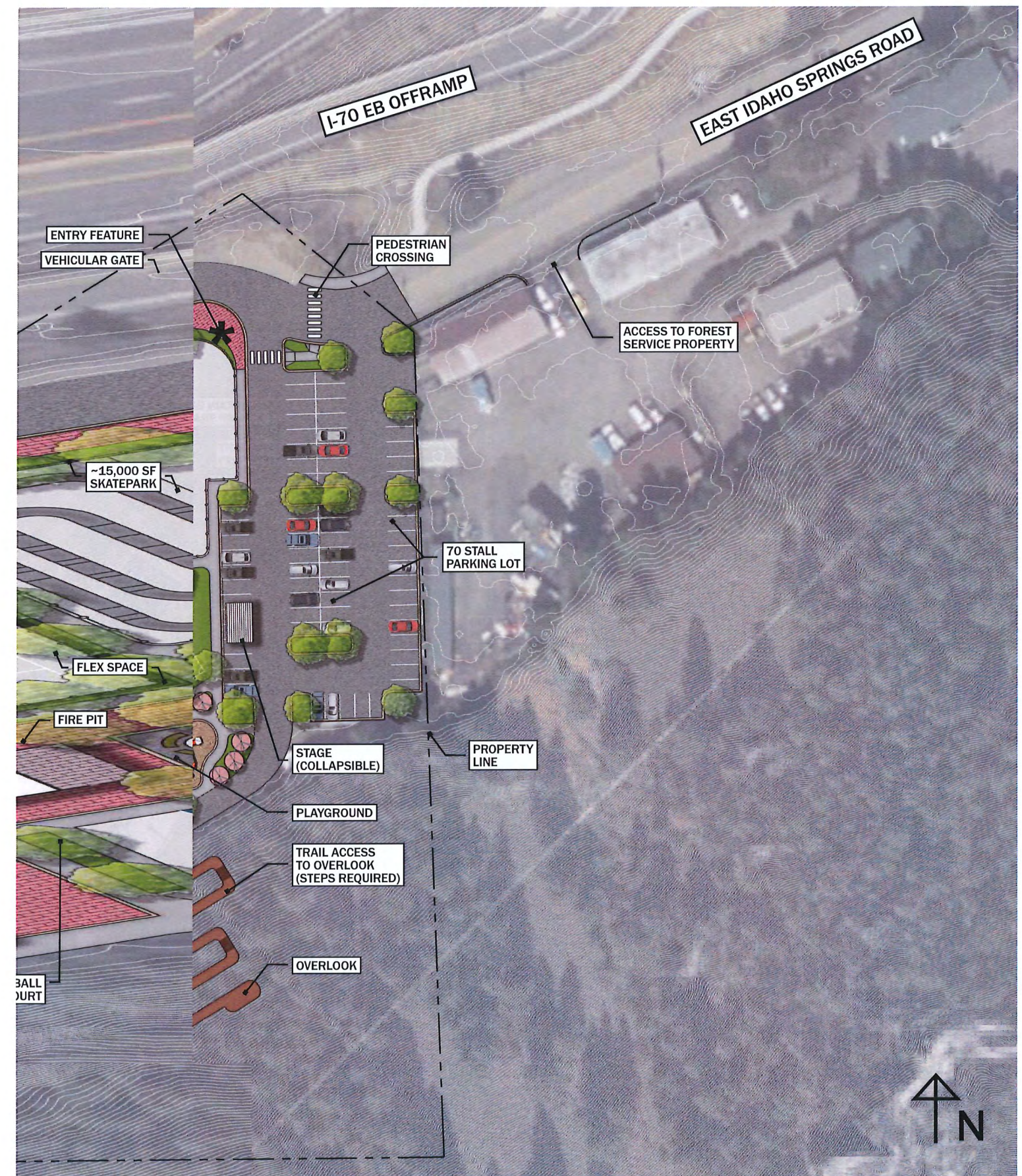


Preliminary Concept Alternatives









View of Parking and Skate Park Area



View from Quinn Field Looking East



Proposed Community Firepit East of Concession Building



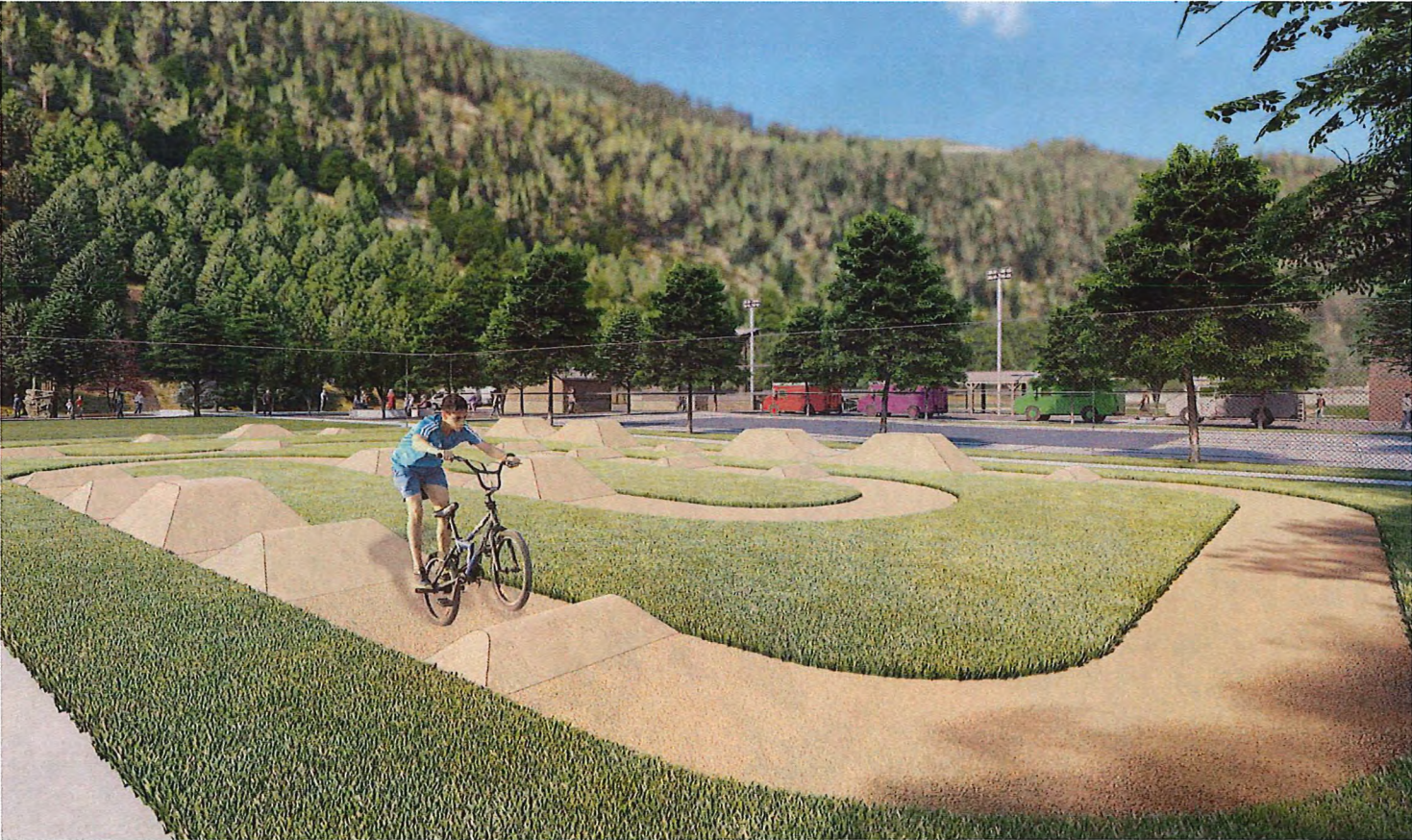
Pedestrian Plaza with Access to Stage and Parking for Food Trucks



View of Community Park Ammenities



View of Pump Track



Playground with Stage and Quinn Field in the Background



View from Above Firepit Looking East



GRANTS AND FUNDING

IMPLEMENTATION

While granting agencies and programs are an excellent source of funds to help implement projects, many require a significant “match.” The amount of funds required for matching grants varies greatly depending on the agency. For example, most GOCO grants require a 25% match for the requested funds, while some DOLA grants require a 100% match for requested funds. Matching funds can also take two forms:

Cash Match:

Cash matches are funds that are being spent from a specific account or project. For municipalities, these funds are usually provided from General Funds or Capital Improvements.

In-Kind Match:

In-Kind matches are services or materials that are being provided or donated. This can include labor, planning, building materials, maintenance or other services.

Each grant will have specific language that will help determine how to calculate the overall match and composition of the match.

The project identified in this Master Plan has significant cost for implementation. As municipalities and organizations related to Idaho Springs move forward with grant applications, providing matching funds for numerous grants can be a difficult and unrealistic process. A more efficient approach to seek funding for implementing projects as to leverage grants and projects against each other. Leveraging grants is utilizing a specific grant for a project as the required matching funds for a second grant for the project, and vice versa.

Leveraging can also be done with utilizing project costs from associated projects. For instance, if CDOT is planning infrastructure improvements in Idaho Springs, a grant application could potentially be submitted to GOCO for construction of recreational facilities that includes the CDOT infrastructure work. In this instance, the CDOT work could be utilized as necessary matching funds for the grant submittal, where applicable.

Due to the cost and complexity of this project, a phased approach to construction of the preferred design concept will likely be needed. In November of 2022, Idaho Springs applied for a GOCO grant, and, based on recommendations from the project team, specified the following Sports & Events Complex projects be included in the first phase of construction:

- ~15,000 SF Skatepark
- Tennis/Pickleball Court
- Playground
- Parking Lot

Estimated costs for this Master Plan were created using 2022 construction costs. Construction costs in Colorado in 2022 remained volatile due to supply chain and labor shortage issues. When using this information in ensuing years, an inflation factor should be applied. The estimated costs are based on the elements presented in the Master Plan Recommendations chapter of this Master Plan. These estimated costs are intended to be used by managers and planners to project development costs of future recreational projects.

12% has been added to the estimated costs for design and engineering services. This percentage will vary depending on level of involvement and complexity of technical input. Typical projects range from 12%-15%. A 20% contingency is included.

Utility extensions associated with any potential project have been included in the estimated costs, but this element can vary widely in cost due to site specific conditions.

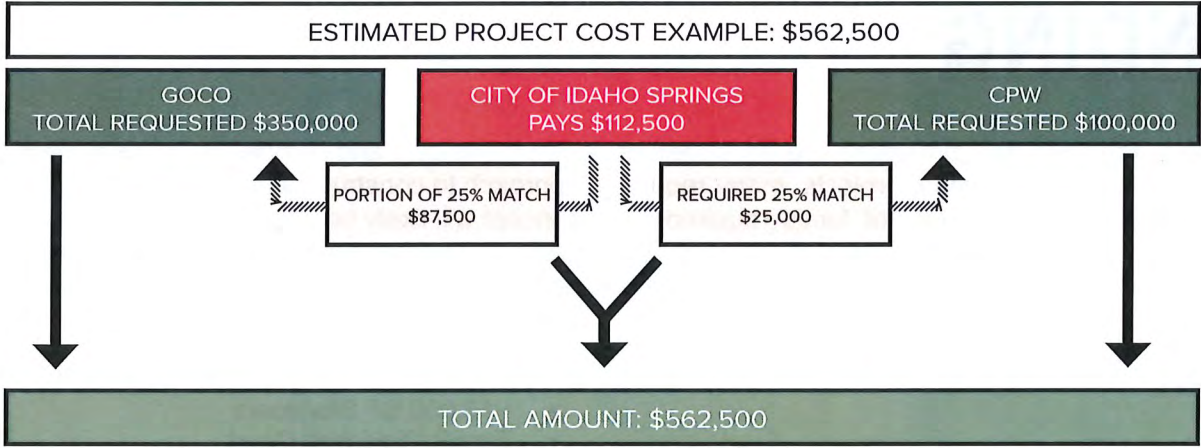


Figure 'A'

In this example, the City of Idaho Springs would have to provide a combined \$112,500 in matching funds for the grant applications. However, if the grants are leveraged against each other, the process looks more like Figure 'B':

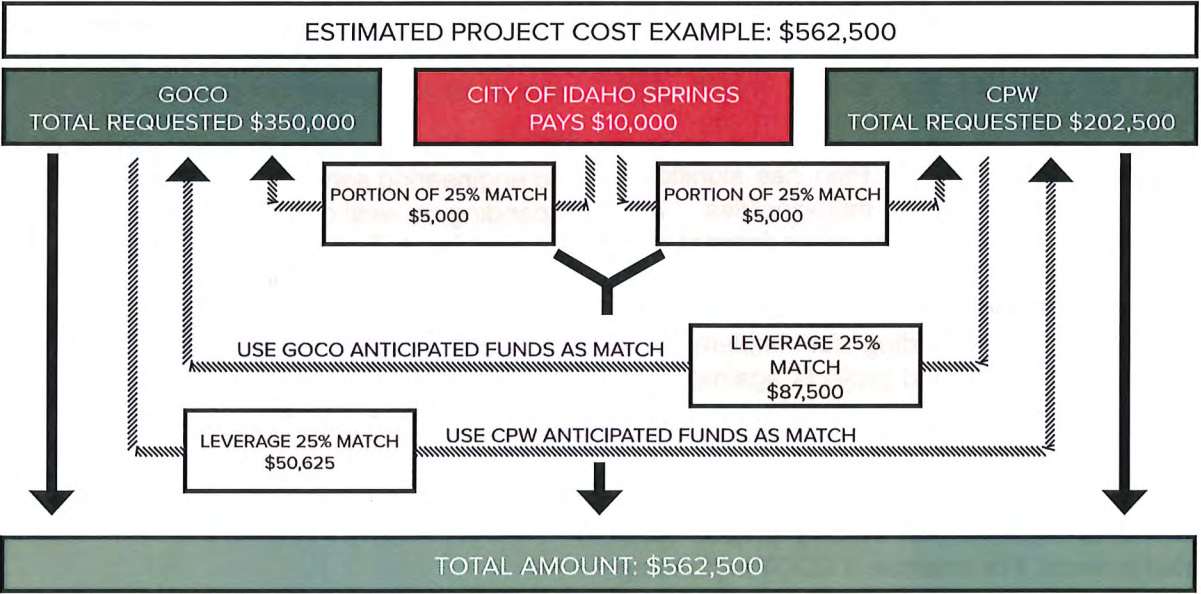


Figure 'B'

In this example, the City of Idaho Springs would only have to provide \$10,000 in matching funds as a project partner, saving the City \$102,500.

Idaho Springs Master Planning Recreation Complex
Opinion of Probable Cost

October 27, 2022

MOBILIZATION

Item	Qty.	Unit	Unit Cost	Total Item
General Conditions and Mobilization	1	LS	10% OF PROJECT COST	\$270,156.35
			Mobilization Subtotal	\$270,156.35

DEMOLITION

Item	Qty.	Unit	Unit Cost	Total Item
Clearing and Grubbing	10,553	SF	\$0.50	\$5,276.50
Removal of Tree	3	EA	\$1,000.00	\$3,000.00
Removal of Infield Mix	55,000	SF	\$1.00	\$55,000.00
Removal of Stadium Light (Crane)	5	EA	\$4,500.00	\$22,500.00
Removal of Baseball Fence and Concrete Curb	852	LF	\$33.00	\$28,116.00
Removal of Maintenance Fence	316	LF	\$12.00	\$3,792.00
Removal of Maintenance Shed	1	LS	\$10,000.00	\$10,000.00
Tree Protection and Retention	403	LF	\$2.50	\$1,007.50
Removal of Concrete Walks and Ice Rink Base	9,000	SF	\$2.00	\$18,000.00
Salvage Side Boards at Ice Rink	1	LS	\$1,500.00	\$1,500.00
Hand Digging in Tree Protection Zone	400	LF	\$9.00	\$3,600.00
Removal of Dugouts	2	EA	\$6,000.00	\$12,000.00
Removal of Irrigation System(Valves, heads, boxes, pipe to be kept)	1	LS	\$7,500.00	\$7,500.00
Removal of Concessions Stand	1	LS	\$10,000.00	\$10,000.00
Salvage of Scoreboard	1	LS	\$2,500.00	\$2,500.00
Removal of Sod	36,250	SF	\$1.00	\$36,250.00
Erosion and Sediment Control (Silt Fence)	927	LF	\$2.50	\$2,317.50
Removal of Batting Cage	1	EA	\$1,500.00	\$1,500.00
Removal of Garage	1	EA	\$4,000.00	\$4,000.00
			Demolition Subtotal	\$227,859.50

EARTHWORK

Item	Qty.	Unit	Unit Cost	Total Item
Cut to Fill Onsite	1,000	CY	\$10.00	\$10,000.00
Fine Grading	100,000	SF	\$0.25	\$25,000.00
12" Subgrade Prep	23,101	SF	\$0.60	\$13,860.60
			Earthwork Subtotal	\$48,860.60

RELOCATION

Item	Qty.	Unit	Unit Cost	Total Item
Relocation of Stage	1	EA	\$10,000.00	\$10,000.00
Relocation of Bleachers	5	EA	\$2,000.00	\$10,000.00
			Relocation Subtotal	\$20,000.00

FLATWORK

Item	Qty.	Unit	Unit Cost	Total Item
Concrete Curb Ramp	3	EA	\$2,500.00	\$7,500.00
Specialty Paving	15,000	SF	\$15.00	\$225,000.00
Curb and Gutter	1,551	LF	\$35.00	\$54,285.00
Concrete Pavement with Aggregate Base Course - 6" Natural Grey with light broom finish	13,000	SF	\$12.00	\$156,000.00
Crusher Fines Walkway @8" Depth	2,500	SF	\$3.00	\$7,500.00
Asphalt (29173 SF)	3,240	SY	\$65.00	\$210,600.00
Basketball Court Surface	2,350	SF	\$25.00	\$58,750.00

Basketball Court Paint	285	SF	\$10.00	\$2,850.00
Parking Lot Striping	1,233	LF	\$6.00	\$7,398.00
Tennis Court Surface	7,200	SF	\$20.00	\$144,000.00
Treated LumberTrail Stairs	44	EA	\$180.00	\$7,920.00
Crosswalk Paint	208	SF	\$45.00	\$9,360.00
			Flatwork Subtotal	\$891,163.00

SITE IMPROVEMENTS

Item	Qty.	Unit	Unit Cost	Total Item
Shade Trees	50	EA	\$600.00	\$30,000.00
Tennis Fence 12'	360	LF	\$125.00	\$45,000.00
Planter Beds (Cobble Mulch)	5,000	SF	\$5.50	\$27,500.00
Sod	23,000	SF	\$1.00	\$23,000.00
Infield Mix (4" depth)	200	CY	\$120.00	\$24,000.00
Fire Pit	1	EA	\$10,000.00	\$10,000.00
Playground Equipment	1	LS	\$200,000.00	\$200,000.00
PIP Rubberized Surface	2,500	SF	\$35.00	\$87,500.00
Skate Park	15,000	SF	\$35.00	\$525,000.00
Collapsable Stage	1	EA	\$10,000.00	\$10,000.00
Entry Feature/Park Sign	1	LS	\$5,000.00	\$5,000.00
Concessions Building 30'x20' cinderblcok construction	1	LS	\$500,000.00	\$500,000.00
Pedestrian Lighting	1	LS	\$50,000.00	\$50,000.00
Site Furniture (Benches, Picnic Tables, Trash Receptacles)	1	LS	\$15,000.00	\$15,000.00
Bike Rack	1	LS	\$2,500.00	\$2,500.00
Signage	1	LS	\$5,000.00	\$5,000.00
Soil Prep	1	LS	\$23,041.00	\$23,041.00
			Site Improvements Subtotal	\$1,582,541.00

UTILITIES

Item	Qty.	Unit	Unit Cost	Total Item
Relocate 4" Water Line	850	LF	\$100.00	\$85,000.00
Storm Drainage	1	LS	\$10,000.00	\$25,000.00
Irrigation System	1	LS	\$46,000.00	\$46,000.00
			Utilities Subtotal	\$156,000.00

Mobilization	\$270,156.35
Demo Subtotal	\$227,859.50
Earthwork	\$48,860.60
Relocation	\$20,000.00
Flatwork Subtotal	\$891,163.00
Site Improvements Subtotal	\$1,582,541.00
Utilities	\$156,000.00
Subtotal	\$3,040,580.45
20% contingency	\$608,116.09
Construction Total	\$3,648,696.54
Design Fee(12%)	\$437,843.58
TOTAL	\$4,086,540.12



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

NOTICE AND AGENDA
Regular Meeting
Idaho Springs City Council
1711 Miner Street, City Hall
Monday, April 24, 2023
7:00 p.m.

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **AGENDA APPROVAL**
 - a) Move to approve the agenda for the April 24, 2023 meeting
5. **CONFLICT OF INTEREST**
6. **APPROVAL OF MINUTES**
 - a) Move to approve the minutes from April 10, 2023
7. **APPROVAL OF BILLS**
 - a) Move to approve bills to April 24, 2023
8. **PUBLIC COMMENT**
9. **UNSCHEDULED PUBLIC COMMENT**
10. **LIQUOR LICENSING AUTHORITY**
11. **FINANCE OFFICER**
 - a) March 2023 Financial Statements
12. **RESOLUTIONS**
 - a) **Public Hearing-** Resolution #6, Series 2023, A Resolution Approving the FDP for Igadi Cultivation facility at 2820 Colorado Blvd.
 - b) Resolution #7, Series 2023 A Resolution Adopting New and Revised City Employee Job Descriptions.
13. **ORDINANCE FIRST READING**
14. **ORDINANCE SECOND READING**
15. **CITY ATTORNEY**
16. **CITY ADMINISTRATOR**
 - a) Staff report submitted with three requests for action:
 - i. Move to approve the promotion of Ed Sigward to the exempt position of Water Facilities Superintendent at a salary of \$93,699 effective April 24, 2023.
 - ii. Move to approve the promotion of Paul Crain to the exempt position of Public Works Superintendent at a salary of \$93,699 effective April 24, 2023.
 - iii. Move to approve a Proposal from Empire Demolition & Property Services, LLC in the amount of \$15,825 for demolition of the City-owned Jacob House at 115 15th Ave. (account #59-70-7901).
17. **ADMINISTRATION DEPARTMENT**
 - a) **Assistant City Administrator** - Staff report submitted with no requests for action.
 - b) **Deputy City Clerk** - Staff report submitted with no requests for action.

18. POLICE DEPARTMENT
- a) Staff report submitted with two requests for action:

i. Move to authorize the police department to donate the following City property to Clear Creek County Fire Authority to be used for training purposes: Item #1, 2006 Dodge Durango, last 4 of VIN 7465.

ii. Move to authorize the police department to auction the following City property: 2015 Ford Interceptor Explorer, last 4 of VIN 1000.
19. PUBLIC WORKS DEPARTMENT
- a) Staff report submitted with no requests for action:
20. WATER/WASTEWATER DEPARTMENT
- a) Staff report submitted with no requests for action:
21. COMMITTEE REPORTS
22. CITY CLERK/TREASURER
23. MAYOR / COUNCIL
24. EXECUTIVE SESSION
- a) Executive session under CRS 24-6-402(4)(b) to confer with the City’s attorneys concerning litigation threatened by the family of Christian Glass.
25. ADJOURN
- a) Next Work Session Monday May 08, 2023.

b) Next Regular Meeting on Monday, May 08, 2023

IN-PERSON AND REMOTE MEETING PUBLIC ATTENDANCE AND PARTICIPATION INSTRUCTIONS

The Public is able to view and hear this meeting remotely at the following address on the City’s website:
<https://www.colorado.gov/pacific/idahospings/city-council-live>

To appear on the agenda as Scheduled Public Comment (in person or remote), you must fill out the form at the following link and return to the Deputy City Clerk no later than Noon (12 p.m.) the Thursday before the meeting date:
<https://www.colorado.gov/pacific/sites/default/files/Fillable%20Council%20Public%20Comment%201.pdf>. For remote Public Comment, please use this link to join the meeting: <https://us02web.zoom.us/j/88123857147>

To provide in-person Unscheduled public comment, please sign-in at the entrance to the Council Chambers. To provide remote unscheduled comment, please use this link to join the meeting: <https://us02web.zoom.us/j/88123857147>. You will need to identify yourself when joining the Zoom meeting with an accurate first and last name. You will then need to raise your hand to be recognized for public comment at the designated time on the agenda.

Each Scheduled/Unscheduled Public Comment is limited to three (3) minutes.

JOHN CURTIS
SCOTT PENNELL
CHUCK HARMON

KATE COLLIER
ART CACCAVALE
JIM CLARK

JEREMY JONES

IDAHO SPRINGS CITY COUNCIL
REGULAR MEETING
APRIL 10, 2022

The City Council of the City of Idaho Springs held a regular meeting on April 10, 2022, in the city council chambers. Mayor Harmon called the meeting to order at 7:02 p.m.

Answering the roll were: Chuck Harmon, Kate Collier, John Curtis, Scott Pennell, Art Caccavale and Jim Clark. Also present was City Administrator Andy Marsh, Assistant City Administrator Jonathan Cain, Interim Public Works Superintendent John Curtis, Police Chief Nate Buseck and City Attorney Carmen Beery.

The Pledge of Allegiance was recited by all present.

AGENDA APPROVAL

Councilmember Collier moved to approve the agenda for April 10, 2022
Councilmember Caccavale seconded, followed by an all in favor voice vote.

CONFLICT OF INTEREST

APPROVAL OF MINUTES

Councilmember Pennell moved to approve minutes of March 27, 2022
Councilmember Jones seconded, followed by an all in favor voice vote.

APPROVAL OF BILLS

Councilmember Caccavale moved to approve bills to April 10, 2022
Councilmember Jones seconded, followed by an all in favor roll call vote.

PUBLIC COMMENT

Dennis Gimbel 704 Colorado Blvd sewer credit request because of a major leak found in his crawl space. Mr. Gimbel has provided a letter describing the time frame and the location of the leak he had found in his home, all in his crawl space during the subzero freeze that happened in Colorado. Mayor Harmon moved to approve a reduction of the sewer bill for 704 Colorado Blvd for Mr. Gimbel in the amount of \$1197.73. Councilmember Collier seconded, followed by an all in favor roll call vote. Mayor Harmon advised the council that LEAP has a onetime relief of \$1,000.00 for water relief. Relief Granted.

UNSCHEDULED PUBLIC COMMENT

LIQUOR LICENSING AUTHORITY

Public Hearing - Modification of Premise Kum & Go 1319 Miner Street to accommodate the new allowance of being able to store and sell Wine.

Mayor Harmon opened the public hearing at 7:18 pm.

Staff Report

Applicant Testimony- No testimony given.

Mayor Harmon closed the public hearing at 7:19 pm.

Board Discussion- No discussion. Councilmember Caccavale mentioned that he does not understand the logic of this process, but this modification is not in competition with any small business. Mayor Harmon mentioned that if an applicant had been a nuisance to the city that could be a reason for a no vote. Attorney Beery stated that if they had coolers that maybe children could get into or things like

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that, that would be in the criteria to also have a no vote. Attorney Beery stated that the alcohol needs to be secured and stored where children cannot easily access it and those are items that council should be reviewing for this type of hearing for a modification of premise.

VOTE: Mayor Harmon moved to approve the application for modification of premise for Kum & Go located at 1319 Miner Street. Councilmember Jones seconded followed by an all in favor roll call vote.

ORDINANCES SECOND READING

Councilmember Collier moved to approve Ordinance #2, Series 2023 an Ordinance amending section 21-125 and adopting a new section 21-127 of the Idaho Springs Municipal Code to establish a parking fee-in-lieu program. Councilmember Pennell seconded, followed by an all in favor roll call vote.

Councilmember Collier moved to approve Ordinance #3, Series 2023 an Ordinance amending section 17-14 of the Idaho Springs Municipal Code concerning harassment. Councilmember Jones seconded, followed by an all in favor roll call vote.

Councilmember Pennell moved to approve Ordinance #5, Series 2023 an ordinance amending section 6-22 of the Idaho Springs municipal code concerning operation of the public library. Councilmember Collier seconded, followed by an all in favor roll call vote.

CITY ADMINISTRATOR

Staff report submitted with one request for action.
Councilmember Collier moved to approve a Proposal from Ground Engineering in the amount of \$8,500 for geotechnical evaluation in support of design of the foundation to the relocated Robert’s Brothers Garage building (account #59-70-5108). Councilmember Caccavale seconded, followed by an all in favor roll call vote.

ADMINISTRATIVE DEPARTMENT

Staff report submitted with one request for action:
Councilmember Collier moved to approve the Opioid Settlement Participation Forms between the City and Teva, Allergan, Walmart, CVS and Walgreens, and authorize the Mayor and Clerk to execute the same. Councilmember Jones seconded, followed by an all in favor roll call vote. After the vote councilmember Collier asked staff if it had been designated where that money would go. Assistant City Administrator Jon Cain advised that yes, it was only a couple thousand and that it would be spent on trying to get grants and to try to get Jefferson County to provide some services up here in Idaho Springs.

POLICE DEPARTMENT

Staff report submitted with one request for action:
Councilmember Jones moved to approve \$2,722 in additional cost to Ken Garff Ford for the acceptance of a new 2023 Ford Explorer Interceptor patrol vehicle (account #21-00-6012). Councilmember Collier seconded, followed by an all in favor roll call vote.

PUBLIC WORKS

No staff report submitted. Paul Crain advised that they are trying to keep up with the snow plowing and that the street sweepers will be out for the next two weeks, and they have been working on repairing the road to the Idaho Springs reservoir. Mr. Crain also advised council that there was some vandalism at CRC Park and that they had to order a new changing table for the public bathroom.

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WATER/WASTEWATER DEPARTMENT

Staff report submitted with one request for action:
Councilmember Pennell moved to approve a proposal from JVA Engineering in the amount of \$104,736 for the design of Maddie Dam improvements at the Water Treatment Facility (account #51-72-7310). Councilmember Collier seconded, followed by an all in favor roll call vote. Councilmember Curtis asked if there were costs included in this amount for a survey. Mr. Sigward stated that he did not see a survey included in this proposal and he thought that maybe a different company would be responsible for the survey. Councilmember Curtis wanted to make note that there could be additional costs for the survey. Mayor Harmon asked Councilmember Pennell to modify his motion to include additional cost for a survey. Councilmember Collier seconded the modified motion followed by an all in favor roll call vote.

ADJOURN

Mayor Chuck Harmon adjourned the meeting at 7:40 pm.

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Allied Towing (11)								
5743								
5743	Invoice	repair to water truck	04/17/2023	05/17/2023	658.51	Open	04/23	52-00-6150
5743	Invoice	repair to water truck	04/17/2023	05/17/2023	658.50	Open	04/23	51-00-6150
Total 5743:					1,317.01			
Total Allied Towing (11):					1,317.01			
AlSCO - Denver Linen (13)								
2738829								
2738829	Invoice	Carpets	04/11/2023	04/21/2023	69.63	Open	04/23	10-30-5108
Total 2738829:					69.63			
Total AlSCO - Denver Linen (13):					69.63			
Andrew Marsh (1641)								
4/18/2023								
4/18/2023	Invoice	parking for drcog	04/18/2023	05/18/2023	20.00	Open	03/23	10-20-5210
4/18/2023	Invoice	parking for glass mediation	04/18/2023	05/18/2023	15.00	Open	03/23	10-20-5210
4/18/2023	Invoice	parking for saving places	04/18/2023	05/18/2023	9.00	Open	03/23	10-20-5210
4/18/2023	Invoice	parking for saving places	04/18/2023	05/18/2023	7.00	Open	03/23	10-20-5210
4/18/2023	Invoice	travel to i-70 coalition meeting	04/18/2023	05/18/2023	62.88	Open	03/23	10-20-5210
Total 4/18/2023:					113.88			
Total Andrew Marsh (1641):					113.88			
Arrowhead Landscape Services (1995)								
CD50293326								
CD50293326	Invoice	Monthly Grouds Maintenance CR	04/01/2023	05/01/2023	3,095.00	Open	04/23	10-60-5108
Total CD50293326:					3,095.00			
Total Arrowhead Landscape Services (1995):					3,095.00			
Axon Enterprise (1731)								
149183								
149183	Invoice	batteries	04/04/2023	05/04/2023	3.60	Open	04/23	10-30-6030
149183	Invoice	signal sidearm kit	04/04/2023	05/04/2023	448.20	Open	04/23	10-30-6030
Total 149183:					451.80			
Total Axon Enterprise (1731):					451.80			
Blackwell Oil (284)								
3/31/2023								
3/31/2023	Invoice	15w40 oil	04/05/2023	04/25/2023	195.15	Open	03/23	10-10-6012
3/31/2023	Invoice	credit	04/05/2023	04/25/2023	16.98-	Open	03/23	10-10-6012
3/31/2023	Invoice	Fleet Fuel Streets	04/05/2023	04/25/2023	64.19	Open	03/23	10-10-6191
3/31/2023	Invoice	Red Diesel - Parks	04/05/2023	04/25/2023	33.32	Open	03/23	10-60-6012
3/31/2023	Invoice	Red Diesel - Streets	04/05/2023	04/25/2023	1,020.51	Open	03/23	10-10-6012
3/31/2023	Invoice	w/www fuel	04/05/2023	04/25/2023	46.54	Open	03/23	51-00-6191
3/31/2023	Invoice	w/www fuel	04/05/2023	04/25/2023	46.53	Open	03/23	52-00-6191
Total 3/31/2023:					1,389.26			
Total Blackwell Oil (284):					1,389.26			
Byerley Tree, LLC (2019)								
1346-3								
1346-3	Invoice	Trunk Injection	04/11/2023	05/11/2023	1,012.00	Open	04/23	10-60-6098

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account	
Total 1346-3:					1,012.00				
Total Byerley Tree, LLC (2019):					1,012.00				
Canyon Glass & Gutters Inc. (39)									
20027									
20027	20027	Invoice	Repair mirror on plow truck	04/10/2023	05/10/2023	75.00	Open	04/23	10-10-6150
Total 20027:					75.00				
Total Canyon Glass & Gutters Inc. (39):					75.00				
Caselle Inc. (287)									
123890									
123890	123890	Invoice	Contract Support - admin	04/01/2023	04/26/2023	364.75	Open	05/23	10-20-5108
123890	123890	Invoice	Contract Support - pd	04/01/2023	04/26/2023	364.75	Open	05/23	10-30-5108
123890	123890	Invoice	Contract Support - streets	04/01/2023	04/26/2023	364.75	Open	05/23	10-10-5108
123890	123890	Invoice	Contract Support - waste water	04/01/2023	04/26/2023	182.38	Open	05/23	52-00-5108
123890	123890	Invoice	Contract Support - water	04/01/2023	04/26/2023	182.37	Open	05/23	51-00-5108
Total 123890:					1,459.00				
Total Caselle Inc. (287):					1,459.00				
CCMRD (43)									
1687									
1687	1687	Invoice	master plan community engagem	04/04/2023	04/19/2023	67.60	Open	02/23	10-20-5210
Total 1687:					67.60				
Total CCMRD (43):					67.60				
CenturyLink (569)									
636575405									
636575405	636575405	Invoice	Internet service Water Plant	04/12/2023	05/12/2023	348.67	Open	03/23	51-00-5335
Total 636575405:					348.67				
Total CenturyLink (569):					348.67				
Clear Creek County Clerk & Rec (61)									
0041515									
0041515	0041515	Invoice	Document Recording	04/03/2023	05/03/2023	18.00	Open	04/23	10-20-5316
Total 0041515:					18.00				
Total Clear Creek County Clerk & Rec (61):					18.00				
Colorado Analytical Lab (945)									
230404041									
230404041	230404041	Invoice	total coliform P/A compl	04/05/2023	05/05/2023	103.50	Open	04/23	51-00-5201
Total 230404041:					103.50				
230404042									
230404042	230404042	Invoice	E-coli Testing	04/05/2023	05/05/2023	24.30	Open	04/23	52-00-5201
Total 230404042:					24.30				
230404044									
230404044	230404044	Invoice	Wastewater Testing	04/12/2023	05/12/2023	453.60	Open	04/23	52-00-5201

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total 230404044:					453.60			
230404046								
230404046	Invoice	bod-5	04/12/2023	05/12/2023	66.60	Open	04/23	52-00-5201
230404046	Invoice	oil and grease	04/12/2023	05/12/2023	58.50	Open	04/23	52-00-5201
Total 230404046:					125.10			
230411032								
230411032	Invoice	bod-5	04/18/2023	05/18/2023	66.60	Open	04/23	52-00-5201
Total 230411032:					66.60			
Total Colorado Analytical Lab (945):					773.10			
Colorado Community Media (1981)								
83866								
83866	Invoice	Legal Publication	04/14/2023	05/14/2023	654.98	Open	04/23	10-20-5312
Total 83866:					654.98			
Total Colorado Community Media (1981):					654.98			
Comcast (1486)								
170134973								
170134973	Invoice	New High speed internet for WWT	04/04/2023	05/01/2023	2,413.69	Open	04/23	52-00-5335
Total 170134973:					2,413.69			
0194987X4.5.23								
0194987X4.5.23	Invoice	Pd internet	04/05/2023	04/30/2023	252.29	Open	04/23	10-30-5335
Total 0194987X4.5.23:					252.29			
Total Comcast (1486):					2,665.98			
Core & Main LP (959)								
S645449								
S645449	Invoice	Annual maintenance	04/17/2023	05/17/2023	473.25	Open	04/23	51-00-5108
S645449	Invoice	Neptune 360 Annual Subscription	04/17/2023	05/17/2023	2,330.00	Open	04/23	51-00-5108
Total S645449:					2,803.25			
Total Core & Main LP (959):					2,803.25			
David Christiansen (1897)								
6248								
6248	Invoice	pre-employment Psychological	04/04/2023	05/04/2023	450.00	Open	04/23	10-30-5109
Total 6248:					450.00			
Total David Christiansen (1897):					450.00			
Galls (527)								
024026368								
024026368	Invoice	cap badge	03/30/2023	04/29/2023	834.82	Open	03/23	10-30-6030
024026368	Invoice	state seal	03/30/2023	04/29/2023	88.79	Open	03/23	10-30-6030
Total 024026368:					923.61			
Total Galls (527):					923.61			

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
HDR Engineering, Inc (1605)								
1200516532								
1200516532	Invoice	downtown miner st redesign	04/17/2023	05/17/2023	33,647.20	Open	03/23	59-70-5108
Total 1200516532:					33,647.20			
1200516561								
1200516561	Invoice	Mobility Hub	04/17/2023	05/17/2023	10,500.00	Open	03/23	59-70-5108
Total 1200516561:					10,500.00			
Total HDR Engineering, Inc (1605):					44,147.20			
ICMA (2073)								
2023								
2023	Invoice	Annual membership - Marsh	04/15/2023	05/15/2023	724.00	Open	04/23	10-20-5304
Total 2023:					724.00			
Total ICMA (2073):					724.00			
Insight Auto Glass (1569)								
287720								
287720	Invoice	2016 Explorer 3 windows	03/17/2023	04/17/2023	931.84	Open	03/23	10-30-6100
Total 287720:					931.84			
288707								
288707	Invoice	2016 Explorer Winshield	04/10/2023	05/10/2023	659.25	Open	04/23	10-30-6100
Total 288707:					659.25			
288709								
288709	Invoice	Windshield Repair	04/10/2023	05/10/2023	40.00	Open	04/23	10-30-6100
Total 288709:					40.00			
Total Insight Auto Glass (1569):					1,631.09			
Kustom Signals Inc. (348)								
602385								
602385	Invoice	radar	04/14/2023	05/14/2023	762.34	Open	04/23	10-30-6100
Total 602385:					762.34			
Total Kustom Signals Inc. (348):					762.34			
Larry H. Miller Ford (1672)								
360566								
360566	Invoice	2016 explorer repair	04/06/2023	05/06/2023	3,269.02	Open	04/23	10-30-6100
Total 360566:					3,269.02			
Total Larry H. Miller Ford (1672):					3,269.02			
Matthew Bender & Co (696)								
36313084								
36313084	Invoice	Marijuana Laws & Regs	03/31/2023	04/30/2023	6.00	Open	03/23	10-30-5304
Total 36313084:					6.00			
Total Matthew Bender & Co (696):					6.00			

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Matthew Pappen (2072)								
4.5.23								
4.5.23	Invoice	American Water College Online Cl	04/05/2023	05/05/2023	89.99	Open	04/23	51-00-5212
4.5.23	Invoice	American Water College Online Cl	04/05/2023	05/05/2023	90.00	Open	04/23	52-00-5212
Total 4.5.23:					179.99			
Total Matthew Pappen (2072):					179.99			
Mountain Tool and Feed (1450)								
1512								
1512	Invoice	leaf blower	04/12/2023	05/12/2023	199.99	Open	04/23	10-60-7007
1512	Invoice	Stihl Parts	04/12/2023	05/12/2023	131.83	Open	04/23	10-60-7007
Total 1512:					331.82			
Total Mountain Tool and Feed (1450):					331.82			
Murray Dahl Beery & Renaud (806)								
4052023								
4052023	Invoice	Developer Account Legals	04/05/2023	05/05/2023	1,230.00	Open	03/23	10-00-2401
4052023	Invoice	General legal	04/05/2023	05/05/2023	19,949.53	Open	03/23	10-20-5101
Total 4052023:					21,179.53			
Total Murray Dahl Beery & Renaud (806):					21,179.53			
National Business Furniture (357)								
ZK205975-OFF								
ZK205975-OFF	Invoice	chair	04/11/2023	05/11/2023	448.00	Open	04/23	10-20-6010
Total ZK205975-OFF:					448.00			
Total National Business Furniture (357):					448.00			
Peak Performance Imaging Solutions (409)								
66481								
66481	Invoice	Machine Rental/PD	04/18/2023	05/03/2023	85.00	Open	04/23	10-30-5309
Total 66481:					85.00			
66499								
66499	Invoice	Copier Meter Bill	04/18/2023	05/03/2023	372.77	Open	04/23	10-20-5309
Total 66499:					372.77			
Total Peak Performance Imaging Solutions (409):					457.77			
Pitney Bowes (1758)								
09861563X4.9.23								
09861563X4.9.23	Invoice	Postage	04/09/2023	05/07/2023	208.99	Open	04/23	10-20-5310
Total 09861563X4.9.23:					208.99			
Total Pitney Bowes (1758):					208.99			
Quill Corporation (230)								
31748848								
31748848	Invoice	frames	04/04/2023	05/04/2023	25.98	Open	04/23	10-20-6010
31748848	Invoice	label maker and tape	04/04/2023	05/04/2023	92.98	Open	04/23	10-10-6010
Total 31748848:					118.96			

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
31766758								
31766758	Invoice	frames	04/04/2023	05/04/2023	9.98	Open	04/23	10-20-6010
Total 31766758:					9.98			
Total Quill Corporation (230):					128.94			
Ramey Environmental Compliance, INC (898)								
25498								
25498	Invoice	Grease trap inspections	04/03/2023	05/03/2023	131.00	Open	04/23	52-00-5000
Total 25498:					131.00			
Total Ramey Environmental Compliance, INC (898):					131.00			
SAFEbuilt, LLC Lockbox #88135 (1041)								
0097598								
0097598	Invoice	Bulding permits	03/31/2023	04/30/2023	2,888.02	Open	03/23	10-22-5000
Total 0097598:					2,888.02			
Total SAFEbuilt, LLC Lockbox #88135 (1041):					2,888.02			
SHR Car Wash Colorado LLC (534)								
2023-APR-03								
2023-APR-03	Invoice	Car Wash	04/03/2023	04/15/2023	137.02	Open	03/23	10-30-6100
Total 2023-APR-03:					137.02			
Total SHR Car Wash Colorado LLC (534):					137.02			
Sprint (750)								
126852313-256								
126852313-256	Invoice	Cell phone Parks	04/08/2023	05/04/2023	34.44	Open	03/23	10-60-5335
126852313-256	Invoice	Cell phone Public Works	04/08/2023	05/04/2023	309.83	Open	03/23	10-10-5335
126852313-256	Invoice	Cell phones - Admin	04/08/2023	05/04/2023	113.36	Open	03/23	10-20-5335
Total 126852313-256:					457.63			
Total Sprint (750):					457.63			
Symbol Arts (998)								
0459891								
0459891	Invoice	Badges	04/07/2023	05/07/2023	1,606.50	Open	04/23	10-30-6030
Total 0459891:					1,606.50			
Total Symbol Arts (998):					1,606.50			
THK Associates (1669)								
6303913								
6303913	Invoice	sports and recreation complex ma	04/03/2023	05/03/2023	2,600.00	Open	03/23	21-00-6024
Total 6303913:					2,600.00			
Total THK Associates (1669):					2,600.00			
TK Elevator Corporation (1578)								
3007197419								
3007197419	Invoice	Full Maintenance Q2	04/01/2023	05/01/2023	585.77	Open	04/23	10-21-5430
Total 3007197419:					585.77			

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total TK Elevator Corporation (1578):					585.77			
USA Blue Book (376)								
315589/316888								
315589/316888	Invoice	Ph buffer	03/30/2023	04/30/2023	58.25	Open	03/23	51-00-6207
315589/316888	Invoice	volatile acids tnt+	03/30/2023	04/30/2023	123.62	Open	03/23	51-00-6207
Total 315589/316888:					181.87			
Total USA Blue Book (376):					181.87			
Veolia WTS Analytical Instruments (1803)								
902086803								
902086803	Invoice	Preventative Maintencance	04/19/2023	05/19/2023	5,803.00	Open	04/23	51-00-5209
Total 902086803:					5,803.00			
Total Veolia WTS Analytical Instruments (1803):					5,803.00			
Veritone, INC (2037)								
442060								
442060	Invoice	Redaction License	04/10/2023	05/10/2023	5,000.00	Open	03/23	10-30-7011
Total 442060:					5,000.00			
Total Veritone, INC (2037):					5,000.00			
VISA (1827)								
ADMINX4032023								
ADMINX4032023	Invoice	APA Job Posting	04/03/2023	04/28/2023	50.00	Open	03/23	10-20-5313
ADMINX4032023	Invoice	Camca membership	04/03/2023	04/28/2023	50.00	Open	03/23	10-20-5304
ADMINX4032023	Invoice	CCCMA Conference - Cain	04/03/2023	04/28/2023	150.00	Open	03/23	10-20-5212
ADMINX4032023	Invoice	CCCMA Conference Marsh	04/03/2023	04/28/2023	325.00	Open	03/23	10-20-5212
ADMINX4032023	Invoice	CCCMA Marsh	04/03/2023	04/28/2023	190.00	Open	03/23	10-20-5304
ADMINX4032023	Invoice	CCCMA Membership - Cain	04/03/2023	04/28/2023	150.00	Open	03/23	10-20-5304
Total ADMINX4032023:					915.00			
PDX04032023								
PDX04032023	Invoice	flowers	04/03/2023	04/28/2023	122.54	Open	03/23	10-30-5108
PDX04032023	Invoice	fuel	04/03/2023	04/28/2023	41.00	Open	03/23	10-30-6191
PDX04032023	Invoice	postage	04/03/2023	04/28/2023	33.33	Open	03/23	10-30-5310
PDX04032023	Invoice	postage	04/03/2023	04/28/2023	16.26	Open	03/23	10-30-5310
PDX04032023	Invoice	postage	04/03/2023	04/28/2023	5.50	Open	03/23	10-30-5310
PDX04032023	Invoice	trashbags	04/03/2023	04/28/2023	44.00	Open	03/23	10-30-6010
Total PDX04032023:					262.63			
PWX4032023								
PWX4032023	Invoice	Adobe	04/03/2023	04/28/2023	19.99	Open	03/23	10-10-6010
PWX4032023	Invoice	dot physical bob	04/03/2023	04/28/2023	80.00	Open	03/23	10-10-6040
Total PWX4032023:					99.99			
WATERX04032023								
WATERX04032023	Invoice	CCWP certification	04/03/2023	04/28/2023	50.00	Open	03/23	52-00-5302
WATERX04032023	Invoice	cCWP operator class d	04/03/2023	04/28/2023	50.00	Open	03/23	51-00-5212
WATERX04032023	Invoice	cCWP operator class d	04/03/2023	04/28/2023	50.00	Open	03/23	52-00-5212
WATERX04032023	Invoice	ethernet cable	04/03/2023	04/28/2023	16.71	Open	03/23	52-00-6010
WATERX04032023	Invoice	isopropyl alcohol	04/03/2023	04/28/2023	64.90	Open	03/23	51-00-6207
WATERX04032023	Invoice	pdf suites, will be refunded	04/03/2023	04/28/2023	73.80	Open	03/23	51-00-7011
WATERX04032023	Invoice	safety vests	04/03/2023	04/28/2023	42.96	Open	03/23	51-00-6040
WATERX04032023	Invoice	safety vests	04/03/2023	04/28/2023	42.95	Open	03/23	52-00-6040

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
WATERX04032023	Invoice	tires for 2015 silverado	04/03/2023	04/28/2023	1,353.56	Open	03/23	51-00-6192
WATERX04032023	Invoice	toilet paper holder	04/03/2023	04/28/2023	13.87	Open	03/23	52-00-5204
Total WATERX04032023:					1,758.75			
Total VISA (1827):					3,036.37			
Xcel Energy (540)								
822379625								
822379625	Invoice	street lights	04/03/2023	04/28/2023	4,677.85	Open	03/23	10-10-6001
Total 822379625:					4,677.85			
822420039								
822420039	Invoice	2040 Miner	04/03/2023	04/21/2023	14.96	Open	03/23	10-10-6001
Total 822420039:					14.96			
Total Xcel Energy (540):					4,692.81			
Grand Totals:					118,282.45			

Report GL Period Summary

GL Period	Amount
02/23	67.60
05/23	1,459.00
04/23	28,722.14
03/23	88,033.71
Grand Totals:	118,282.45

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

CITY OF IDAHO SPRINGS
COMBINED CASH INVESTMENT
MARCH 31, 2023

COMBINED CASH ACCOUNTS

01-00-1110	OPERATING CHECKING -0056	109,577.09
01-00-1111	MONEY MARKET -3504	4,952,799.60
01-00-1112	XPRESS DEPOSIT ACCOUNT	242,309.54
01-00-1113	PETTY CASH CHECKING ACCOUNT	23,499.65
01-00-1115	EVERGREEN NAT'L- PR CKG -2114	330,597.02
01-00-1117	COLOTRUST-GENERAL -8001	494,839.88
01-00-1118	COLOTRUST-RAMP FUND -8002	208,074.81
01-00-1119	CSAFE-GENERAL -97-01	4,202,473.90
01-00-1120	CSAFE STEET BONDS -97-02	334,821.92
01-00-1175	CASH CLEARING - UTILITIES	1,515.78
01-00-1176	CASH CLEARING - COURT	(55.00)
TOTAL COMBINED CASH		10,900,454.19
01-00-1000	COMBINED CASH FUND	(10,900,454.19)
TOTAL UNALLOCATED CASH		.00

CASH ALLOCATION RECONCILIATION

10	ALLOCATION TO GENERAL FUND	1,959,495.19
15	ALLOCATION TO HANSEN'S CEMETERY TRUST FUND	9,536.39
20	ALLOCATION TO RAMP FUND (COLORADO BLVD)	702,425.05
21	ALLOCATION TO IMPROVEMENT FUND	2,811,124.87
22	ALLOCATION TO CONSERVATION TRUST FD LOTTERY	97,983.75
23	ALLOCATION TO 1% STREET SALES TAX	1,782,830.80
51	ALLOCATION TO WATER FUND	1,821,914.86
52	ALLOCATION TO WASTEWATER FUND	1,326,955.14
59	ALLOCATION TO PARKING ENTERPRISE FUND	401,598.92
TOTAL ALLOCATIONS TO OTHER FUNDS		10,913,864.97
ALLOCATION FROM COMBINED CASH FUND - 01-00-1000		(10,900,454.19)
ZERO PROOF IF ALLOCATIONS BALANCE		13,410.78

CITY OF IDAHO SPRINGS
BALANCE SHEET
MARCH 31, 2023

GENERAL FUND

ASSETS			
10-00-1000	CASH - COMBINED FUND	1,959,495.19	
10-00-1120	CASH W/COUNTY TREASURER	93,240.65	
10-00-1150	A/R—BILLED ACCOUNTS	(5,201.73)	
10-00-1165	OTHER RECEIVABLES	332,733.22	
10-00-1167	PROPERTY TAXES RECEIVABLE	195,040.00	
10-00-1170	A/R—COURT	1,444.00	
TOTAL ASSETS			2,576,751.33
LIABILITIES AND EQUITY			
LIABILITIES			
10-00-2015	ACCRUED PAYROLL PAYABLE	73,628.64	
10-00-2020	ACCOUNTS PAYABLE	24,231.60	
10-00-2040	PREPAID BUSINESS LICENSES	7,000.00	
10-00-2120	DEFERRED PROPERTY TAXES	195,040.00	
10-00-2130	UNEARNED REVENUE	448,910.66	
10-00-2222	FEDERAL WITHHOLDINGS PAYABLE	(343.31)	
10-00-2230	HEALTH INSURANCE PAYABLE	(14,269.20)	
10-00-2231	DENTAL INSURANCE PAYABLE	(1,177.40)	
10-00-2234	FPPA CONTRIBUTIONS PAYABLE	122.81	
10-00-2236	UNEMPLOYMENT PAYABLE	1,007.27	
10-00-2237	MISC PAYROLL PAYABLE	(47.09)	
10-00-2238	LIFE INSURANCE PAYABLE	(166.60)	
10-00-2239	VISION - PAYABLE	(286.20)	
10-00-2401	DEVELOPER LIABILITIES	(1,611.75)	
TOTAL LIABILITIES			732,039.43
FUND EQUITY			
10-00-2600	FUND BALANCE	1,889,013.82	
UNAPPROPRIATED FUND BALANCE:			
REVENUE OVER EXPENDITURES - YTD		(44,301.92)	
BALANCE - CURRENT DATE		(44,301.92)	
TOTAL FUND EQUITY			1,844,711.90
TOTAL LIABILITIES AND EQUITY			2,576,751.33

CITY OF IDAHO SPRINGS						
REVENUES WITH COMPARISON TO BUDGET						
FOR THE 3 MONTHS ENDING MARCH 31, 2023						
GENERAL FUND						
	YTD ACTUAL 2021-	YTD ACTUAL 2022-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
PROPERTY, SALES & USE TAXES						
10-00-3110	PROPERTY TAXES	53,193.06	58,087.39	54,768.08	59,844.09	29.6
10-00-3120	SPECIFIC OWNERSHIP TAX	5,055.05	6,262.57	1,806.03	4,837.09	20.2
10-00-3130	SALES TAX (1/2)	373,627.37	403,404.21	172,090.22	469,223.58	21.3
10-00-3135	BUILDING USE TAX (2/3)	3,411.41	11,766.58	1,602.32	2,683.42	6.4
10-00-3136	MOTOR VEHICLE USE TAX	20,259.84	31,863.66	5,833.93	15,759.98	16.6
10-00-3182	FRANCHISE-PUBLIC SERVICE	24,015.73	26,714.35	11,597.19	36,025.38	39.2
10-00-3183	FRANCHISE-CABLE--COMCAST	3,181.54	3,112.86	.00	2,935.14	12.8
10-00-3184	FRANCHISE-QWEST/CENTURYLINK	582.00	393.50	.00	161.50	32.3
TOTAL PROPERTY, SALES & USE TAXES		483,326.00	541,605.12	247,697.77	591,470.18	22.1
LICENSES & PERMITS						
10-00-3211	LIQUOR LICENSE	2,453.75	1,416.25	500.00	1,875.00	31.3
10-00-3216	BUSINESS PERMIT FEE	4,271.50	3,992.50	3,148.04	7,019.51	54.0
10-00-3221	BUILDING PERMITS	9,109.24	19,056.39	.00	.00	.0
10-00-3222	CONTRACTOR'S LICENSE	3,300.00	2,800.00	500.00	3,300.00	33.0
10-00-3227	REPORTS/COPIES/FAX	613.50	427.00	257.00	680.50	56.7
10-00-3229	OTHER LICENSES/PERMITS	2,865.00	8,187.50	5,035.00	5,776.25	8.3
10-00-3240	PLAN REVIEW/COMMISSION FEES	.00	300.00	1,421.99	1,200	6014.9
TOTAL LICENSES & PERMITS		22,612.99	36,179.64	10,862.03	90,830.38	41.0
OTHER TAXES						
10-00-3301	MOTOR VEHICLE REG. FEES	1,721.24	2,485.65	450.48	1,489.60	16.7
10-00-3304	MARIJUANA SPECIAL SALES TAX	22,948.25	18,255.74	5,260.70	19,077.99	21.2
10-00-3305	STATE SHARED CIGARETTE TAX	2,092.04	2,218.89	463.08	1,295.57	24.9
10-00-3306	COUNTY ROAD & BRIDGE TAX	1,364.08	1,583.34	.00	85,639.23	26.9
10-00-3307	SEVERENCE TAX	.00	.00	.00	.00	.0
10-00-3309	HIGHWAY USERS TAX	13,658.46	14,138.13	3,629.33	14,047.82	20.1
10-00-3380	OPERATIONAL GRANTS	.00	.00	.00	.00	.0
TOTAL OTHER TAXES		41,784.07	38,681.75	9,803.59	121,550.21	17.4
FINES						
10-00-3550	FINES	16,090.00	8,516.50	3,535.00	11,610.00	16.6
10-00-3555	PARKING FINES	1,100.00	.00	.00	.00	.0
TOTAL FINES		17,190.00	8,516.50	3,535.00	11,610.00	15.9

CITY OF IDAHO SPRINGS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2023

GENERAL FUND

		YTD ACTUAL 2021-	YTD ACTUAL 2022-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
	MISCELLANEOUS						
10-00-3601	INTEREST EARNED	211.58	335.32	4,967.65	11,739.65	11,500	102.1
10-00-3602	ARGO MINE/DEVELOPER ACCOUNT	800.00	.00	.00	.00	0	.0
10-00-3603	DEVELOPER ACCOUNT PAYMENTS	20,562.12	.00	.00	.00	0	.0
10-00-3604	DONATIONS	.00	180.00	.00	.00	0	.0
10-00-3610	CEMETERY FEES	1,500.00	.00	.00	2,250.00	2,000	112.5
10-00-3620	LEASES/RENT	17,232.66	17,980.88	14,386.94	27,523.88	67,000	41.1
10-00-3680	REIMBURSEMENT/REFUNDS	16,523.47	.00	143.56	143.56	19,000	.8
10-00-3690	MISCELLANEOUS REVENUE	1,662.15	5,452.60	221.24	1,743.70	13,000	13.4
10-00-3691	CONVENIENCE FEES	2,783.00	2,764.00	.00	.00	0	.0
	TOTAL MISCELLANEOUS	61,274.98	26,712.80	19,719.39	43,400.79	112,500	38.6
	INTERFUND TRANSFERS						
10-00-3921	TRANSFERS FROM STI FUND	.00	6,250.00	6,250.00	6,250.00	25,000	25.0
	TOTAL INTERFUND TRANSFERS	.00	6,250.00	6,250.00	6,250.00	25,000	25.0
	TOTAL FUND REVENUE	626,188.04	657,945.81	297,867.78	865,111.56	3,810,500	22.7

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2023

GENERAL FUND

	YTD ACTUAL 2021-	YTD ACTUAL 2022-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
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STREETS EXPENDITURES

10-10-4102	SALARIES	13,177.52	13,793.60	.00	15,520.06	57,000	27.2
10-10-4103	HOURLY	40,359.86	46,558.55	13,326.89	42,686.82	201,600	21.2
10-10-4104	OVERTIME	461.54	222.81	662.00	3,447.44	3,000	114.9
10-10-4201	FICA	3,194.47	3,598.87	828.34	3,705.64	12,960	28.6
10-10-4202	MEDICARE	747.10	841.69	193.74	866.65	3,024	28.7
10-10-4203	HEALTH INS.	5,650.85	10,184.88	2,324.19	6,972.58	33,440	20.9
10-10-4204	LIFE INS.	78.87	91.32	15.40	48.30	291	16.6
10-10-4205	DEFERRED COMP	1,320.87	1,376.89	100.54	659.13	5,000	13.2
10-10-4206	UNEMPLOYMENT	160.63	121.21	22.35	110.92	428	25.9
10-10-4207	DISABILITY INSURANCE	.00	.00	91.67	406.17	1,500	27.1
10-10-4209	DENTAL INSURANCE	341.80	480.00	95.00	285.00	1,524	18.7
10-10-5101	LEGAL	.00	.00	.00	.00	500	.0
10-10-5103	ENGINEERING	.00	.00	.00	.00	5,000	.0
10-10-5107	SURVEY	.00	.00	.00	.00	1,500	.0
10-10-5108	OTHER PROFESSIONAL SERVICES	4,639.12	5,661.02	8,469.62	12,248.61	22,000	55.7
10-10-5202	DISPOSAL-TRASH	.00	.00	.00	25.00	250	10.0
10-10-5207	MAINT./REPAIRS-SERVICES	95.00	.00	.00	.00	1,500	.0
10-10-5208	MAINT./REPAIRS-BUILDING	262.00	303.96	515.98	1,000.55	500	200.1
10-10-5212	TRAINING	.00	.00	.00	.00	250	.0
10-10-5213	MEDICAL	60.00	.00	.00	80.00	200	40.0
10-10-5215	EMPLOYEE INCENTIVE	.00	.00	.00	1,050.00	1,500	70.0
10-10-5300	CIRSA W/C INSURANCE	3,250.59	3,637.40	4,031.40	8,062.80	15,000	53.8
10-10-5301	CIRSA P/C INSURANCE	4,851.21	5,072.62	7,145.02	16,153.29	25,000	64.6
10-10-5303	TELEPHONE	150.71	428.12	143.82	430.79	1,800	23.9
10-10-5304	DUES & PUBLICATIONS	.00	355.00	.00	.00	400	.0
10-10-5305	TRAVEL & MEALS	.00	.00	.00	.00	50	.0
10-10-5306	EQUIPMENT RENTAL	.00	.00	.00	.00	500	.0
10-10-5310	POSTAGE	.00	.00	.00	.00	150	.0
10-10-5313	ADVERTISING	.00	23.48	.00	.00	500	.0
10-10-5314	INSURANCE CLAIMS	.00	.00	.00	.00	2,000	.0
10-10-5325	PRINTING	.00	6.01	.00	.00	50	.0
10-10-5330	COMMUNICATION EQUIPMENT	.00	.00	.00	.00	100	.0
10-10-5335	CELL/INTERNET SERVICE	845.53	1,061.53	205.88	1,031.94	4,100	25.2
10-10-6001	ELECTRICITY & GAS	15,713.63	18,833.46	702.05	12,097.25	90,000	13.4
10-10-6007	MATERIALS/SUPPLIES/EQUIP	415.00	84.96	681.23	3,655.45	8,000	45.7
10-10-6010	MATERIALS/SUPPLIES/OFFICE	413.44	286.98	6.00	489.91	2,000	24.5
10-10-6012	GAS/OIL-EQUIPMENT	.00	1,063.47	.00	635.43	2,500	25.4
10-10-6020	TOOLS	1,032.35	164.86	.00	.00	2,000	.0
10-10-6022	SAFETY ITEMS	6.00	.00	.00	.00	500	.0
10-10-6040	OCCUPATIONAL EQUIP/SAFETY	306.08	.00	.00	164.99	1,000	16.5
10-10-6050	WATER/SEWER	757.12	254.74	.00	289.35	1,500	19.3
10-10-6085	STREET LAMPS	.00	.00	.00	1,484.35	10,000	14.8
10-10-6091	SIGNS	1,708.73	817.68	28.00	28.00	5,000	.6
10-10-6093	PAINT	541.20	.00	.00	.00	2,500	.0
10-10-6095	SAND/GRAVEL	.00	.00	.00	.00	1,500	.0
10-10-6096	ASPHALT/CURB & GUTTER-R&M	875.00	.00	.00	.00	50,000	.0
10-10-6097	DOWNTOWN PAVERS	.00	.00	.00	.00	150	.0
10-10-6098	TREE TRIMMING	.00	.00	.00	.00	5,000	.0
10-10-6099	SALTED SAND	.00	9,268.33	.00	6,756.20	15,000	45.0
10-10-6150	FLEET MAINT	246.65	3,527.56	1,447.27	2,917.93	7,000	41.7
10-10-6191	FLEET FUEL	2,484.56	4,038.20	1,508.96	4,480.50	15,000	29.9
10-10-6192	FLEET TIRES	.00	.00	.00	.00	3,000	.0

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2023

		GENERAL FUND					
		YTD ACTUAL 2021-	YTD ACTUAL 2022-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
10-10-6193	FLEET SUPPLIES	66.44	421.59	.00	2,525.16	4,000	63.1
10-10-7007	EQUIPMENT PURCHASE	.00	.00	.00	.00	4,500	.0
10-10-7010	OFFICE EQUIPMENT/COMPUTER	139.00	.00	.00	.00	225	.0
10-10-7011	COMPUTER SOFTWARE	.00	93.75	.00	.00	0	.0
TOTAL STREETS EXPENDITURES		104,352.87	132,674.54	42,545.35	150,316.21	632,992	23.8

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2023

GENERAL FUND

	YTD ACTUAL 2021-	YTD ACTUAL 2022-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
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ADMINISTRATION EXPENDITURES

10-20-4101	MAYOR/COUNCIL	9,600.00	10,800.01	9,600.00	9,600.00	43,200	22.2
10-20-4102	SALARY	46,590.64	76,526.40	10,171.20	45,863.20	285,942	16.0
10-20-4103	HOURLY	25,808.60	17,905.75	17,412.24	58,427.41	96,247	60.7
10-20-4104	OVERTIME	.00	.00	.00	76.28	1,000	7.6
10-20-4201	FICA	4,947.86	6,367.91	2,246.38	6,878.71	28,072	24.5
10-20-4202	MEDICARE	1,157.19	1,489.30	525.40	1,608.82	6,565	24.5
10-20-4203	HEALTH INS.	6,357.71	9,084.41	3,557.60	11,276.01	45,945	24.5
10-20-4204	LIFE INS.	70.35	91.83	26.25	85.75	388	22.1
10-20-4205	DEFERRED COMP	3,158.56	2,774.68	1,153.44	6,810.91	12,000	56.8
10-20-4206	UNEMPLOYMENT	162.92	190.33	52.36	204.89	837	24.5
10-20-4207	DISABILITY INSURANCE	.00	.00	229.84	986.35	2,285	43.2
10-20-4209	DENTAL INSURANCE	490.80	540.84	170.80	537.20	2,491	21.6
10-20-5050	COUNTY TREASURER'S FEES	1,107.27	1,212.97	1,095.36	1,196.96	6,000	20.0
10-20-5101	LEGAL	27,984.55	30,573.05	.00	31,818.83	150,000	21.2
10-20-5102	AUDIT	.00	3,900.00	4,250.00	4,250.00	6,000	70.8
10-20-5103	ENG'RING SVCES--DEVEL REVIEW	.00	352.00	.00	1,255.02	5,000	25.1
10-20-5104	FINANCIAL SERVICES	.00	17,358.75	.00	10,140.01	27,815	36.5
10-20-5105	PLANNING SERVICES	.00	.00	.00	.00	50,000	.0
10-20-5106	IT SERVICES	.00	710.00	.00	.00	12,000	.0
10-20-5107	SURVEYING	.00	1,833.33	.00	.00	5,000	.0
10-20-5108	OTHER CONTRACTUAL SERVICES	41,527.61	5,498.79	2,043.28	7,753.66	28,000	27.7
10-20-5207	REPAIR/MAINT.-SERVICES	.00	.00	.00	.00	2,000	.0
10-20-5208	REPAIR/MAINTENANCE-BUILDING	91.29	149.99	7.96	208.96	3,000	7.0
10-20-5210	MEETING EXPENSE	536.90	374.47	.00	217.50	1,500	14.5
10-20-5212	EDUCATION & TRAINING	869.00	715.00	.00	1,680.00	4,000	42.0
10-20-5215	EMPLOYEE INCENTIVE	20.00	.00	.00	.00	1,500	.0
10-20-5220	ELECTION	.00	.00	.00	.00	2,000	.0
10-20-5225	BOARDS & COMMISSIONS	.00	1,159.00	.00	.00	2,000	.0
10-20-5300	CIRSA W/C INSURANCE	151.18	181.87	201.57	403.14	750	53.8
10-20-5301	CIRSA P/C INSURANCE	3,348.47	4,822.62	6,895.02	15,653.29	16,000	97.8
10-20-5303	TELEPHONE	150.71	428.12	143.82	430.79	1,730	24.9
10-20-5304	DUES & MEMBERSHIPS	1,336.00	1,278.00	75.00	6,608.00	10,000	66.1
10-20-5305	TRAVEL & MEALS	.00	.00	.00	18.17	3,000	.6
10-20-5309	CONTRACT OFFICE EQUIP.	631.28	2,039.08	379.24	1,198.96	7,000	17.1
10-20-5310	POSTAGE, SHIPPING, BOX RENT	158.36	542.93	410.33	734.28	2,500	29.4
10-20-5312	LEGAL PUBLICATIONS	562.29	601.88	753.79	1,303.27	4,000	32.6
10-20-5313	ADVERTISING	50.00	.00	.00	.00	1,000	.0
10-20-5314	INSURANCE CLAIMS	.00	.00	.00	.00	1,000	.0
10-20-5316	RECORDING DOCUMENTS	344.00	332.00	.00	18.00	1,400	1.3
10-20-5322	CODIFICATION	863.00	110.00	.00	2,269.40	3,000	75.7
10-20-5325	PRINTING	22.50	634.96	.00	.00	2,000	.0
10-20-5335	CELL/INTERNET SERVICE	689.86	1,084.12	269.96	1,007.25	4,300	23.4
10-20-5340	PAYMENT PROCESSING FEES	1,271.61	2,491.94	.00	.00	8,200	.0
10-20-6001	ELECTRICITY & GAS	709.63-	1,478.62	619.01	2,034.82	5,500	37.0
10-20-6010	MATERIALS/SUPPLIES/OFFICE	771.56	1,073.06	1,446.53	2,035.46	4,000	50.9
10-20-6020	FLAGS	683.72	.00	.00	.00	1,000	.0
10-20-6050	WATER/SEWER	485.16	254.74	.00	296.87	3,500	8.5
10-20-6060	REFUNDS	.00	.00	.00	.00	1,000	.0
10-20-6500	MISCELLANEOUS EXPENSE	.00	.00	.00	.00	1,000	.0
10-20-7010	OFFICE EQUIPMENT/COMPUTERS	185.60	230.28	1,810.00	1,810.00	10,000	18.1
10-20-7011	COMPUTER SOFTWARE	725.00	5,634.75	.00	.00	8,500	.0
10-20-7020	PUBLIC ENGAGEMENT	.00	.00	.00	.00	10,400	.0

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2023

		GENERAL FUND					
		YTD ACTUAL 2021-	YTD ACTUAL 2022-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
10-20-8010	MISC. CASH OVER/SHORT	14.66-	.00	.00	1.00	100	1.0
	TOTAL ADMINISTRATION EXPENDITURES	182,187.26	212,827.78	65,546.38	236,699.17	941,667	25.1
		COMMUNITY PROMOTION					
10-21-5030	HSIS/ VISITOR CENTER	.00	17,585.00	.00	.00	46,670	.0
10-21-5032	MISC. EVENTS	.00	.00	.00	.00	7,000	.0
10-21-5033	K-GOAT ANNUAL FEE	.00	.00	.00	.00	3,500	.0
10-21-5036	MAYOR & COMMISSIONER AWARDS	.00	.00	.00	.00	2,000	.0
10-21-5037	TREE LIGHTING	.00	.00	.00	.00	1,000	.0
10-21-5038	MISC. ORGANIZATION REQUEST	41,072.51	1,952.83	10,000.00	10,125.00	35,000	28.9
10-21-5039	BEAUTIFICATION	.00	160.82	.00	.00	9,500	.0
10-21-5040	HOLIDAY DECORATING	.00	.00	.00	.00	20,580	.0
10-21-5041	HISTORIC SITES & FACILITIES	.00	524.52	.00	.00	5,000	.0
10-21-5050	4TH OF JULY	.00	50.00	.00	.00	34,616	.0
10-21-5430	VISITOR CTR BLDG MAINTENANCE	547.99	8,864.42	500.50	1,098.23	24,000	4.6
	TOTAL COMMUNITY PROMOTION	41,620.50	29,137.59	10,500.50	11,223.23	188,866	5.9
		BUILDING INSPECTOR					
10-22-5000	OPERATIONS CONTRACTUAL	4,134.09	15,285.27	.00	57,623.83	100,000	57.6
10-22-5108	OTHER PROFESSIONAL SERVICES	.00	.00	.00	.00	2,000	.0
	TOTAL BUILDING INSPECTOR	4,134.09	15,285.27	.00	57,623.83	102,000	56.5

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2023

GENERAL FUND

	YTD ACTUAL 2021-	YTD ACTUAL 2022-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
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POLICE EXPENDITURES

10-30-4102	SALARIES	18,816.64	29,761.72	9,246.40	32,020.00	122,993	26.0
10-30-4103	HOURLY WAGES--SWORN	171,064.60	103,145.64	33,144.81	139,144.23	549,037	25.3
10-30-4104	OVERTIME--REGULAR	4,796.81	479.88	3,848.42	12,140.87	16,000	75.9
10-30-4105	HOLIDAY	2,477.52	352.16	.00	2,430.52	5,000	48.6
10-30-4106	OVERTIME--HOLIDAY WORKED-SWORN	.00	.00	.00	7,046.57	0	.0
10-30-4109	HOURLY WAGES--CIVILIAN	.00	37,332.31	13,427.20	20,140.80	171,795	11.7
10-30-4110	OVERTIME--HOLIDAY WKD-CIVILIAN	.00	.00	.00	588.84	0	.0
10-30-4201	FICA	2,183.18	2,510.00	782.42	2,773.10	10,428	26.6
10-30-4202	MEDICARE	2,756.83	2,368.42	828.22	2,979.75	10,859	27.4
10-30-4203	HEALTH INS.	19,420.13	26,644.02	8,801.60	27,598.40	124,706	22.1
10-30-4204	LIFE INS.	236.60	180.60	64.40	193.20	788	24.5
10-30-4205	DEFERRED COMP	1,330.87	1,523.88	471.68	1,635.22	6,000	27.3
10-30-4206	UNEMPLOYMENT	589.71	341.00	118.94	425.62	1,568	27.1
10-30-4207	DISABILITY INSURANCE	.00	.00	504.62	2,018.48	3,373	59.8
10-30-4209	DENTAL INSURANCE	1,307.41	1,632.00	435.20	1,375.20	7,168	19.2
10-30-4210	PENSION FPPA	14,476.09	12,793.06	4,724.69	16,529.31	58,000	28.5
10-30-5101	LEGAL	.00	8,415.73	.00	747.25	15,000	5.0
10-30-5105	OTHER CONTRACT SERVICES	32,860.90	.00	.00	.85	299,366	.0
10-30-5108	OTHER PROFESSIONAL SERVICES	4,091.12	10,951.03	1,911.13	20,082.10	22,000	91.3
10-30-5109	POLYGRAPH/PSY EXAM	1,498.70	767.70	450.00	450.00	2,200	20.5
10-30-5207	REPAIR/MAINT-SERVICES	36.64	.00	.00	.00	3,000	.0
10-30-5208	REPAIRS/MAINTENANCE/BLDG.	.00	1,342.57	214.69	218.35	4,000	5.5
10-30-5212	TRAINING	240.00	600.00	1,150.00	1,707.59	18,000	9.5
10-30-5213	MEDICAL/BLOOD DRAW	.00	600.00	.00	.00	1,500	.0
10-30-5215	EMPLOYEE INCENTIVE	70.00	4,468.52	.00	.00	3,500	.0
10-30-5300	CIRSA W/C INSURANCE	5,903.61	3,455.53	3,829.83	7,659.66	15,000	51.1
10-30-5301	CIRSA P/C INSURANCE	10,453.07	11,811.06	19,499.70	40,862.64	53,000	77.1
10-30-5303	TELEPHONE	253.99	428.12	143.82	430.79	1,800	23.9
10-30-5304	DUES & PUBLICATIONS	480.08	1,100.00	100.00	570.00	2,000	28.5
10-30-5305	TRAVEL & MEALS	711.83	54.55	.00	.00	1,000	.0
10-30-5309	CONTRACT OFFICE EQUIP.	1,003.52	170.00	158.55	405.99	1,300	31.2
10-30-5310	POSTAGE, SHIPPING, BOX RENT	150.55	129.78	.00	12.98	800	1.6
10-30-5314	INSURANCE CLAIMS	.00	3,314.40	.00	.00	3,000	.0
10-30-5325	PRINTING	911.79	400.08	895.32	1,037.27	3,000	34.6
10-30-5326	TOWING	.00	.00	.00	232.00	1,000	23.2
10-30-5330	COMMUNICATIONS EQUIPMENT	.00	107.14	.00	.00	1,000	.0
10-30-5335	CELL/INTERNET SERVICE	1,342.58	1,465.35	544.76	1,624.30	7,000	23.2
10-30-5350	PUBLIC EDUCATION/RELATIONS	40.04	.00	.00	150.77	800	18.9
10-30-6001	ELECTRICITY & GAS	754.78	1,287.68	413.22	1,621.08	3,500	46.3
10-30-6010	MATERIALS/SUPPLIES/OFFICE	501.62	2,310.48	49.76	102.38	3,000	3.4
10-30-6015	MATERIALS/SUPPLIES-INVESTIG.	.00	301.99	.00	521.72	1,750	29.8
10-30-6030	UNIFORMS	1,293.80	588.47	83.74	2,215.65	10,500	21.1
10-30-6040	OCCUPATIONAL EQUIP/SAFETY	2,352.22	686.00	.00	6,358.14	6,000	106.0
10-30-6045	AMMUNITION	76.99	.00	.00	3,306.53	3,500	94.5
10-30-6050	WATER/SEWER	534.87	272.15	.00	368.07	1,600	23.0
10-30-6100	FLEET MAINTENANCE	12,895.49	762.09	.00	503.85	10,000	5.0
10-30-6191	FLEET FUEL	3,371.53	5,243.57	2,515.56	7,418.53	25,000	29.7
10-30-6192	FLEET TIRES	663.42	283.24	.00	.00	3,000	.0
10-30-6193	FLEET SUPPLIES	.00	87.79	83.34	248.22	300	82.7
10-30-7010	COMPUTERS / OFFICE EQUIPMENT	3,081.00	1,883.99	.00	84.93	3,200	2.7
10-30-7011	COMPUTER SOFTWARE	.00	.00	.00	4,000.00	20,500	19.5
10-30-7012	COMMUNICATION PURCHASES	.00	.00	.00	.00	800	.0

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2023

		GENERAL FUND					
		YTD ACTUAL 2021-	YTD ACTUAL 2022-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
TOTAL POLICE EXPENDITURES		325,030.53	282,353.70	108,442.02	371,981.75	1,639,631	22.7
COURT EXPENDITURES							
10-40-4103	HOURLY	5,951.38	6,941.27	2,148.80	7,468.06	28,665	26.1
10-40-4104	OVERTIME	.00	.00	.00	40.29	0	.0
10-40-4201	FICA	353.99	415.43	128.08	450.07	1,712	26.3
10-40-4202	MEDICARE	82.78	97.14	29.94	105.22	400	26.3
10-40-4203	HEALTH INS.	686.32	866.40	301.60	904.80	3,622	25.0
10-40-4204	LIFE INS.	10.50	10.50	3.50	10.50	42	25.0
10-40-4206	UNEMPLOYMENT	17.84	13.87	4.30	15.03	58	25.9
10-40-4207	WORKMANS COMP	.00	.00	19.78	79.12	143	55.3
10-40-4209	DENTAL INSURANCE	42.00	42.00	12.40	37.20	168	22.1
10-40-5101	LEGAL FEES	150.00	.00	.00	.00	750	.0
10-40-5110	JUDGE RETAINER	4,800.00	4,800.00	1,600.00	4,800.00	19,200	25.0
10-40-5115	PROSECUTER	3,890.70	4,620.96	1,557.25	4,671.75	18,500	25.3
10-40-5209	JURY/MTNESS FEES	.00	.00	.00	.00	100	.0
10-40-5212	TRAINING	.00	.00	.00	.00	400	.0
10-40-5304	DUES & PUBLICATIONS	.00	22.00	.00	.00	50	.0
10-40-5310	POSTAGE	.00	.00	.00	.00	50	.0
10-40-5320	INTERPRETORS	.00	.00	.00	.00	100	.0
10-40-5325	PRINTING	.00	12.50	.00	.00	25	.0
10-40-6010	MATERIALS/SUPPLIES-MISC.	.00	.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		15,985.51	17,842.07	5,805.65	18,582.04	74,215	25.0
FIRE DEPARTMENT							
10-50-5050	CONTRIBUTION TO CCCESD	32,318.75	72,250.00	.00	35,306.25	141,225	25.0
TOTAL FIRE DEPARTMENT		32,318.75	72,250.00	.00	35,306.25	141,225	25.0

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2023

GENERAL FUND

	YTD ACTUAL 2021-	YTD ACTUAL 2022-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
PARKS EXPENDITURES						
10-60-4103	HOURLY	10,633.28	12,280.19	3,630.40	12,761.32	60,000 21.3
10-60-4104	OVERTIME	1,115.01	543.21	289.30	1,171.07	4,000 29.3
10-60-4201	FICA	699.75	766.52	233.11	834.09	3,084 27.1
10-60-4202	MEDICARE	163.65	179.26	54.52	195.06	721 27.1
10-60-4203	HEALTH INS.	1,372.65	1,732.80	603.20	1,809.60	7,244 25.0
10-60-4204	LIFE INS.	21.00	14.00	7.00	21.00	75 28.0
10-60-4206	UNEMPLOYMENT	35.23	25.64	7.83	27.86	104 26.8
10-60-4207	DISABILITY INSURANCE	.00	.00	31.84	127.36	275 46.3
10-60-5108	OTHER PROFESSIONAL SERVICES	.00	.00	.00	120.00	30,000 .4
10-60-5202	DISPOSAL	774.72	1,190.33	366.72	1,100.16	3,800 29.0
10-60-5207	REPAIR/MAINT-SERVICES	.00	.00	104.97	104.97	2,500 4.2
10-60-5208	MAINT./REPAIRS-BUILDING	.00	.00	62.69	62.69	250 25.1
10-60-5209	VANDALISM MAINTENANCE	.00	.00	.00	.00	1,000 .0
10-60-5210	GREENWAY MAINTENANCE	.00	.00	.00	.00	2,500 .0
10-60-5211	TRAIL MAINTENANCE-VCMP	.00	.00	.00	.00	2,500 .0
10-60-5212	TRAINING	.00	.00	.00	.00	100 .0
10-60-5213	MEDICAL	.00	.00	.00	.00	80 .0
10-60-5215	EMPLOYEE INCENTIVE	.00	.00	.00	.00	250 .0
10-60-5300	CIRSA W/C INSURANCE	.00	363.74	403.14	806.28	1,600 50.4
10-60-5301	CIRSA P/C INSURANCE	.00	.00	.00	.00	1,200 .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	96.06	103.29	.00	82.42	425 19.4
10-60-6001	ELECTRICITY & GAS	1,115.73	1,859.99	1,041.90	2,713.99	6,000 45.2
10-60-6010	MATERIALS/SUPPLIES-MISC.	77.48	99.74	146.85	285.87	5,500 5.2
10-60-6012	GAS, OIL-EQUIPMENT	.00	262.90	.00	884.76	350 252.8
10-60-6020	TOOLS	98.43	.00	.00	.00	1,000 .0
10-60-6022	SAFETY ITEMS	.00	.00	.00	.00	250 .0
10-60-6040	OCCUPATIONAL EQUIP/SAFETY	14.00	.00	.00	.00	200 .0
10-60-6045	SPRINKLER PARTS	.00	.00	.00	.00	2,800 .0
10-60-6050	WATER/SEWER	1,673.48	774.21	.00	890.97	7,500 11.9
10-60-6085	LAMP POSTS	.00	.00	.00	.00	250 .0
10-60-6091	SIGNS	.00	.00	.00	.00	250 .0
10-60-6093	PAINT	.00	.00	.00	.00	150 .0
10-60-6095	SAND / GRAVEL	.00	.00	.00	.00	300 .0
10-60-6098	TREE REPLACEMENT & TRIMMING	.00	425.00	.00	1,005.00	10,000 10.1
10-60-6099	SALTED SAND	.00	691.20	.00	.00	1,650 .0
10-60-6150	FLEET MAINT	.00	244.38	118.25	161.20	2,200 7.3
10-60-6191	FLEET FUEL	309.98	690.41	242.11	934.13	3,500 26.7
10-60-6192	FLEET TIRES	.00	.00	.00	.00	1,200 .0
10-60-6193	FLEET SUPPLIES	.00	94.96	.00	719.75	600 120.0
10-60-6200	PARKS MAINT. & PARTS	238.00	377.85	.00	861.45	8,000 10.8
10-60-6204	WEED CONTROL	.00	.00	.00	.00	500 .0
10-60-6206	CHEMICALS/FERTILIZER	.00	287.39	.00	.00	500 .0
10-60-6207	CHEM/PESTICIDES/HERBICIDES	.00	.00	.00	.00	150 .0
10-60-7007	EQUIPMENT PURCHASE	.00	.00	.00	.00	5,000 .0
TOTAL PARKS EXPENDITURES		18,438.45	23,007.01	7,343.83	27,681.00	181,208 15.3

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2023

		GENERAL FUND					
		YTD ACTUAL 2021-	YTD ACTUAL 2022-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
CEMETERY EXPENDITURES							
10-70-7100	CEMETERY MAINTENANCE	.00	.00	.00	.00	5,000	.0
TOTAL CEMETERY EXPENDITURES		.00	.00	.00	.00	5,000	.0
TRANSFERS							
10-75-8271	TRANSFER TO POLICE PENSION	4,125.00	4,125.00	.00	.00	0	.0
TOTAL TRANSFERS		4,125.00	4,125.00	.00	.00	0	.0
TOTAL FUND EXPENDITURES		728,192.96	789,502.96	240,183.73	909,413.48	3,906,804	23.3
NET REVENUE OVER EXPENDITURES		102,004.92-	131,557.15-	57,684.05	(44,301.92)	96,304-	(46.0)

CITY OF IDAHO SPRINGS
BALANCE SHEET
MARCH 31, 2023

HANSEN'S CEMETERY TRUST FUND

ASSETS			
15-00-1000	CASH - COMBINED FUND	9,536.39	
TOTAL ASSETS			9,536.39
LIABILITIES AND EQUITY			
FUND EQUITY			
15-00-2600	FUND BALANCE	9,487.52	
UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD		48.87	
BALANCE - CURRENT DATE		48.87	
TOTAL FUND EQUITY			9,536.39
TOTAL LIABILITIES AND EQUITY			9,536.39

CITY OF IDAHO SPRINGS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2023

HANSEN'S CEMETERY TRUST FUND

		<u>YTD ACTUAL 2021-</u>	<u>YTD ACTUAL 2022-</u>	<u>PERIOD ACTU</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>PCNT</u>
	<u>MISCELLANEOUS</u>						
15-00-3601	INTEREST EARNED	.91	1.23	17.27	48.87	52	94.0
	TOTAL MISCELLANEOUS	.91	1.23	17.27	48.87	52	94.0
	TOTAL FUND REVENUE	.91	1.23	17.27	48.87	52	94.0
	NET REVENUE OVER EXPENDITURES	.91	1.23	17.27	48.87	52	94.0

CITY OF IDAHO SPRINGS
BALANCE SHEET
MARCH 31, 2023

RAMP FUND (COLORADO BLVD)

ASSETS

20-00-1000	CASH - COMBINED FUND	702,425.05	
	TOTAL ASSETS		702,425.05

LIABILITIES AND EQUITY

FUND EQUITY

20-00-2600	FUND BALANCE	696,423.58	
	UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	6,001.47	
	BALANCE - CURRENT DATE	6,001.47	
	TOTAL FUND EQUITY		702,425.05
	TOTAL LIABILITIES AND EQUITY		702,425.05

CITY OF IDAHO SPRINGS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2023

RAMP FUND (COLORADO BLVD)

		<u>YTD ACTUAL 2021-</u>	<u>YTD ACTUAL 2022-</u>	<u>PERIOD ACTU</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>PCNT</u>
	<u>MISCELLANEOUS</u>						
20-00-3601	INTEREST EARNED	112.64	164.92	2,129.17	6,001.47	6,500	92.3
	TOTAL MISCELLANEOUS	112.64	164.92	2,129.17	6,001.47	6,500	92.3
	TOTAL FUND REVENUE	112.64	164.92	2,129.17	6,001.47	6,500	92.3

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2023

RAMP FUND (COLORADO BLVD)

	YTD ACTUAL 2021-	YTD ACTUAL 2022-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
20-00-6016 ASPHALT, CURB & GUTTER	.00	.00	.00	.00	100,000	.0
TOTAL DEPARTMENT 00	.00	.00	.00	.00	100,000	.0
TOTAL FUND EXPENDITURES	.00	.00	.00	.00	100,000	.0
NET REVENUE OVER EXPENDITURES	112.64	164.92	2,129.17	6,001.47	93,500-	6.4

CITY OF IDAHO SPRINGS
BALANCE SHEET
MARCH 31, 2023

IMPROVEMENT FUND

ASSETS			
21-00-1000	CASH - COMBINED FUND	2,811,124.87	
21-00-1120	CASH W/COUNTY TREASURER	2,662.47	
21-00-1165	OTHER RECEIVABLES	148,566.69	
21-00-1276	2018 ADV DUE FR WWF	179,443.16	
21-00-1277	2019 ADV DUE FR WWF	2,241,738.00	
TOTAL ASSETS			5,383,535.19
LIABILITIES AND EQUITY			
LIABILITIES			
21-00-2020	ACCOUNTS PAYABLE	16,232.16	
TOTAL LIABILITIES			16,232.16
FUND EQUITY			
21-00-2600	FUND BALANCE	5,168,283.63	
UNAPPROPRIATED FUND BALANCE:			
REVENUE OVER EXPENDITURES - YTD		199,019.40	
BALANCE - CURRENT DATE		199,019.40	
TOTAL FUND EQUITY			5,367,303.03
TOTAL LIABILITIES AND EQUITY			5,383,535.19

CITY OF IDAHO SPRINGS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2023

IMPROVEMENT FUND

	YTD ACTUAL 2021-	YTD ACTUAL 2022-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
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TAXES

21-00-3130	SALES TAX (1/4)	185,621.76	201,702.11	86,045.11	234,611.79	975,000	24.1
21-00-3135	BUILDING USE TAX (1/3)	21.00	5,951.56	801.16	1,335.12	21,000	6.4
21-00-3136	MOTOR VEHICLE USE TAX	10,129.92	15,931.83	2,916.96	7,879.98	50,000	15.8
TOTAL TAXES		195,772.68	223,585.50	89,763.23	243,826.89	1,046,000	23.3

MISCELLANEOUS

21-00-3601	INTEREST EARNED	179.14	294.90	5,103.12	13,393.43	13,000	103.0
21-00-3604	DONATIONS	.00	.00	.00	.00	426,000	.0
21-00-3695	SALE OF EQUIPMENT	.00	.00	.00	.00	2,000	.0
TOTAL MISCELLANEOUS		179.14	294.90	5,103.12	13,393.43	441,000	3.0

SOURCE 37

21-00-3700	PARKING REVENUE	6,496.37	43,126.41	.00	.00	0	.0
21-00-3770	COLO PARKS & WILDLIFE GRANT	.00	.00	.00	.00	250,000	.0
21-00-3771	GOCO GRANT	.00	.00	.00	.00	850,000	.0
21-00-3772	DOLA GRANT	.00	.00	.00	.00	800,000	.0
21-00-3790	CDOT GRANTS	.00	.00	.00	.00	200,000	.0
TOTAL SOURCE 37		6,496.37	43,126.41	.00	.00	2,100,000	.0

SOURCE 38

21-00-3800	LAW ENFORCEMENT GRANT	.00	.00	.00	.00	150,000	.0
TOTAL SOURCE 38		.00	.00	.00	.00	150,000	.0
TOTAL FUND REVENUE		202,448.19	267,006.81	94,866.35	257,220.32	3,737,000	6.9

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2023

IMPROVEMENT FUND

		YTD ACTUAL 2021-	YTD ACTUAL 2022-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
IMPROVEMENT FUND EXPENDITURES							
21-00-5103	ENGINEERING	.00	.00	.00	.00	20,000	.0
21-00-6012	POLICE VEHICLE PURCHASE	54,569.00	52,617.00	2,722.00	2,722.00	162,000	1.7
21-00-6013	CITY HALL FURNISHING/EQUIPMENT	11,706.00-	.00	.00	.00	10,000	.0
21-00-6016	DRAINAGE, PAVE/CURB/GUTTER CIP	.00	.00	.00	.00	50,000	.0
21-00-6017	OTHER STREET PROJECTS	.00	.00	.00	.00	50,000	.0
21-00-6024	PARK IMPROVEMENTS	.00	224,940.39	.00	4,875.00	1,120,000	.4
21-00-6025	PW VEHICLE PURCHASE	.00	.00	.00	.00	65,000	.0
21-00-6026	PD EQUIPMENT	22,720.00	16,921.61	1,397.66	12,049.78	174,500	6.9
21-00-6027	IT EQUIPMENT	16,395.75	7,138.00	.00	.00	0	.0
21-00-6028	STREETSCAPE/MALL IMPROVEMENTS	5,995.00	6,275.00	.00	.00	200,000	.0
21-00-6031	COMMUNITY PROMOTION	.00	.00	.00	.00	28,000	.0
21-00-7041	MUSEUM BUILDING IMPROVEMENT	.00	7,800.00	.00	.00	25,000	.0
21-00-7042	LIBRARY BUILDING IMPROVEMENT	.00	.00	.00	.00	350,000	.0
21-00-7043	LAND ACQUISITION	395.72	110,000.00	.00	.00	500,000	.0
21-00-7044	PW FACILITY PROJECT	.00	2,640.00	.00	20,191.64	3,000,000	.7
21-00-7045	POLICE STATION IMPROVEMENTS	.00	10,405.00	.00	.00	10,000	.0
21-00-7046	DOWNTOWN PARKING IMPROVEMENTS	.00	33,962.00	.00	.00	0	.0
21-00-8253	TRANSFER TO SWJ FUND	.00	6,250.00	6,250.00	6,250.00	25,000	25.0
TOTAL IMPROVEMENT FUND EXPENDITURE		88,369.47	478,949.00	10,369.66	46,088.42	5,789,500	.8
HSF PROJECTS							
21-61-7040	CITY HALL IMPROVEMENTS	.00	.00	.00	.00	350,000	.0
21-61-7042	SITES & FACILITIES IMPROVEMENT	.00	.00	.00	12,112.50	170,000	7.1
TOTAL HSF PROJECTS		.00	.00	.00	12,112.50	520,000	2.3
TOTAL FUND EXPENDITURES		88,369.47	478,949.00	10,369.66	58,200.92	6,309,500	.9
NET REVENUE OVER EXPENDITURES							
		114,078.72	211,942.19-	84,496.69	199,019.40	2,572,500-	7.7

CITY OF IDAHO SPRINGS
BALANCE SHEET
MARCH 31, 2023

CONSERVATION TRUST FD LOTTERY

ASSETS

22-00-1000	CASH - COMBINED FUND	97,983.75	
	TOTAL ASSETS		97,983.75

LIABILITIES AND EQUITY

FUND EQUITY

22-00-2600	FUND BALANCE	93,811.01	
	UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	4,172.74	
	BALANCE - CURRENT DATE	4,172.74	
	TOTAL FUND EQUITY		97,983.75
	TOTAL LIABILITIES AND EQUITY		97,983.75

CITY OF IDAHO SPRINGS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2023

CONSERVATION TRUST FD LOTTERY

		YTD ACTUAL 2021-	YTD ACTUAL 2022-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
INTERGOVERNMENTAL							
22-00-3358	CONSERVATION TRUST FUNDS	2,565.07	3,133.79	3,682.84	3,682.84	12,000	30.7
	TOTAL INTERGOVERNMENTAL	2,565.07	3,133.79	3,682.84	3,682.84	12,000	30.7
MISCELLANEOUS							
22-00-3601	INTEREST EARNED	6.77	10.86	177.48	489.90	300	163.3
	TOTAL MISCELLANEOUS	6.77	10.86	177.48	489.90	300	163.3
	TOTAL FUND REVENUE	2,571.84	3,144.65	3,860.32	4,172.74	12,300	33.9

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2023

CONSERVATION TRUST FD LOTTERY

	YTD ACTUAL 2021-	YTD ACTUAL 2022-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
CONSERVATION FUND EXPENDITURES						
22-00-8240 PROJECTS	.00	.00	.00	.00	80,000	.0
TOTAL CONSERVATION FUND EXPENDITUR	.00	.00	.00	.00	80,000	.0
TOTAL FUND EXPENDITURES	.00	.00	.00	.00	80,000	.0
NET REVENUE OVER EXPENDITURES	2,571.84	3,144.65	3,860.32	4,172.74	67,700-	6.2

CITY OF IDAHO SPRINGS
BALANCE SHEET
MARCH 31, 2023

1% STREET SALES TAX

ASSETS			
23-00-1000	CASH - COMBINED FUND	1,782,830.80	
23-00-1165	OTHER RECEIVABLES	148,566.68	
TOTAL ASSETS			1,931,397.48
LIABILITIES AND EQUITY			
LIABILITIES			
23-00-2020	ACCOUNTS PAYABLE	16,920.00	
TOTAL LIABILITIES			16,920.00
FUND EQUITY			
23-00-2600	FUND BALANCE	1,685,566.08	
UNAPPROPRIATED FUND BALANCE:			
REVENUE OVER EXPENDITURES - YTD		228,911.40	
BALANCE - CURRENT DATE		228,911.40	
TOTAL FUND EQUITY			1,914,477.48
TOTAL LIABILITIES AND EQUITY			1,931,397.48

CITY OF IDAHO SPRINGS						
REVENUES WITH COMPARISON TO BUDGET						
FOR THE 3 MONTHS ENDING MARCH 31, 2023						
1% STREET SALES TAX						
	YTD ACTUAL 2021-	YTD ACTUAL 2022-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
SOURCE 31						
23-00-3133	SALES TAX (1/4) STREETS CIP	185,621.76	201,702.10	86,045.10	234,611.78	975,000 24.1
23-00-3136	INTEREST	120.14	119.56	.00	.00	4,000 .0
TOTAL SOURCE 31		185,741.90	201,821.66	86,045.10	234,611.78	979,000 24.0
SOURCE 36						
23-00-3601	INTEREST EARNED	145.22	228.10	3,229.25	11,219.62	0 .0
TOTAL SOURCE 36		145.22	228.10	3,229.25	11,219.62	0 .0
TOTAL FUND REVENUE		185,887.12	202,049.76	89,274.35	245,831.40	979,000 25.1

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2023

		1% STREET SALES TAX					
		YTD ACTUAL 2021-	YTD ACTUAL 2022-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
23-00-5101	LEGAL AND PROFESSIONAL	.00	.00	.00	.00	250	.0
23-00-5103	ENGINEERING	900.00	.00	.00	16,920.00	400,000	4.2
23-00-6016	ASPHALT, CURB & GUTTER	.00	.00	.00	.00	500,000	.0
23-00-8114	NOTES PAYABLE BONDS - PRIN	.00	.00	.00	.00	240,000	.0
23-00-8115	NOTES PAYABLE BONDS-INT	.00	.00	.00	.00	403,513	.0
TOTAL DEPARTMENT 00		900.00	.00	.00	16,920.00	1,543,763	1.1
TOTAL FUND EXPENDITURES		900.00	.00	.00	16,920.00	1,543,763	1.1
NET REVENUE OVER EXPENDITURES		184,987.12	202,049.76	89,274.35	228,911.40	564,763-	40.5

CITY OF IDAHO SPRINGS
BALANCE SHEET
MARCH 31, 2023

WATER FUND

ASSETS

51-00-1000	CASH - COMBINED FUND	1,821,914.86	
51-00-1150	A/R--BILLED ACCOUNTS	26,628.07	
51-00-1161	UTILITY ACCOUNTS RECEIVABLE	175,793.57	
51-00-1350	CONSTRUCTION IN PROGRESS	36,963.17	
51-00-1610	LAND	13,231.00	
51-00-1620	WATER RIGHTS	10,440.00	
51-00-1630	IMPROVEMENTS OTHER THAN BLDGS	13,430,650.73	
51-00-1631	ACCUMULATED DEPRECIATION	(9,185,778.45)	
51-00-1640	MACHINERY & EQUIPMENT	447,062.36	
51-00-1641	ACCUMULATED DEPRECIATION	(19,287.00)	
TOTAL ASSETS		6,757,618.31	

LIABILITIES AND EQUITY

LIABILITIES

51-00-2010	ACCR'D COMP'D ABS--LT	16,026.71	
51-00-2011	ACCR'D COMP'D ABS-CURR PORTION	1,780.74	
51-00-2015	ACCRUED PAYROLL PAYABLE	10,315.57	
51-00-2020	ACCOUNTS PAYABLE	23,975.59	
51-00-2251	2004 CWCB NOTE PAYABLE--LT	534,467.17	
51-00-2254	2004 CWCB LOAN ACCR'D INT PAYA	22,057.17	
51-00-2255	2004 CWCB NOTE PAYABLE--CURR	47,163.69	
TOTAL LIABILITIES		655,786.64	

FUND EQUITY

51-00-2600	FUND BALANCE	3,664,109.10	
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	11,748.83	
BALANCE - CURRENT DATE		1,704,051.57	
TOTAL FUND EQUITY		6,101,831.67	
TOTAL LIABILITIES AND EQUITY		6,757,618.31	

CITY OF IDAHO SPRINGS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2023

		WATER FUND					
		YTD ACTUAL 2021-	YTD ACTUAL 2022-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
CARRY OVER							
51-00-3130	SALES TAX	.00	.00	.00	.00	487,500	.0
TOTAL CARRY OVER		.00	.00	.00	.00	487,500	.0
CHARGES FOR SERVICES							
51-00-3411	USAGE FEES	163,649.76	177,512.08	(31.54)	223,614.04	1,213,175	18.4
51-00-3415	LATE CHARGES	.00	2,083.60	(365.26)	4,055.69	14,000	29.0
51-00-3422	TAP FEES	.00	.00	.00	.00	20,000	.0
TOTAL CHARGES FOR SERVICES		163,649.76	179,595.68	(396.80)	227,669.73	1,247,175	18.3
FINES/LEASES							
51-00-3500	WATER LEASE	556.22	458.33	.00	22,164.80	50,000	44.3
TOTAL FINES/LEASES		556.22	458.33	.00	22,164.80	50,000	44.3
MISCELLANEOUS							
51-00-3601	INTEREST EARNED	86.43	163.83	3,300.04	9,356.80	8,500	110.1
51-00-3606	HAULED	5,893.37	6,765.91	2,728.30	10,510.61	45,000	23.4
51-00-3699	OTHER INCOME	1,071.22	200.00	.00	100.00	1,000	10.0
TOTAL MISCELLANEOUS		7,051.02	7,129.74	6,028.34	19,967.41	54,500	36.6
TOTAL FUND REVENUE		171,257.00	187,183.75	5,631.54	269,801.94	1,839,175	14.7

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2023

WATER FUND

	YTD ACTUAL 2021-	YTD ACTUAL 2022-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
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OPERATIONAL EXPENDITURES

51-00-4102	SALARIES	.00	.00	.00	.00	20,000	.0
51-00-4103	HOURLY	24,530.76	28,074.62	9,149.52	29,552.76	128,873	22.9
51-00-4104	OVERTIME	.00	.00	297.58	1,613.60	0	.0
51-00-4105	HOLIDAY	.00	.00	.00	80.00	0	.0
51-00-4201	FICA	1,402.27	1,630.00	539.12	1,810.12	6,307	28.7
51-00-4202	MEDICARE	328.00	381.23	126.08	423.33	1,474	28.7
51-00-4203	HEALTH INS.	5,470.73	6,272.59	2,806.82	7,650.43	25,033	30.6
51-00-4204	LIFE INS.	36.75	36.35	14.88	41.13	140	29.4
51-00-4205	DEFERRED COMP	530.31	921.92	303.63	1,060.97	3,500	30.3
51-00-4206	UNEMPLOYMENT	73.66	56.22	18.90	62.53	216	29.0
51-00-4207	DISABILITY INSURANCE	.00	.00	81.70	310.84	268	116.0
51-00-4209	DENTAL INSURANCE	441.60	363.87	148.80	399.20	1,407	28.4
51-00-5000	PLANT OPERATIONS CONTRACTUAL	3,842.00	11,004.88	.00	.00	35,000	.0
51-00-5101	LEGAL	3,578.07	1,792.49	587.10	1,467.76	8,000	18.4
51-00-5102	AUDIT	.00	1,950.00	2,125.00	2,125.00	5,000	42.5
51-00-5103	DESIGN/ENGINEERING	7,942.00	772.00	.00	666.00	20,000	3.3
51-00-5104	FINANCIAL SERVICES	.00	.00	.00	.00	14,000	.0
51-00-5108	OTHER PROFESSIONAL FEES	9,569.43	4,883.40	4,270.92	10,720.32	90,000	11.9
51-00-5109	PROCESS CONTROL EQUIPMENT	1,528.38	.00	330.50	330.50	3,000	11.0
51-00-5201	LAB TESTS	875.00	1,342.70	495.90	2,371.10	5,600	42.3
51-00-5202	TRASH DISPOSAL	148.34	308.35	136.08	408.24	1,000	40.8
51-00-5204	REPAIR/MAINT-PLANT	.00	2,563.46	.00	.00	5,400	.0
51-00-5206	CH. CK. SAN DIST. MAINT FEE	1,077.00	.00	.00	.00	0	.0
51-00-5207	REPAIR/MAINT.-SERVICES	1,683.07	.00	3,655.48	3,655.48	4,000	91.4
51-00-5208	REPAIR/MAINT. - INSTRUMENTS	.00	255.00	400.99	400.99	2,000	20.1
51-00-5209	INSTRUMENT CALIBRATION	.00	.00	540.80	540.80	18,000	3.0
51-00-5212	TRAINING	385.00	.00	.00	85.00	1,000	8.5
51-00-5213	MEDICAL	.00	.00	.00	.00	100	.0
51-00-5215	EMPLOYEE INCENTIVE	.00	.00	.00	525.00	700	75.0
51-00-5300	CIRSA W/C INSURANCE	642.56	727.48	806.28	1,612.56	4,000	40.3
51-00-5301	CIRSA P/C INSURANCE	2,300.60	2,411.30	3,447.51	7,826.65	10,000	78.3
51-00-5302	DISCHARGE PERMITS/LICENSES	151.24	.00	.00	.00	1,500	.0
51-00-5303	TELEPHONE	455.36	214.06	71.90	215.37	2,000	10.8
51-00-5304	DUES & PUBLICATIONS	400.00	450.00	.00	450.00	600	75.0
51-00-5305	TRAVEL & MEALS	.00	.00	.00	.00	100	.0
51-00-5309	CONTRACT OFFICE EQUIPMENT	4,860.00	3,240.00	1,620.00	4,860.00	84,000	5.8
51-00-5310	POSTAGE	570.42	317.95	369.72	568.80	1,200	47.4
51-00-5312	LEGAL PUBLICATIONS	1,944.60	.00	.00	.00	1,000	.0
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	.00	.00	.00	200	.0
51-00-5325	PRINTING	.00	7.00	.00	.00	250	.0
51-00-5330	COMMUNICATION EQUIPMENT	.00	.00	.00	.00	100	.0
51-00-5335	CELL/INTERNET SERVICE	842.02	2,076.02	896.20	2,278.06	8,500	26.8
51-00-6001	ELECTRICITY & GAS	8,715.27	20,847.71	8,566.45	28,162.05	70,000	40.2
51-00-6004	MATERIALS/SUPPLIES/PLANT	4,044.88	65.95	.00	119.38	5,500	2.2
51-00-6007	MATERIALS/SUPPLIES/EQUIP	.00	26.15	.00	.00	2,500	.0
51-00-6010	MATERIALS/SUPPLIES/OFFICE	127.93	290.53	.00	.00	700	.0
51-00-6012	GAS/OIL-EQUIPMENT	.00	.00	.00	.00	600	.0
51-00-6022	SAFETY ITEMS	.00	.00	.00	.00	700	.0
51-00-6025	TOOLS	129.00	.00	.00	.00	500	.0
51-00-6030	UNIFORMS	21.00	.00	.00	.00	200	.0

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2023

		WATER FUND					
		YTD ACTUAL 2021-	YTD ACTUAL 2022-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
51-00-6040	OCCUPATIONAL EQUIP/SAFETY	.00	.00	.00	87.09	500	17.4
51-00-6150	FLEET REPAIR & MAINTENANCE	1,470.76	13.99	.00	31.14	2,500	1.3
51-00-6191	FLEET FUEL	350.60	1,087.02	332.06	1,056.96	4,000	26.4
51-00-6192	FLEET TIRES	.00	.00	.00	.00	1,200	.0
51-00-6201	CHEMICALS-CHLORINE	552.64	2,456.36	847.11	3,645.65	17,000	21.5
51-00-6207	CHEMICALS/LAB	.00	509.86	140.00	420.03	2,500	16.8
51-00-6210	CHEMICALS-MISC.	1,764.00	5,100.36	.00	3,997.83	6,000	66.6
51-00-6215	CHEMICALS - CITRIC ACID	.00	1,511.75	.00	.00	2,500	.0
51-00-6216	CHEMICALS-SODIUM HYDROXIDE	.00	.00	.00	.00	4,500	.0
51-00-7011	COMPUTER SOFTWARE	.00	46.88	.00	.00	0	.0
TOTAL OPERATIONAL EXPENDITURES		92,785.25	104,009.45	43,127.03	121,632.67	636,968	19.1
DISTRIBUTION EXPENDITURES							
51-15-4102	SALARIES	6,588.76	6,896.80	.00	7,760.04	28,502	27.2
51-15-4103	HOURLY	13,042.48	14,756.29	5,788.66	18,307.97	58,653	31.2
51-15-4104	OVERTIME	.00	.00	335.80	1,531.71	0	.0
51-15-4201	FICA	1,194.79	1,305.40	367.86	1,675.62	5,250	31.9
51-15-4202	MEDICARE	279.41	305.36	86.05	391.92	1,228	31.9
51-15-4203	HEALTH INS.	1,032.00	2,164.77	713.51	2,140.52	8,827	24.3
51-15-4204	LIFE INS.	26.22	27.89	6.66	21.01	110	19.1
51-15-4205	DEFERRED COMP	439.81	459.42	16.76	214.36	1,700	12.6
51-15-4206	UNEMPLOYMENT	58.95	43.36	9.46	49.07	172	28.5
51-15-4207	DISABILITY INSURANCE	.00	.00	37.64	170.27	400	42.6
51-15-4209	DENTAL INSURANCE	63.10	100.70	28.10	84.30	398	21.2
51-15-5111	MAINTENANCE LEAK DETECTION	.00	.00	.00	.00	1,500	.0
51-15-5205	REPAIR/MAINT-DISTRIBUTION	.00	74.50	.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	350	.0
51-15-6003	MATERIALS/SUPPLIES/RESERVOIR	.00	.00	.00	.00	500	.0
51-15-6005	MATERIALS/SUPPLIES/DISTRIB.	439.41	.00	7,060.25	10,129.23	6,000	168.8
51-15-6006	MATERIALS/SUPPLIES/HYDRANT	.00	.00	.00	.00	5,000	.0
51-15-6022	SAFETY ITEMS	28.00	36.97	.00	120.00	2,500	4.8
51-15-6025	TOOLS	.00	.00	.00	.00	1,000	.0
51-15-7006	METERS/ANTENNA READ BOX	4,102.46	.00	.00	6,128.06	7,500	81.7
TOTAL DISTRIBUTION EXPENDITURES		27,295.39	26,171.46	14,450.75	48,724.08	137,590	35.4
DEPARTMENT 72							
51-72-7310	WTP UPGRADES	.00	.00	.00	.00	750,000	.0
51-72-7320	WATER DISTRIBUTION PROJECTS	.00	.00	.00	11,123.11	500,000	2.2
TOTAL DEPARTMENT 72		.00	.00	.00	11,123.11	1,250,000	.9

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2023

WATER FUND

		YTD ACTUAL 2021-	YTD ACTUAL 2022-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
DEBT SERVICE							
51-79-5108	BANK FEES	29.00	.00	.00	.00	0	.0
51-79-8140	2004 CWCB NOTE--PRINCIPAL	42,685.88	44,868.87	.00	47,164.00	36,323	129.9
51-79-8141	2004 CWCB NOTE--INTEREST	33,887.37	31,704.38	.00	29,409.25	25,801	114.0
51-79-8144	2002 CWRPDA LOAN--PRINCIPAL	71,570.26	73,163.16	.00	.00	0	.0
51-79-8145	2002 CWRPDA LOAN--INTEREST	6,438.65	2,073.67	.00	.00	0	.0
TOTAL DEBT SERVICE		154,611.16	151,810.08	.00	76,573.25	62,124	123.3
TOTAL FUND EXPENDITURES		274,691.80	281,990.99	57,577.78	258,053.11	2,086,682	12.4
NET REVENUE OVER EXPENDITURES		103,434.80-	94,807.24-	(51,946.24)	11,748.83	247,507-	4.8

		CITY OF IDAHO SPRINGS	
		BALANCE SHEET	
		MARCH 31, 2023	
		WASTEWATER FUND	
		ASSETS	
52-00-1000	CASH - COMBINED FUND	1,326,955.14	
52-00-1125	CASH W/ FISCAL AGT—CWRPDA '19	10,000.00	
52-00-1126	CASH W/ FISCAL AGT—CWRPDA '20	160,680.38	
52-00-1161	UTILITY ACCOUNTS RECEIVABLE	185,244.05	
52-00-1610	LAND VALUE	616,889.16	
52-00-1630	IMPROVEMENTS OTHER THAN BLDGS	19,921,352.70	
52-00-1631	ACCUMULATED DEPRECIATION	(7,181,642.66)	
52-00-1640	MACHINERY & EQUIPMENT	388,884.00	
TOTAL ASSETS			15,428,362.77
		LIABILITIES AND EQUITY	
		LIABILITIES	
52-00-2010	ACCR'D COMP'D ABS-LT	16,352.95	
52-00-2011	ACCR'D COMP'D ABS-CURR PORTION	1,817.00	
52-00-2015	ACCRUED PAYROLL PAYABLE	10,315.39	
52-00-2020	ACCOUNTS PAYABLE	18,561.54	
52-00-2267	2018 STX IMPVT FD ADV—CURRENT	179,443.16	
52-00-2276	2019 STX IMPVT ADV—LT PORTION	2,241,738.00	
52-00-2530	2019 CWRPDA LOAN	2,659,862.48	
52-00-2531	2019 CWRPDA LOAN—CURR PORTION	95,565.91	
52-00-2532	2019 CWRPDA ACCR'D INT PAY	2,296.19	
52-00-2548	2005 STX IMPVT ADV ACCR'D INT	943.96	
52-00-2550	2020 CWRPDA LOAN—LT	2,803,032.68	
52-00-2551	2020 CWRPDA LOAN—CURR PORTION	94,852.73	
52-00-2552	2020 CWRPDA ACCR'D INT PAY	2,414.90	
TOTAL LIABILITIES			8,127,196.89
		FUND EQUITY	
52-00-2600	FUND BALANCE	5,896,238.39	
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	4,748.19	
BALANCE - CURRENT DATE			815,006.49
TOTAL FUND EQUITY			7,301,165.88
TOTAL LIABILITIES AND EQUITY			15,428,362.77

CITY OF IDAHO SPRINGS						
REVENUES WITH COMPARISON TO BUDGET						
FOR THE 3 MONTHS ENDING MARCH 31, 2023						
WASTEWATER FUND						
	YTD ACTUAL 2021-	YTD ACTUAL 2022-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
CARRY OVER						
52-00-3130	SALES TAXES	.00	.00	.00	487,500	.0
TOTAL CARRY OVER						
		.00	.00	.00	487,500	.0
CHARGES FOR SERVICES						
52-00-3411	USER FEES	146,816.06	159,234.03	10,142.51	247,471.75	1,150,000 21.5
52-00-3415	LATE CHARGES	.00	1,581.21 (	268.81)	3,167.34	11,000 28.8
52-00-3421	SERVICE	.00	2,905.73-	.00	.00	0 .0
52-00-3422	TAP FEES	.00	.00	.00	20,000	.0
TOTAL CHARGES FOR SERVICES						
		146,816.06	157,909.51	9,873.70	250,639.09	1,181,000 21.2
MISCELLANEOUS						
52-00-3601	INTEREST EARNED	484.93	148.57	2,403.52	7,392.69	8,000 92.4
52-00-3699	OTHER INCOME	400.00	5,229.45	100.00	400.00	10,000 4.0
TOTAL MISCELLANEOUS						
		884.93	5,378.02	2,503.52	7,792.69	18,000 43.3
SOURCE 38						
52-00-3890	DOLA GRANT	.00	.00	.00	.00	375,000 .0
TOTAL SOURCE 38						
		.00	.00	.00	.00	375,000 .0
TOTAL FUND REVENUE						
		147,700.99	163,287.53	12,377.22	258,431.78	2,061,500 12.5

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2023

WASTEWATER FUND

	YTD ACTUAL 2021-	YTD ACTUAL 2022-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
OPERATIONAL EXPENDITURES						
52-00-4102 SALARIES	.00	.00	.00	.00	20,000	.0
52-00-4103 HOURLY	24,530.51	28,074.45	9,149.47	29,552.63	128,873	22.9
52-00-4104 OVERTIME	.00	.00	297.57	1,613.59	2,000	80.7
52-00-4105 HOLIDAY	.00	.00	.00	80.00	0	.0
52-00-4201 FICA	1,402.08	1,629.82	539.07	1,810.01	6,307	28.7
52-00-4202 MEDICARE	327.87	381.16	126.07	423.26	1,474	28.7
52-00-4203 HEALTH INSURANCE	5,470.68	6,272.57	2,806.79	7,650.37	25,033	30.6
52-00-4204 LIFE INS.	36.75	36.34	14.87	41.12	140	29.4
52-00-4205 DEFERRED COMP	530.27	921.87	303.62	1,060.93	3,600	29.5
52-00-4206 UNEMPLOYMENT	73.47	56.00	18.89	62.46	217	28.8
52-00-4207 DISABILITY INSURANCE	.00	.00	81.66	310.77	500	62.2
52-00-4209 DENTAL INSURANCE	441.60	363.88	148.80	399.20	1,407	28.4
52-00-5000 PLANT OPERATIONS CONTRACTUAL	10,483.56	12,779.09	.00	1,141.00	40,000	2.9
52-00-5101 LEGAL	.00	.00	.00	.00	2,500	.0
52-00-5102 AUDIT	.00	1,950.00	2,125.00	2,125.00	5,000	42.5
52-00-5103 DESIGN/ENGINEERING	224.00	3,282.00	.00	.00	5,000	.0
52-00-5104 FINANCIAL SERVICES	.00	.00	.00	9,979.99	14,000	71.3
52-00-5108 OTHER PROFESSIONAL FEES	1,201.48	3,794.83	4,270.92	5,970.82	25,000	23.9
52-00-5109 PROCESS CONTROL EQUIPMENT	870.90	.00	.00	3,287.82	2,500	131.5
52-00-5201 LAB TESTS	1,238.41	2,138.40	1,258.20	5,873.70	10,000	58.7
52-00-5202 DISPOSAL-TRASH	544.24	1,377.75	453.00	1,359.00	5,500	24.7
52-00-5204 REPAIR/MAINT.-PLANT	2,831.55	1,402.00	.00	5,428.26	40,000	13.6
52-00-5206 CH. CREEK SAN DIST MAINT FEE	.00	451.00	171.00	495.00	2,000	24.8
52-00-5207 REPAIR/MAINT-SERVICES	2,863.82	.00	7,692.36	7,692.36	8,000	96.2
52-00-5208 REPAIR MAINT - INSTRUMENTS	.00	48.30	98.68	98.68	1,500	6.6
52-00-5209 INSTRUMENT CALIBRATION	.00	.00	540.80	22,554.80	25,000	90.2
52-00-5212 TRAINING	124.95	.00	.00	1,004.48	1,500	67.0
52-00-5213 MEDICAL	.00	.00	.00	.00	100	.0
52-00-5215 EMPLOYEE INCENTIVE	.00	.00	.00	525.00	300	175.0
52-00-5250 SLUDGE REMOVAL	4,444.79	2,367.53	.00	5,826.74	25,000	23.3
52-00-5300 CIRSA W/C INSURANCE	642.56	727.48	806.28	1,612.56	4,000	40.3
52-00-5301 CIRSA P/C INSURANCE	2,300.61	2,411.30	3,447.51	7,826.65	10,000	78.3
52-00-5302 DISCHARGE PERMITS/LICENSES	.00	.00	.00	.00	5,000	.0
52-00-5303 TELEPHONE	75.36	214.06	71.90	215.37	1,500	14.4
52-00-5305 TRAVEL & MEALS	.00	.00	.00	.00	150	.0
52-00-5309 CONTRACT OFFICE EQUIPMENT	4,860.00	3,240.00	1,620.00	4,860.00	20,000	24.3
52-00-5310 POSTAGE & SHIPPING	567.21	636.62	.00	199.08	1,300	15.3
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	.00	.00	.00	2,500	.0
52-00-5316 RECORDING DOCUMENTS	.00	.00	.00	.00	300	.0
52-00-5325 PRINTING	.00	7.00	.00	.00	500	.0
52-00-5330 COMMUNICATION EQUIPMENT	.00	.00	.00	.00	50	.0
52-00-5335 CELL/INTERNET SERVICE	2,871.02	8,348.82	590.34	6,161.63	34,000	18.1
52-00-5390 UCCWA	.00	1,313.09	.00	.00	2,000	.0
52-00-6001 UTILITIES	20,258.47	24,364.75	9,707.42	69,578.08	170,000	40.9
52-00-6004 MATERIALS/SUPPLIES/PLANT	.00	205.96	.00	1,212.88	4,200	28.9
52-00-6007 MATERIALS/SUPPLIES/EQUIP	2,476.92	558.22	.00	213.32	3,000	7.1
52-00-6010 MATERIALS/SUPPLIES/OFFICE	240.67	607.42	.00	716.52	2,500	28.7
52-00-6012 GAS/OIL-EQUIPMENT	.00	.00	.00	130.56	3,000	4.4
52-00-6022 SAFETY ITEMS	10.99	.00	.00	.00	800	.0
52-00-6025 TOOLS	.00	123.87	.00	.00	800	.0

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2023

WASTEWATER FUND

	YTD ACTUAL 2021-	YTD ACTUAL 2022-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
52-00-6030 UNIFORMS	.00	.00	.00	.00	200	.0
52-00-6040 OCCUPATIONAL EQUIP/SAFETY	.00	10.99	.00	174.21	500	34.8
52-00-6150 FLEET MAINT	28.03	.00	.00	.00	600	.0
52-00-6191 FLEET FUEL	350.60	1,009.56	332.07	1,056.96	4,000	26.4
52-00-6192 FLEET TIRES	.00	.00	.00	.00	1,200	.0
52-00-6193 FLEET SUPPLIES	.00	26.04	.00	.00	250	.0
52-00-6201 CHEMICALS-CHLORINE	.00	.00	.00	.00	200	.0
52-00-6205 CHEMICALS-SULFUR DIOXIDE	.00	.00	.00	.00	300	.0
52-00-6207 CHEMICALS/LAB	.00	6,767.78	288.78	5,957.12	18,000	33.1
52-00-6210 CHEMICALS-MISC.	.00	904.10	4,414.62	4,414.62	25,000	17.7
52-00-7011 COMPUTER SOFTWARE	.00	46.87	.00	.00	0	.0
52-00-8171 2019 STX IMPRVT ADV--PRIN	.00	.00	.00	.00	224,174	.0
TOTAL OPERATIONAL EXPENDITURES	92,323.37	118,850.92	51,375.69	220,696.55	942,875	23.4

COLLECTIONS EXPENDITURES

52-16-4102 SALARIES	6,588.76	6,896.80	.00	7,760.04	28,011	27.7
52-16-4103 HOURLY	13,042.45	14,756.24	5,788.64	18,307.95	57,565	31.8
52-16-4104 OVERTIME	.00	.00	335.78	1,531.66	2,000	76.6
52-16-4201 FICA	1,194.64	1,305.28	367.81	1,675.50	5,149	32.5
52-16-4202 MEDICARE	279.38	305.24	86.00	391.83	1,203	32.6
52-16-4203 HEALTH INSURANCE	1,032.00	2,164.78	713.49	2,140.49	8,958	23.9
52-16-4204 LIFE INS.	26.16	27.77	6.64	20.99	110	19.1
52-16-4205 DEFERRED COMP	439.71	459.34	16.76	214.36	1,700	12.6
52-16-4206 UNEMPLOYMENT	58.83	43.24	9.43	48.90	170	28.8
52-16-4207 DISABILITY INSURANCE	.00	.00	37.64	170.27	392	43.4
52-16-4209 DENTAL INSURANCE	63.10	100.71	28.10	84.30	398	21.2
52-16-5205 REPAIR/MAINT.-COLLECTION	.00	.00	.00	.00	2,500	.0
52-16-5212 TRAINING	.00	.00	.00	.00	500	.0
52-16-6005 MATERIALS/SUPPLIES/COLLECTION	21.96	.00	.00	469.78	5,000	9.4
52-16-6022 SAFETY ITEMS	14.00	.00	.00	119.99	750	16.0
52-16-6025 TOOLS	.00	.00	.00	.00	1,500	.0
52-16-6191 FLEET FUEL	.00	.00	.00	50.98	0	.0
52-16-7007 EQUIPMENT PURCHASE	.00	.00	.00	.00	1,000	.0
TOTAL COLLECTIONS EXPENDITURES	22,760.99	26,059.40	7,390.29	32,987.04	116,906	28.2

DEPARTMENT 72

52-72-7310 WWTP UPGRADES	.00	124.95	.00	.00	100,000	.0
52-72-7320 WW COLLECTION PROJECTS	.00	.00	.00	.00	500,000	.0
TOTAL DEPARTMENT 72	.00	124.95	.00	.00	600,000	.0

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2023

WASTEWATER FUND

		YTD ACTUAL 2021-	YTD ACTUAL 2022-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
DEBT SERVICE							
52-79-8101	2020 CWRPDA--PRINCIPAL	.00	.00	.00	.00	94,853	.0
52-79-8102	2020 CWRPDA--INTEREST	.00	.00	.00	.00	14,371	.0
52-79-8109	2019 CWRPDA--PRINCIPAL	.00	.00	.00	.00	95,566	.0
52-79-8110	2019 CWRPDA--INTEREST	.00	.00	.00	.00	13,658	.0
TOTAL DEBT SERVICE		.00	.00	.00	.00	218,448	.0
TOTAL FUND EXPENDITURES		115,084.36	145,035.27	58,765.98	253,683.59	1,878,229	13.5
NET REVENUE OVER EXPENDITURES		32,616.63	18,252.26	(46,388.76)	4,748.19	183,271	2.6

CITY OF IDAHO SPRINGS
BALANCE SHEET
MARCH 31, 2023

PARKING ENTERPRISE FUND

ASSETS			
59-00-1000	CASH - COMBINED FUND	401,598.92	
59-00-1165	OTHER RECEIVABLES	24,685.89	
TOTAL ASSETS			426,284.81
LIABILITIES AND EQUITY			
LIABILITIES			
59-00-2020	ACCOUNTS PAYABLE	9,370.00	
TOTAL LIABILITIES			9,370.00
FUND EQUITY			
UNAPPROPRIATED FUND BALANCE:			
59-00-2900	RETAINED EARNINGS	359,103.84	
	REVENUE OVER EXPENDITURES - YTD	57,810.97	
BALANCE - CURRENT DATE		416,914.81	
TOTAL FUND EQUITY			416,914.81
TOTAL LIABILITIES AND EQUITY			426,284.81

CITY OF IDAHO SPRINGS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2023

PARKING ENTERPRISE FUND

		YTD ACTUAL 2021-	YTD ACTUAL 2022-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
59-00-3135	BOND PROCEEDS	.00	.00	.00	.00	6,900,000	.0
	TOTAL SOURCE 31	.00	.00	.00	.00	6,900,000	.0
	<u>CHARGES FOR SERVICES</u>						
59-00-3491	PARKING FEES	.00	.00	26,027.28	75,453.52	350,000	21.6
	TOTAL CHARGES FOR SERVICES	.00	.00	26,027.28	75,453.52	350,000	21.6
	<u>MISCELLANEOUS</u>						
59-00-3601	INTEREST EARNED	.00	.00	727.42	1,954.87	1,000	195.5
	TOTAL MISCELLANEOUS	.00	.00	727.42	1,954.87	1,000	195.5
	<u>SOURCE 37</u>						
59-00-3790	CDOT CONTRIBUTION	.00	.00	.00	.00	400,000	.0
	TOTAL SOURCE 37	.00	.00	.00	.00	400,000	.0
	TOTAL FUND REVENUE	.00	.00	26,754.70	77,408.39	7,651,000	1.0

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2023

PARKING ENTERPRISE FUND

	YTD ACTUAL 2021-	YTD ACTUAL 2022-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
CAPITAL EXPENSES						
59-70-4102 SALARIES	.00	.00	.00	.00	20,000	.0
59-70-5108 DESIGN/ENGINEERING	.00	.00	.00	19,597.42	400,000	4.9
59-70-7901 CAPITAL PROJECTS	.00	.00	.00	.00	700,000	.0
TOTAL CAPITAL EXPENSES	.00	.00	.00	19,597.42	1,120,000	1.8
TOTAL FUND EXPENDITURES	.00	.00	.00	19,597.42	1,120,000	1.8
NET REVENUE OVER EXPENDITURES	.00	.00	26,754.70	57,810.97	6,531,000	.9

CITY OF IDAHO SPRINGS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2023

POLICE PENSION FUND

		<u>YTD ACTUAL 2021-</u>	<u>YTD ACTUAL 2022-</u>	<u>PERIOD ACTU</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>PCNT</u>
	<u>MISCELLANEOUS</u>						
71-00-3601	INTEREST EARNED	1.30-	.79	.00	.00	0	.0
	TOTAL MISCELLANEOUS	1.30-	.79	.00	.00	0	.0
	<u>INTERFUND TRANSFERS</u>						
71-00-3910	TRANSFER FROM GENERAL FUND	4,125.00	4,125.00	.00	.00	0	.0
	TOTAL INTERFUND TRANSFERS	4,125.00	4,125.00	.00	.00	0	.0
	TOTAL FUND REVENUE	4,123.70	4,125.79	.00	.00	0	.0

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2023

POLICE PENSION FUND

	YTD ACTUAL 2021-	YTD ACTUAL 2022-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
POLICE PENSION EXPENDITURES						
71-00-4103 PENSION BENEFIT PAYMENT	4,016.60	4,016.60	.00	.00	0	.0
TOTAL POLICE PENSION EXPENDITURES	4,016.60	4,016.60	.00	.00	0	.0
TOTAL FUND EXPENDITURES	4,016.60	4,016.60	.00	.00	0	.0
NET REVENUE OVER EXPENDITURES	107.10	109.19	.00	.00	0	.0

Administrative Department



TO: Mayor and City Council
CC: City Administrator Andrew Marsh
FROM: Jonathan Cain, Assistant City Administrator &
Interim Community Development Planner
DATE: April 24, 2023
SUBJECT: Proposed Final Development Plan for 2820 Colorado Blvd.
ATTACHMENTS: Submission Materials

PROPOSAL

Igadi, Ltd. (the "Applicant"), and Pennell & Associates, (the "Property Owner") request approval of a Final Development Plan (FDP) at 2820 Colorado Boulevard (the "Property") for the construction of a Marijuana Cultivation Facility (the "Project"). This building will be located adjacent to the existing Igadi Retail Dispensary at 2818 Colorado Boulevard.

REQUIRED ACTIONS

Chapter 21, "Land Development Regulations" of the City of Idaho Springs Municipal Code (ISMC) requires the Project to go through a Final Development Plan (FDP) process that includes public hearing and decision by both Planning Commission and City Council.

EXISTING CONDITIONS

The Property is situated on the northwest corner of Gilson Street and Colorado Boulevard. The total area of the property is approximately 15,000 square feet, although the northern boundary of the property extends into Clear Creek, and the eastern boundary of the property extends into Gilson Street. The property has approximately 106 feet of frontage on Colorado Boulevard and 133 feet of Frontage on Gilson Avenue.

The Property is somewhat constrained by steep grades along the eastern frontage of the property along Gilson Street and steep slopes and limited access on the north side of the property along Clear Creek.

PROJECT DESCRIPTION

The Applicant and Property Owner have submitted a land use application to build a new 7,215 square foot marijuana cultivation facility on the property.

Prior Use and Approvals.

- **Previous Use.** The Applicant previously operated a Marijuana Cultivation Facility on this property in a 2,750 square foot house and garage until the structures were demolished in 2021.
- **Parking Variance.** At a meeting on February 16, 2023, the Variance Board approved a variance from the off-street parking requirements of Sections 21-125 and 21-127 of the ISMC that required five (5) off-street parking spaces for this project. The Variance Board approved the request because the new marijuana cultivation facility will not be open to the public and the use of public parking spaces in front of this property by staff members will remain consistent with the use associated with the previous cultivation facility.

- **Community Meeting.** The FDP process requires the Applicant to hold a Community Meeting before submitting an FDP application. This meeting is intended to solicit and document input on the proposed project and was held on February 16, 2023. Notice of the meeting was mailed to residents living within 300 feet of the property. It was also advertised in the Clear Creek Courant and in the official City Posting Places. No Residents or Community Stakeholders attended.

Existing Use and Zoning.

The property is zoned Commercial 2 (C-2) and is in the East End Overlay District. Its current classified use is industrial, “Light Manufacturing”. C-2 Zoning allows Marijuana Businesses to operate.

Surrounding Use and Zoning.

The property is surrounded by C-2 Zoning, mostly located in the East End Overlay District. There is a residential neighborhood directly across Clear Creek to the North along Riverside Drive that is zoned R-2.

REVIEW PROCESS

The Land Development Regulations dictate the following process for an FDP application.

1. Community Meeting Prior to Application
2. Application and Review by City Staff, City Consultants, and other Agencies.
3. Planning Commission Hearing
4. City Council Hearing

Effect of Approval.

FDP’s run with the described property unless voluntarily abandoned, superseded or amended or unless revoked by the City for inactivity. The City Clerk maintains files containing all documents relevant to the application and approval. Approval of the FDP constitutes authorization to construct improvements upon and use of the property subject to the approved plan. The Applicant would next pursue building permits through the City Building Department for construction.

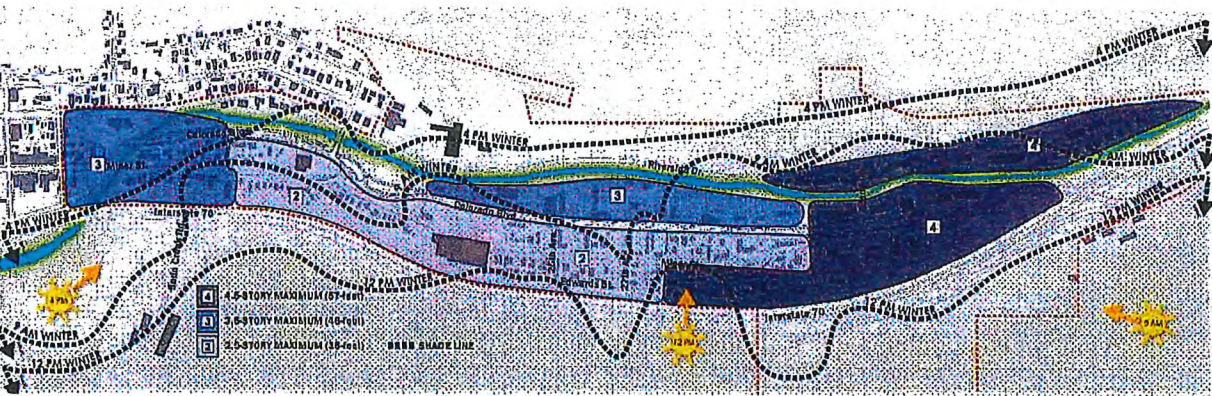
REVIEW CRITERIA

The Land Development Regulations (LDR) require approval of a Final Development Plan (FDP) for all structures. 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 ISMC as well as the Idaho Springs Standards and Specifications for Design and Construction and any underlying Planned Development.

Chapter 21 Zoning Standards and Chapter 26 East End Overlay District Standards						
Zoning District:	Chapter 21 C-2			East End Overlay District		
Proposed Use:	Marijuana Cultivation Facility					
Building Setbacks:	Front 10'	Rear 10'	Side 5'	Front 6-10'	Rear 10'	Side 5'
Building Height:	35'			57'		
Unobstructed Open Space:	15 Percent					
Lot Size Required:	(-)					
Minimum Width at Front of Setback:	(-)					
Minimum Number of Parking Spaces:	5*					

* The Applicant received a variance from Parking Requirements listed in Section 21-125 and 21-127 of the Municipal Code.



*Maximum Allowable Building Heights Map in East End Overlay District

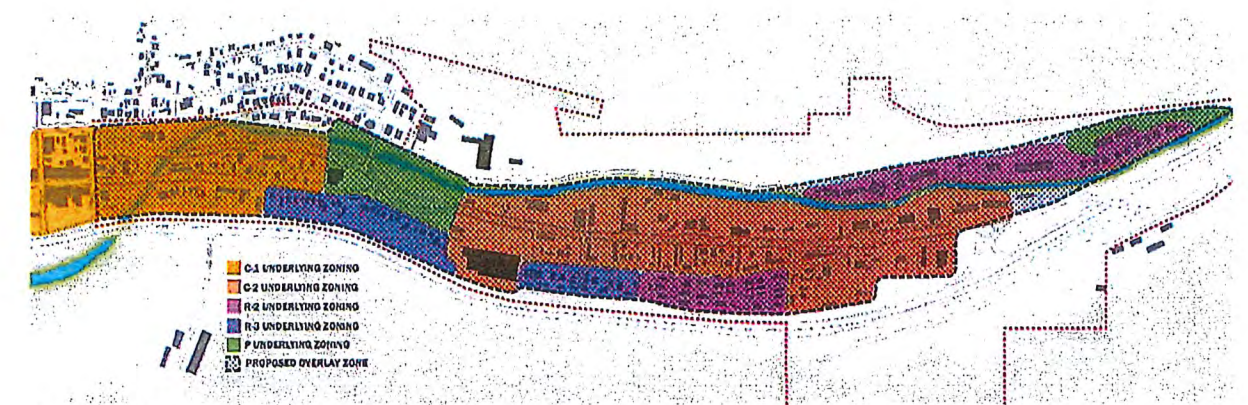
Analysis: The proposed building is approximately 23.5 feet tall at the East End and has a glulam ridge at the west Entrance that is approximately 28.5 feet tall. It appears that the building meets the setback and height requirements of the East End Overlay District.

The Building is approximately 6500 square feet, and the lot is approximately 15,000 square feet, meaning slightly over half (54%) of the lot is unobstructed open space, meeting the Unobstructed Open Space Requirements. The Applicant received a Variance from Off-Street Parking Requirements on February 16, 2023.

Chapter 21: Design Standards.

This property is in the East End Overlay District. Sec. 26-40 of the ISMC states the following:

In addition to the provisions of the Site and Design Standards of Article IV of Chapter 21 of the Idaho Springs Municipal Code (Land Development Regulations), the following building and site design standards shall apply in the East End Overlay District. In case of a conflict between the provisions of this Section and the provisions of Chapter 20, the provisions of this Section shall apply.



** East End Overlay District with underlying zoning areas*

Design Setting.

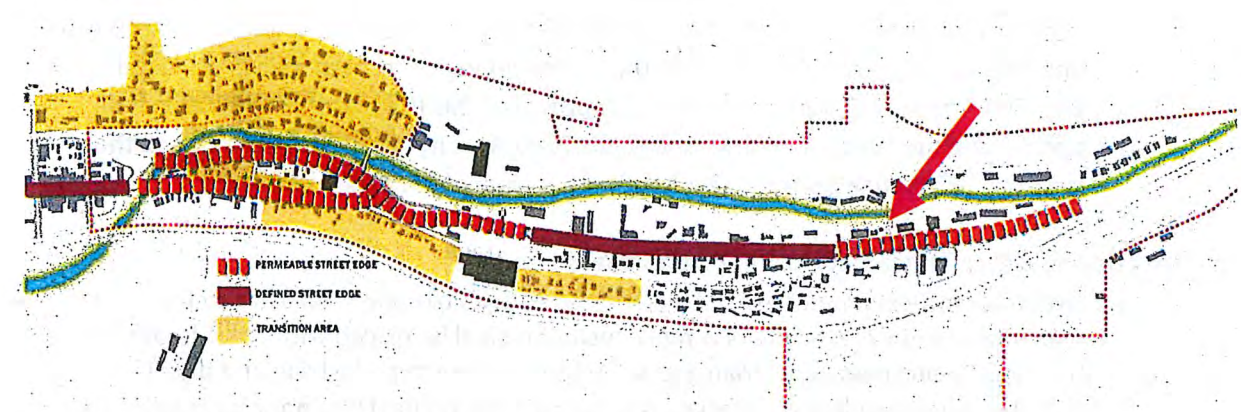
The East End Overlay District area consists largely of highway service commercial developments, including food and beverage, retail, service, and lodging establishments in addition to several established residential neighborhoods and the historic Argo Mill property.

The East End Action Plan establishes a vision to build on the established character of this area and support reinvestment over time. A key concept established by the East End Action Plan is the need for future development to address lots with double frontages between Miner Street and Colorado Boulevard, and between Colorado Boulevard and Clear Creek, with active uses and a higher level of architectural detail to support an inviting pedestrian environment.

The East End Action Plan supports development that builds on established architectural themes in the area. The most prevalent themes include remnants of "roadside" development from the 1930s to 1950s along Colorado Boulevard and building forms and materials typical of early Colorado mining communities like Idaho Springs. The East End Action Plan also seeks to support expanded housing options in the East End through infill and redevelopment of existing uses over time, either as part of mixed-use developments (e.g., residential units above retail or office uses) or as free-standing residential structures.

The East End Action Plan also seeks to enhance pedestrian and bicycle safety and connectivity throughout the East End and includes guidance regarding complete streets, streetscape character, and frontage character for various street typologies within the East End Action Plan boundary.

General Standards.



* Edges and Transitions Map (26-40-1). Arrow indicates the Property location.

1) Edges and transitions.

- a) **Permeable street edges.** Colorado Boulevard in front of this property is identified as a “Permeable Street Edge” by the ISMC. This requires that at least fifty (50) percent of the buildable lot width shall be occupied by the front façade wall of the building located at or between the minimum and maximum front setbacks.

Analysis: The proposed building *appears* to meet this requirement as well as all other setback requirements of the East End Overlay District and Chapter 21.

2) Exterior Materials.

- a) **Distinctive materials.** In addition to the distinctive materials listed in Article VI: Site and Design Standards of Chapter 21 of the Idaho Springs Land Development Code, the following additional materials may also be used: Cor-Ten or other rusting steel, galvanized metal, wood shingle siding, metal shingle siding, wood horizontal siding, and other similar materials consistent with the Design Principles and Guidelines provided in the East End Action Plan, as approved by the City Administrator.
- b) **Prohibited materials.** The use of Exterior Insulated Finishing Systems (EIFS), vinyl or aluminum siding, mirrored or highly reflective glass or glazing, and large scale pre-finished metal or column panel systems shall be prohibited.

Analysis: The proposed building will be clad in pre-finished metal panels. The side of the building will be clad in stucco-colored panels, and the front of the building will be clad in corrugated steel-colored panels. **The proposed exterior materials appear to be on the list of prohibited materials listed in the General Standards of the East End Overlay District.** The Applicant has been notified of this situation and asked to present possible alternatives to the Planning Commission.

- At the meeting of the Planning Commission on April 12, 2023, the applicant discussed the exterior materials with planning commission. Planning Commission approved the project with a condition that the Applicant work with City Staff to ensure that exterior

materials conform to the maximum extent possible with the guidelines for the City East End Overlay District. City Code, Sec. 26-40 (b) gives the City Administrator the ability to approve exterior materials based on the design principles and guidelines provided in the East End Action Plan. **As a condition of approval of this Project, the Applicant shall obtain final approval of exterior materials from the City Administrator prior to the issuance of building permits. The Applicant is amenable to this condition.**

3. Location-specific standards for Colorado Boulevard Frontage.

- a. Orientation.** Development shall be oriented toward Colorado Boulevard to the maximum extent practicable. Entrance locations shall be placed with consideration of business-to-business pedestrian access and safe access to pedestrian and bicycle facilities. An operable and unlocked (during business hours) front door is required on Colorado Boulevard for commercial businesses.

Analysis: The proposed orientation of the building conforms to this requirement.

- b. Parking location.** Surface parking and vehicle storage shall be located behind and/or to the side of buildings. Surface parking will not be permitted between the main building and Colorado Boulevard.

Analysis: The Project received a variance from the parking requirements of the ISMC at a Variance Board Hearing on February 16, 2023. The marijuana cultivation facility will be operated by 3 employees. This use of parking spaces is consistent with the historic use of parking for this property.

- c. Street-level interest.** A variety of features shall be incorporated to activate the street frontage and create a pedestrian and bicycle-friendly environment along the Colorado Boulevard frontage. Required features may vary based on the type of development and location. Such features may include, but shall not be limited to:
 - 1. Transparent storefront windows and doors at the street level (commercial uses only)
 - 2. Other visual activation methods on the ground floor such as display cases, public art, or murals.
 - 3. Café seating
 - 4. Pedestrian plazas
 - 5. Pocket parks
 - 6. Landscaping
 - 7. Benches
 - 8. Inverted-U bicycle racks.

Analysis: There appears to be some landscaping in front of the building and there may be future opportunities to collaborate with the property owner to further activate this space. The project appears to meet this requirement.

- d. **Clear zone.** A clear zone a minimum of six (6) feet wide (eight (8) feet preferred) shall be maintained within or adjacent to (where a dedicated trail or sidewalk is provided) the hardscaped portion of the build-to-zone along Colorado Boulevard. The clear zone shall be unobstructed by any permanent or nonpermanent street furniture, outdoor merchandise displays, benches, trash receptacles, outdoor dining areas, and other pedestrian amenities. In some instances, the City Administrator or their designee can allow a reduction in this clear zone if it is determined the additional street frontage is not necessary, the spirit of the build to zone is met, and the reduction would be compatible with adjacent properties.

Analysis: The Clear Creek Greenway runs in front of this property and is wider than a normal City Sidewalk (11 feet). Additionally, there is a public parking area directly south of the Greenway that further extends the clear zone in front of the property. It appears that this project meets this requirement.

- e. **Pedestrian connectivity.** Direct pedestrian access shall be provided to and between the primary building entrance or entrances to each building; sidewalks or walkways on adjacent properties that extend to a shared property line; sidewalks or trails along Colorado Boulevard and Miner Street; and the Clear Creek Greenway.

Analysis: There is currently no sidewalk connection on the East Side of this property along Gilson Street between the Bridge over Clear Creek to the north and Colorado Boulevard to the south. Additionally, the current property line to the east extends into Gilson Street. **The provision of a sidewalk is required by the East End Action Plan.**

The City worked with the Applicant and came to an agreement whereby the Applicant and Property Owner will design a 4' sidewalk and provide right of way for the sidewalk to the City, who will construct the Sidewalk later. The Applicant also agreed to provide right of way for all of Gilson Street to the City. The City Engineer has determined that approximately 10 feet is required for this on the east end of the property.

The current site plan shows a four-foot easement on the East End of the Property; per the agreement with the City a sidewalk and site grading plan must be shown on the site plan wide enough to accommodate the construction of the sidewalk without impacting the foundation of the new building. Additionally, the Applicant must provide the property for the sidewalk to the City through Easement or some other means. **These are conditions of approval for this FDP.**

- f. **Vehicular access.** To the maximum extent practicable, access points shall be coordinated with adjacent properties to promote efficient traffic operations and to minimize the need for multiple curb cuts for individual driveways.

Analysis: There is a pre-existing curb cut that was previously utilized by the applicant at the property for access. The building has been designed to continue utilizing that access point to the property for trash loading and deliveries.

g. Clear Creek frontage.

- i. Views. Structures and public spaces shall be oriented to maximize and frame views to or from Clear Creek.
- ii. Creek frontage. A variety of design features shall be provided to activate the frontage along Clear Creek, while retaining sufficient width (as required by Table 46-4.1: Building and Site Regulations) to protect the environmental quality and functions of the creek. Design features shall embrace the Creek's presence and visibility, support pedestrian and bicycle access along the creek frontage, and enhance the enjoyment of residents and visitors.

Analysis: This project is situated on the south side of the lot, with much of the north portion of the lot which extends into Clear Creek left as Open Space. The Applicant is also designing a new sidewalk to connect between the Gilson Street Bridge at Clear Creek to Colorado Boulevard, potentially improving the Creek's presence and visibility in this section and enhancing the enjoyment of residents and visitors. However, Sec. 9-161 (l) states the following:

[...] every licensed cultivation facility and operation must be contiguous to the commonly owned store or center with which the cultivation facility is associated. For purposes of this subsection, "contiguous to" means within the same building and sharing one (1) or more common walls or floor/ceiling. Nothing herein shall be construed to amend or waive the otherwise applicable requirements related to such a shared building, including but not limited to building code, fire code and other life safety codes.

This requirement mandates that the new Marijuana Cultivation Facility be contiguous with the retail operation that exists on the lot immediately to the west. Because of this the building is quite large (approximately 190 feet from Mountain Moonshine in the West to the end of the proposed cultivation facility in the east). This does not allow for breaks within the massing of the property to create viewsheds to the Creek.

- h. **Parking lot screening.** The perimeter of all surface parking lots and vehicle storage areas shall be screened from the Clear Creek Greenway, sidewalks, trails, open space, and other public spaces by a low decorative masonry wall or wrought iron fence a minimum of three (3) feet in height in combination with landscaping.

Analysis: The Applicant received a Variance from Parking Requirements of the ISMC on February 16, 2023. No onsite parking is required for this project.

Signage.

The Final Development Plan Application submitted by the Applicant includes information about signage they would like to have on the property. While the Applicant will go through a separate process to determine what signage is allowed on the property, analysis of the proposed signage is included in this staff report. The Applicant has indicated in the site plans a total of four (4) signs to be erected on the property: Two Wall Signs, and 2 Double sided Illuminated pole signs to be mounted on a 50’ Pole.

Proposed Signage			
Wall Signs	Sign 1: 78 Sq. Ft.	Sign 2: 42 Sq. Ft.	Total: 120 Sq. Ft.
Pole Signs	Sign 1: 64 Sq. Ft. (128 Sq. Ft.)	Sign 2: 42 Sq. Ft. (84 Sq. Ft.)	Total: 212 Sq. Ft.
	Total Sq. Ft. Signage:		664 Square Feet

Analysis: The Applicant will need to apply for sign permits before installing signs. City Staff will analyze this application and ensure that it complies with ISMC at that time.

Properties located in Sign Zone 1 are allowed to have 1 pole sign per premises. Pole Signs must have a 10 ft. Setback. **The Pole Sign identified in the Site Plan does not meet this setback requirement.** The applicant agreed to relocate this sign during the planning commission meeting on April 12.

Standards and Specifications for Design and Construction.

JVA, Inc., the City’s engineering firm reviewed this application. A letter to the applicant with comments about the project was provided to the Applicant on March 16, 2023, with several comments to be addressed by the Applicant. A copy of this letter is included in the referrals. On March 27, the Applicant responded with an updated site plan and plumbing information for the building in response to these comments.

JVA Engineering completed a second review of the application on April 4, 2023. Following that review, 4 comments remain to be addressed by the Applicant:

- a) Roof Drains are shown; however, it is unclear where they discharge. Show on Civil Site Plan and include downspout or discharge direction and erosion control measures to protect slope from erosion.
- b) A sidewalk along Gilson Street should be shown on the Civil Site Plan per the agreement with the City.
- c) ADA ramp and connections to sidewalk on Colorado Boulevard on Civil Site Plan should be shown with proposed grades to match existing.
- d) Provide slope arrows on Site Plan to show direction of slope around site.

On April 5, 2023, the Applicant submitted an updated site plan that appears to satisfy some of these requirements. JVA Engineering analyzed this Site Plan and determined that all conditions except for (b) were met. **A Sidewalk and site grading plan for the same that meet the standards and specifications for Design and Construction and are approved by the City Engineer must be provided on the Site Plan as a condition of approval for this project. An Easement or Vacation of Property accommodating the same must be provided to the City as a condition of approval for this project.**

REFFERALS

The application was sent for review by City Staff, Consultants, and Public Agencies on February 27, 2023. The City requested comments, questions, and concerns to be returned by March 1, 2023.

Sent	Returned	Referral	Comments Returned
☒	☒	Andrew Marsh, City Administrator	Final Review of Staff Report
☒	☒	Nathan Buseck, Chief of Police	No Concerns.
☐	☒	John Curtis, Director, Public Works	
☒	☒	Nathan Skalak, JVA Engineering	See comments above.
☒	☒	Dan Wester, Safebuilt	No Concerns. Concerns will be addressed during Building Permit review.
☒	☒	Kelly Babeon, Clear Creek Fire Authority	No Comments. Concerns will be addressed during Building Permit review.
☒	☒	Carmen Beery, City Attorney	Request Proof of Title from last 30 Days, per ISMC Requirement. Applicant provided, attached to staff report.
☒	☒	Wonder Martell, Deputy City Clerk	No Concerns.

PUBLIC NOTICE

Public Notice was provided based on the requirements of Table 21-85-1 of the ISMC. Requirements include a Community Meeting (**held February 16, 2023**), A Notification Mailing to Property Owners within 300 Feet of the Property (**sent March 14, 2023**), and a Sign Posted on the Property at least fourteen (14) days prior to the Planning Commission Hearing (**posted March 28, 2023**).

ATTACHMENTS

1. Completed Land Use Application (2.16.2023)
2. Cover Letter by David Michel of Igadi, Ltd. (2.16.2023)
3. Architectural Elevations in Color
4. Vicinity Map
5. Site Plan
6. Landscape Plan
7. Legal Description of Property
8. Title Commitment
9. Approval of Property Owner for Project
10. Impact Analysis Letter
 - a. Traffic Analysis
 - b. Electrical Plans
 - c. Plumbing Plans
 - d. Mechanical Plans
 - e. Floor Plans
11. Initial Comments from JVA to Applicant

STAFF SUMMARY, FINDINGS AND RECOMMENDATION

The City received an application for Final Development Plan from Igadi, Ltd., and Pennell & Associates requesting approval of a Final Development Plan (FDP) at 2820 Colorado Boulevard for the construction of a Marijuana Cultivation Facility. Staff finds that the application complies with the criteria for approval except for as noted in the recommended conditions of approval.

On April 12, 2023, the Planning Commission recommended approval of this application with several conditions, laid forth in the suggested motion below.

SUGGESTED MOTION

Based on the findings made on the record of this matter, I move to **APPROVE WITH CONDITIONS** the Final Development Plan for the Igadi, Ltd. Marijuana Cultivation Facility at 2820 Colorado Boulevard, the conditions being as follows:

1. Prior to the issuance of any permit related to the Plan, the following shall occur:
 - a. An amended Site Plan must be filed with and approved by the City Administrator that includes Sidewalk and Grading details along the west side of Gilson Street from Colorado Boulevard to the Gilson Street Bridge that conform to the design specifications of the City of Idaho Springs.
 - b. The Property Owner shall provide approximately 10 feet width of right of way dedication approved by the City-- either by easement or by a subsequent plat amendment—on the east side of the Property between the Gilson Street Bridge and Colorado Boulevard deemed adequate for the maintenance and upkeep of Gilson Street and the installation of a new sidewalk.
 - c. The proposed Pole Sign shall be relocated to meet the 10-foot setback requirement.
 - d. The Applicant will submit to City Staff exterior materials that conform to the maximum extent possible with the East End Action Plan , as determined and approved by the City Administrator.

/JHC



City of Idaho Springs
NOTICE OF FORMAL SUBMITTAL
IGADI, LTD. CULTIVATION FACILITY
Date of Notice: February 27, 2023

Any comments or Issues considered relevant to the application for approval below would be appreciated. Project Materials are attached.

Project: Igadi Ltd. Cultivation Facility Final Development Plan

Location: 2820 Colorado Boulevard

Applicant(s): David Michel, Igadi, Ltd. | Scott Pennell, Pennell and Associates, LLC

Summary: Review of an application for Final Development Plan for a new marijuana cultivation facility located at 2820 Colorado Boulevard

Attachments: Land Use Application

Please Reply By: Noon on Wednesday March 1, 2023

Reply to: Jonathan Cain, Interim Community Development Planner
Phone: (303)567.4421 x115
Email: planning@idahospringsco.com

Sent	Returned	Referral to:
☒	☐	Andrew Marsh, Idaho Springs City Administrator
☒	☐	Chief Nathan Buseck, Idaho Springs Police Department
☐	☐	John Curtis, Idaho Springs Public Works
☒	☐	Nathan Skalak, JVA Engineering
☒	☐	Dan Wester, Safebuilt
☒	☐	Chief Kelly Babeon, Clear Creek Fire Authority
☒	☐	Clear Creek County EMS
☒	☐	Carmen Beery, City Attorney
☒	☐	Wonder Martell, Deputy City Clerk, City of Idaho Springs



Staff Use Only	
Application Number: _____	
Received By:	<u>WM</u>
Date:	<u>2/17/2023</u>

Idaho Springs Land Use

Application

1. This is the master land use form for the City of Idaho Springs. Please use to apply for:
(Please select one of the following as appropriate)

- | | | |
|---|---|---|
| ☐ Administrative (Subdivision) | ☐ Annexation | ☐ Conditional Use Waiver |
| ☐ Plat Major Subdivision | ☐ Variance or Appeal | ☐ RV Park |
| ☐ Planned Development Overlay | ☐ Minor Subdivision | ☒ Site Plan |
| ☐ Sign Permit | ☐ Rezoning | |
| ☐ Temporary Use | ☐ Other: <u>FDP</u> | |

2. Project Name: Igadi Cultivation
Please print or type legibly

3. Contact information: (a list of additional contacts may be attached)

Owner Name: <u>Pennel & Associates, LLC</u>	Applicant Name: <u>Igadi, Ltd.</u>
Address: <u>PO Box 1142, Idaho Springs CO 80452</u>	Address: <u>4891 Independence St., Wheat Ridge CO 80033</u>
Telephone: <u>(303) 419-8620</u> Fax: _____	Telephone: <u>(970) 509-9119</u> Fax: _____
E-mail: <u>sparky1142@msn.com</u>	E-mail: <u>dmichel@igadiltd.com</u>

4. Property Description:

Address or Location: 2820 Colorado Blvd.
Existing Zoning: C-2 Existing Use: Marijuana Cultivation
Proposed Zoning: C-2 Proposed Use: Marijuana Cultivation

5. Purpose: (describe intent of this application in 1-2 sentences)

Final Development Plan review for re-construction of Igadi cultivation facility.

6. Certification: (must be signed in blue ink)

I certify that I am the lawful owner of the parcel(s) of land affected by this application and hereby consent to this action.

Owner: [Signature] Date: 2/16/23 AND

I certify that the information and attachments I have submitted are true and correct to the best of my knowledge. In filing this application, I am acting with the knowledge and consent of the property owner(s). I understand that all materials and fees required by the City of Idaho Springs must be submitted prior to processing this application.

Applicant: [Signature] Date: 2/16/23



February 16, 2023

Jonathan Cain
Assistant City Administrator
City of Idaho Springs
1711 Miner St.
Idaho Springs, CO 80466

Re: Final Development Plan Application for 2820 Colorado Blvd., Idaho Springs, CO (the "Property") requested by Igadi, Ltd. (the "Applicant")

Dear Mr. Cain:

The Applicant and Property owner, Pennell & Associates, LLC, are reconstructing the cultivation located on the Property to be a state-of-the-art marijuana cultivation facility. The Project will take the former approximately 2,750± square foot house and garage turned cultivation and replace it with a 7,215 square foot cultivation facility as depicted on the attached Elevations attached hereto as Exhibit B and Site Plan attached hereto as Exhibit C (the "Project"). The zoning for the Property is C-2, it is within the East End Overlay District, and the applicant has received a variance from any requirement to add additional on-site parking.

The construction will aesthetically enhance the area around Colorado Blvd. It will not impose any significant increase in parking or traffic because the larger cultivation facility will not require any additional employees as it will be automated and trimming will take place at an off-site location in Aurora, CO. The water demand for the cultivation facility will be approximately 300 gallons per day and the sewer requirement will be a fraction of that amount. Currently the Property is serviced by two (2) 1" water pipes and a 4" sewer pipe, which will be more than adequate for operating the Project.

For the foregoing reasons, the Applicant requests the Planning Commission approve this Final Development Plan Application. Please do not hesitate to contact me with any questions, concerns, or to discuss the requested variance or the Project further.

Sincerely,

David P. Michel
Founder and General Counsel

PRINTED: 3/27/2023 12:05:13 PM

FILE PATH: Autodesks Docs/22-016 Igadi Idaho Springs/22-016_Igadi Idaho Springs_R23.rvt



1 3D EXTERIOR VIEW
A4.3 SCALE:



2 3D EXTERIOR VIEW II
A4.3 SCALE:

2LR
ARCHITECTURE | INTERIORS

7430 E. Caley Ave
Suite 280E
Centennial, CO 80111
P. (720) 258-4780

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IGADI - IDAHO
SPRINGS

IGADI, LTD.
2818 COLORADO BLVD.
IDAHO SPRINGS, CO 80452

SITE PLAN
REVIEW

NOT FOR BID

Project Number: 22-016
Date: 03.27.2023
Drawn By: JH
Checked By: GM
Revisions:
No. Date Description

Sheet Description
EXTERIOR
VIEWS

Sheet Number

A4.3

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CONSTRUCTION

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IGADI - IDAHO SPRINGS

IGADI, LTD.
2818 COLORADO BLVD.
IDAHO SPRINGS, CO 80452

SITE PLAN REVIEW

NOT FOR BID

Project Number: 22-016

Date: 03.27.2023

Drawn By: JH

Checked By: GM

Revisions:

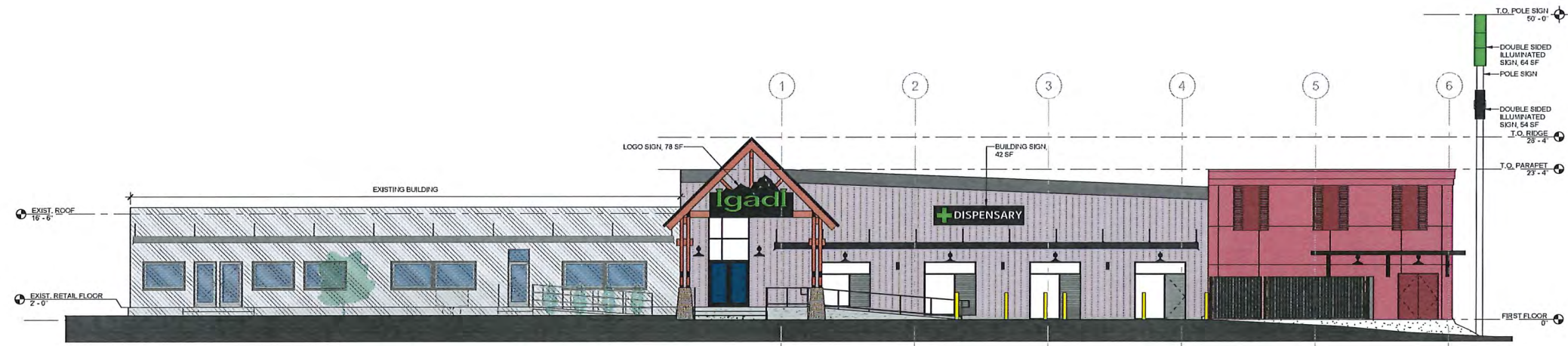
No.	Date	Description

Sheet Description

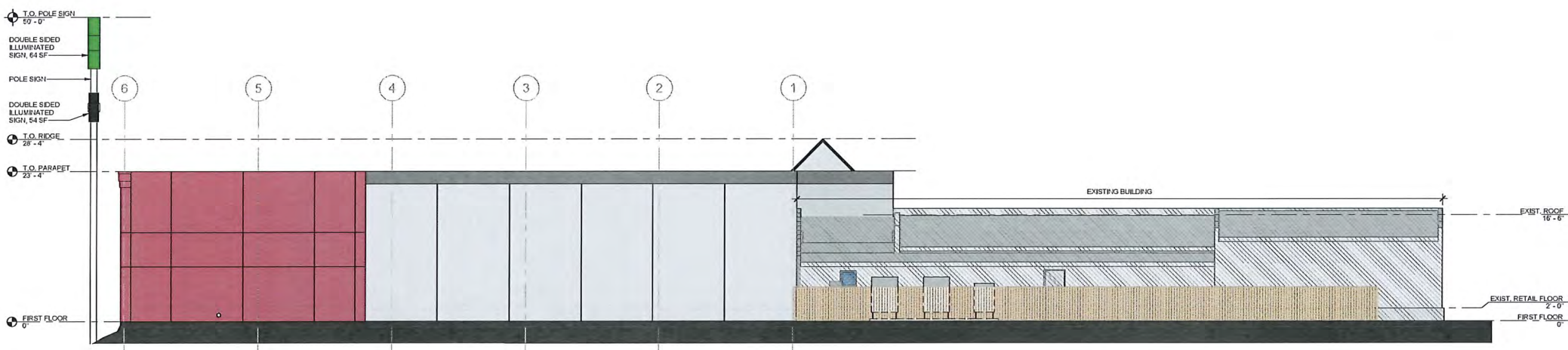
OVERALL
EXTERIOR
ELEVATIONS

Sheet Number

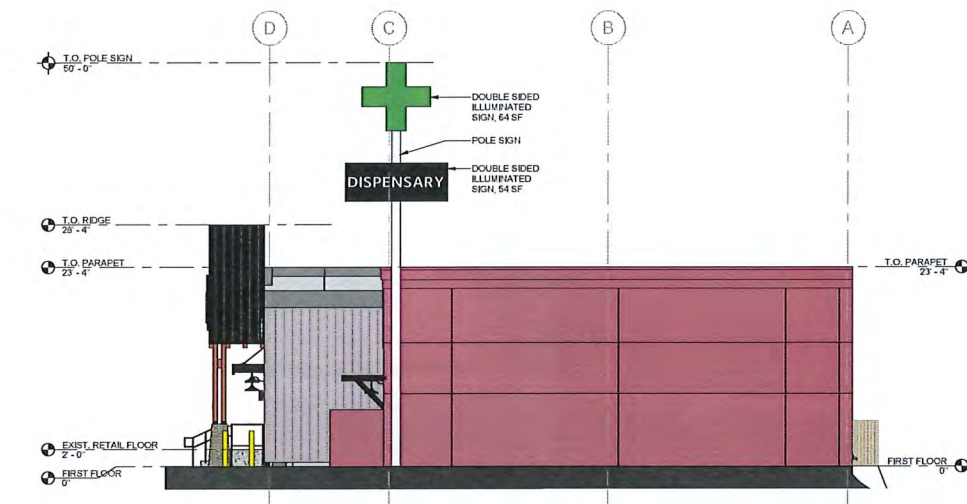
A4.1



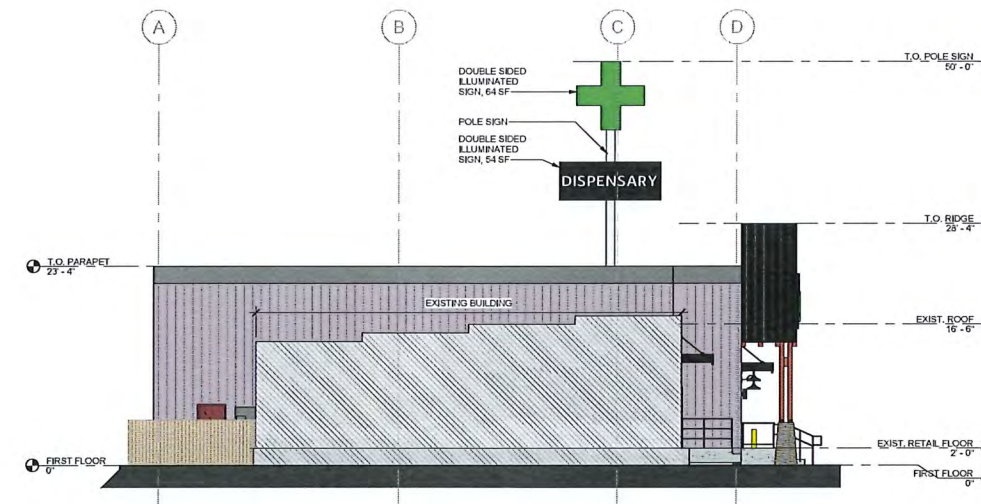
1 SOUTH ELEVATION
A4.1 SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
A4.1 SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
A4.1 SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
A4.1 SCALE: 1/8" = 1'-0"

NOT FOR
CONSTRUCTION

IMPORTANT NOTICE: THIS DOCUMENT IS CONFIDENTIAL. PLEASE DO NOT REPRODUCE THIS DOCUMENT IN ANY WAY OTHER THAN WHAT IS NEEDED TO PERFORM WITHIN THE SCOPE OF YOUR WORK. PLEASE RETURN THIS DOCUMENT TO ZWR + PARTNERS UPON COMPLETION OF YOUR WORK OR DESTROY. IF YOU ARE USING ELECTRONIC COPIES, PLEASE DELETE THEM FROM YOUR SYSTEM ONCE YOUR WORK IS COMPLETED.

THIS DOCUMENT, AND ANY AFFILIATED ARCHITECTURAL DESIGN, CONSTRUCTION, SECURITY AND PLANNING DOCUMENTS (AFFILIATED DOCUMENTS) ARE CONFIDENTIAL AND CONTAIN PROPRIETARY DATA AND INFORMATION OF 20R + PARTNERS. THIS DOCUMENT, AND ANY AFFILIATED DOCUMENTS SHALL ONLY BE VERIFIED USED BY INDIVIDUALS AND ENTITIES THAT HAVE BEEN EXPLICITLY AUTHORIZED IN WRITING BY THE OWNER AND 20R + PARTNERS' NONDISCLOSURE AGREEMENT, AND SHALL BE VERIFIED USED SOLELY FOR THE PURPOSES STATED IN SUCH AUTHORIZATION. ANY COPYING, REPRODUCING, INCLUDING DISTRIBUTING, DISPLAYING, OR COMMUNICATING THE CONTENTS OF THESE DOCUMENTS, BY ANY MEANS, IS STRICTLY PROHIBITED.

IGADI - IDAHO
SPRINGS

IGADI, LTD.
2818 COLORADO BLVD,
IDAHO SPRINGS, CO 80452

SITE PLAN REVIEW

NOT FOR BID

Project Number: 22-01

Date	03.27.202
------	-----------

Drawn By: _____

Checked By: _____

Revisions:

No	Date	Description
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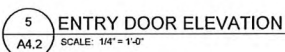
No.	Date	Description
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Sheet Description

ENLARGED
EXTERIOR
ELEVATIONS

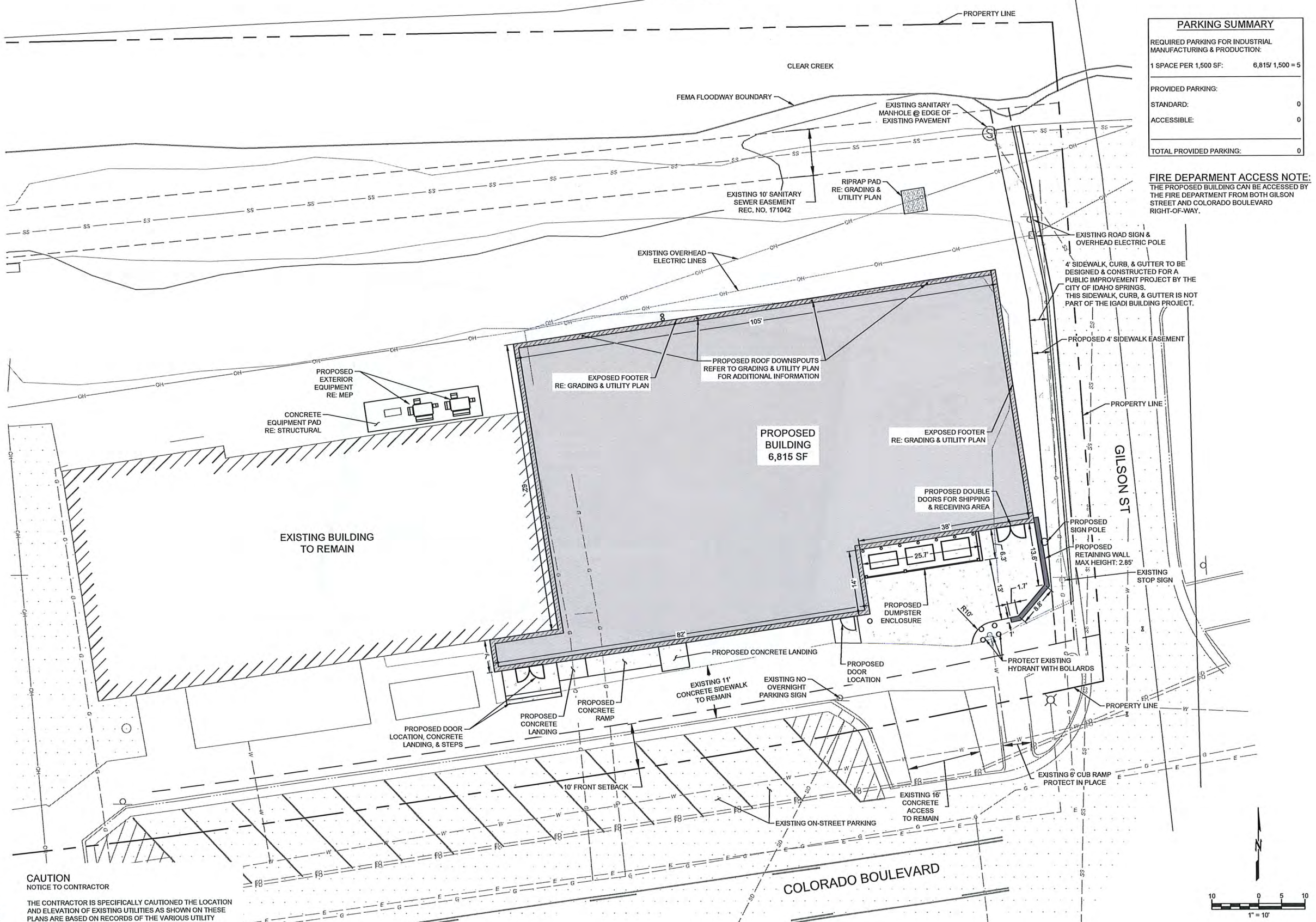
Sheet Number

A4.2



1

IGADI - IDAHO SPRINGS
2820 COLORADO BLVD, IDAHO SPRINGS, CO
SITE PLAN



PARKING SUMMARY	
REQUIRED PARKING FOR INDUSTRIAL MANUFACTURING & PRODUCTION:	
1 SPACE PER 1,500 SF:	6,815/ 1,500 = 5
PROVIDED PARKING:	
STANDARD:	0
ACCESSIBLE:	0
TOTAL PROVIDED PARKING:	0

FIRE DEPARTMENT ACCESS NOTE:
THE PROPOSED BUILDING CAN BE ACCESSED BY THE FIRE DEPARTMENT FROM BOTH GILSON STREET AND COLORADO BOULEVARD RIGHT-OF-WAY.

EXISTING ROAD SIGN & OVERHEAD ELECTRIC POLE
4' SIDEWALK, CURB, & GUTTER TO BE DESIGNED & CONSTRUCTED FOR A PUBLIC IMPROVEMENT PROJECT BY THE CITY OF IDAHO SPRINGS. THIS SIDEWALK, CURB, & GUTTER IS NOT PART OF THE IGADI BUILDING PROJECT.

PROPOSED 4' SIDEWALK EASEMENT

PROPERTY LINE

GILSON ST

EXISTING STOP SIGN

PROPERTY LINE

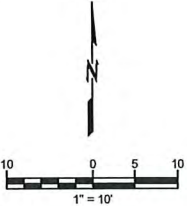
EXISTING 6' CUB RAMP PROTECT IN PLACE

PROPERTY LINE

COLORADO BOULEVARD

**CAUTION
NOTICE TO CONTRACTOR**

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.



wallace design collective
wallace design collective, pc
structural-civil-landscape-survey
3800 pyramid court, suite 300
englewood, co 80112
303.350.1690-800.364.5858

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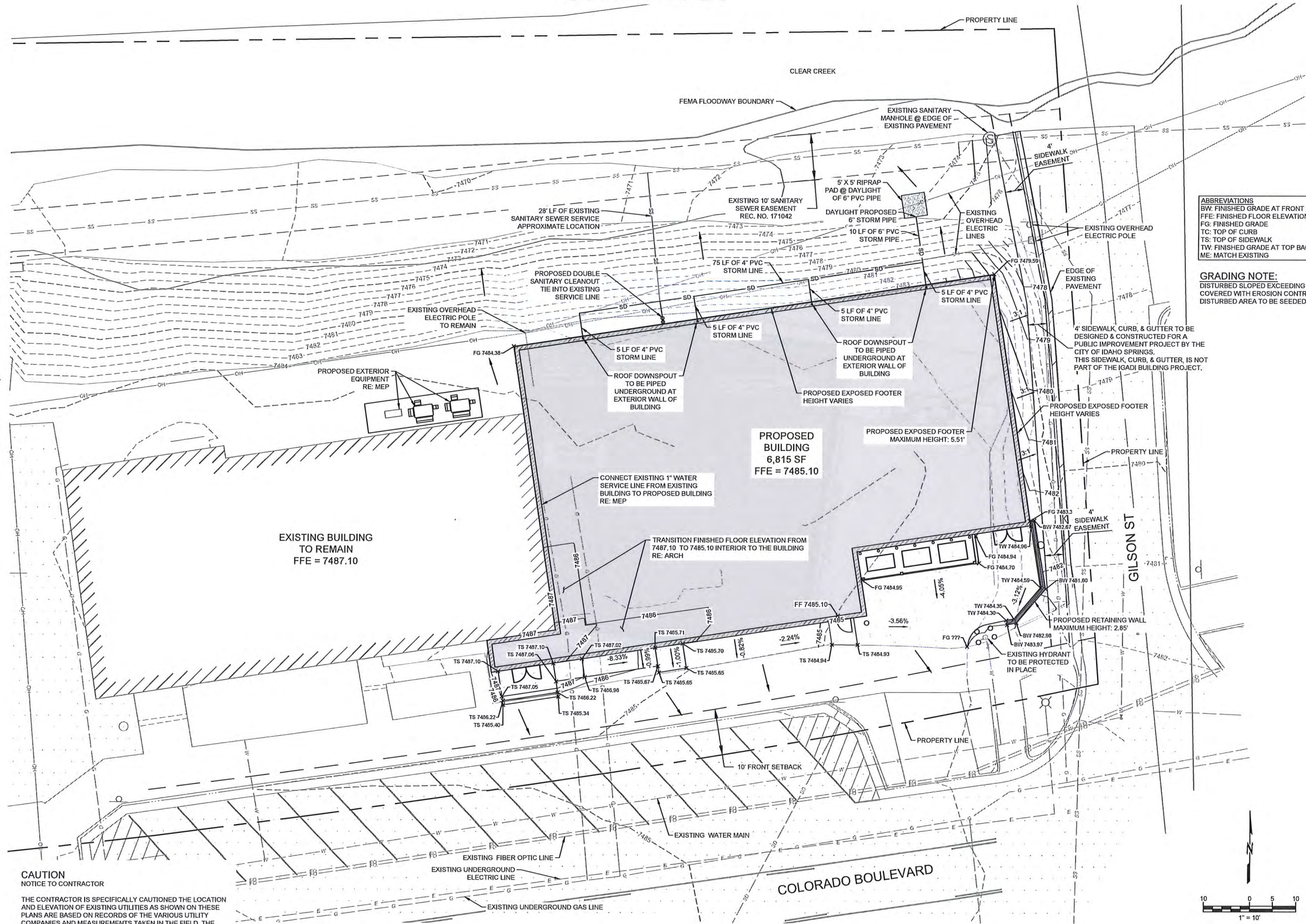
IGADI - IDAHO SPRINGS
2820 COLORADO BLVD, IDAHO SPRINGS, CO

DATE	
DESCRIPTION	
REV	
DATE	04.05.2023
PROJECT NO.	2275011
SHEET NAME	SITE PLAN
SHEET NO.	2

ORIG SIZE 24"X36"
PLOT 4/5/2023 6:33:03 PM
\\server\services\Projects\2275011_igadi\id town grow\dwg\production\2275011 SITE PLAN.dwg



IGADI - IDAHO SPRINGS
2820 COLORADO BLVD, IDAHO SPRINGS, CO
SITE PLAN



ABBREVIATIONS
BW: FINISHED GRADE AT FRONT BOTTOM OF WALL
FFE: FINISHED FLOOR ELEVATION
FG: FINISHED GRADE
TC: TOP OF CURB
TS: TOP OF SIDEWALK
TW: FINISHED GRADE AT TOP BACK OF WALL
ME: MATCH EXISTING

GRADING NOTE:
DISTURBED SLOPED EXCEEDING 3:1 SHOULD BE COVERED WITH EROSION CONTROL BLANKETS. ALL DISTURBED AREA TO BE SEEDED AND STABILIZED

GILSON ST

COLORADO BOULEVARD

CAUTION
NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.



Know what's below.
Call before you dig.

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collective
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structural-civil-landscape-survey
9500 pyramid court, suite 350
englewood, co 80112
303.350.1670-800.364.5858

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CONSTRUCTION

IGADI - IDAHO SPRINGS

2820 COLORADO BLVD, IDAHO SPRINGS, CO

DATE	
DESCRIPTION	
REV	
DATE	04.05.2023
PROJECT NO.	2275011
SHEET NAME	GRADING & UTILITY PLAN
SHEET NO.	3

DATE	02-14-2002
PROJECT NO.	2779011
SHEET NAME	LANDSCAPE PLAN
SHEET NO.	L1.1

IGADI - IDAHO SPRINGS
2820 COLORADO BLVD, IDAHO SPRINGS, CO
LANDSCAPE PLAN



IGADI - IDAHO SPRINGS
2820 COLORADO BLVD, IDAHO SPRINGS, CO

DATE	
DESCRIPTION	
REV	
DATE	02.14.2024
PROJECT NO.	2328RT
SHEET NAME	
SEEDING NOTES	
SHEET NO.	L1.2

HYDROSEEDING NOTES
1. HYDROSEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING NOTES.
2. SEED SHALL BE OF THE BEST QUALITY AVAILABLE AND SHALL BE TESTED BY AN INDEPENDENT LABORATORY.
3. SEED SHALL BE OF THE SAME SPECIES AND VARIETY AS SHOWN ON THE LANDSCAPE PLAN.
4. SEED SHALL BE OF THE SAME SIZE AND WEIGHT AS SHOWN ON THE LANDSCAPE PLAN.
5. SEED SHALL BE OF THE SAME COLOR AND SHAPE AS SHOWN ON THE LANDSCAPE PLAN.
6. SEED SHALL BE OF THE SAME TASTE AND SMELL AS SHOWN ON THE LANDSCAPE PLAN.
7. SEED SHALL BE OF THE SAME GROWTH HABIT AS SHOWN ON THE LANDSCAPE PLAN.
8. SEED SHALL BE OF THE SAME LIFE SPAN AS SHOWN ON THE LANDSCAPE PLAN.
9. SEED SHALL BE OF THE SAME DENSITY AS SHOWN ON THE LANDSCAPE PLAN.
10. SEED SHALL BE OF THE SAME FERTILITY AS SHOWN ON THE LANDSCAPE PLAN.
11. SEED SHALL BE OF THE SAME GERMINATION RATE AS SHOWN ON THE LANDSCAPE PLAN.
12. SEED SHALL BE OF THE SAME SURVIVAL RATE AS SHOWN ON THE LANDSCAPE PLAN.
13. SEED SHALL BE OF THE SAME YIELD AS SHOWN ON THE LANDSCAPE PLAN.
14. SEED SHALL BE OF THE SAME QUALITY AS SHOWN ON THE LANDSCAPE PLAN.
15. SEED SHALL BE OF THE SAME QUANTITY AS SHOWN ON THE LANDSCAPE PLAN.
16. SEED SHALL BE OF THE SAME PRICE AS SHOWN ON THE LANDSCAPE PLAN.
17. SEED SHALL BE OF THE SAME AVAILABILITY AS SHOWN ON THE LANDSCAPE PLAN.
18. SEED SHALL BE OF THE SAME SAFETY AS SHOWN ON THE LANDSCAPE PLAN.
19. SEED SHALL BE OF THE SAME LEGALITY AS SHOWN ON THE LANDSCAPE PLAN.
20. SEED SHALL BE OF THE SAME ETHICALITY AS SHOWN ON THE LANDSCAPE PLAN.

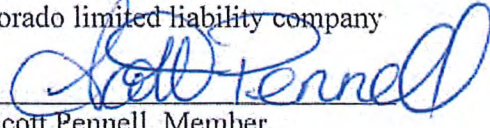
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20. SEED SHALL BE OF THE SAME SUSTAINABILITY AS SHOWN ON THE LANDSCAPE PLAN.
21. SEED SHALL BE OF THE SAME RESILIENCE AS SHOWN ON THE LANDSCAPE PLAN.
22. SEED SHALL BE OF THE SAME ADAPTABILITY AS SHOWN ON THE LANDSCAPE PLAN.
23. SEED SHALL BE OF THE SAME TOLERANCE AS SHOWN ON THE LANDSCAPE PLAN.
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25. SEED SHALL BE OF THE SAME PRODUCTIVITY AS SHOWN ON THE LANDSCAPE PLAN.
26. SEED SHALL BE OF THE SAME EFFICIENCY AS SHOWN ON THE LANDSCAPE PLAN.
27. SEED SHALL BE OF THE SAME EFFECTIVENESS AS SHOWN ON THE LANDSCAPE PLAN.
28. SEED SHALL BE OF THE SAME IMPACT AS SHOWN ON THE LANDSCAPE PLAN.
29. SEED SHALL BE OF THE SAME SIGNIFICANCE AS SHOWN ON THE LANDSCAPE PLAN.
30. SEED SHALL BE OF THE SAME IMPORTANCE AS SHOWN ON THE LANDSCAPE PLAN.
31. SEED SHALL BE OF THE SAME VALUE AS SHOWN ON THE LANDSCAPE PLAN.
32. SEED SHALL BE OF THE SAME BENEFIT AS SHOWN ON THE LANDSCAPE PLAN.
33. SEED SHALL BE OF THE SAME CONTRIBUTION AS SHOWN ON THE LANDSCAPE PLAN.
34. SEED SHALL BE OF THE SAME ROLE AS SHOWN ON THE LANDSCAPE PLAN.
35. SEED SHALL BE OF THE SAME FUNCTION AS SHOWN ON THE LANDSCAPE PLAN.
36. SEED SHALL BE OF THE SAME PURPOSE AS SHOWN ON THE LANDSCAPE PLAN.
37. SEED SHALL BE OF THE SAME GOAL AS SHOWN ON THE LANDSCAPE PLAN.
38. SEED SHALL BE OF THE SAME MISSION AS SHOWN ON THE LANDSCAPE PLAN.
39. SEED SHALL BE OF THE SAME VISION AS SHOWN ON THE LANDSCAPE PLAN.
40. SEED SHALL BE OF THE SAME DREAM AS SHOWN ON THE LANDSCAPE PLAN.
41. SEED SHALL BE OF THE SAME HOPE AS SHOWN ON THE LANDSCAPE PLAN.
42. SEED SHALL BE OF THE SAME FAITH AS SHOWN ON THE LANDSCAPE PLAN.
43. SEED SHALL BE OF THE SAME LOVE AS SHOWN ON THE LANDSCAPE PLAN.
44. SEED SHALL BE OF THE SAME PEACE AS SHOWN ON THE LANDSCAPE PLAN.
45. SEED SHALL BE OF THE SAME JOY AS SHOWN ON THE LANDSCAPE PLAN.
46. SEED SHALL BE OF THE SAME KINDNESS AS SHOWN ON THE LANDSCAPE PLAN.
47. SEED SHALL BE OF THE SAME GENTLENESS AS SHOWN ON THE LANDSCAPE PLAN.
48. SEED SHALL BE OF THE SAME MERCY AS SHOWN ON THE LANDSCAPE PLAN.
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50. SEED SHALL BE OF THE SAME GLORY AS SHOWN ON THE LANDSCAPE PLAN.
51. SEED SHALL BE OF THE SAME HONOR AS SHOWN ON THE LANDSCAPE PLAN.
52. SEED SHALL BE OF THE SAME POWER AS SHOWN ON THE LANDSCAPE PLAN.
53. SEED SHALL BE OF THE SAME STRENGTH AS SHOWN ON THE LANDSCAPE PLAN.
54. SEED SHALL BE OF THE SAME COURAGE AS SHOWN ON THE LANDSCAPE PLAN.
55. SEED SHALL BE OF THE SAME BRAVERY AS SHOWN ON THE LANDSCAPE PLAN.
56. SEED SHALL BE OF THE SAME DETERMINATION AS SHOWN ON THE LANDSCAPE PLAN.
57. SEED SHALL BE OF THE SAME RESOLUTION AS SHOWN ON THE LANDSCAPE PLAN.
58. SEED SHALL BE OF THE SAME PERSEVERANCE AS SHOWN ON THE LANDSCAPE PLAN.
59. SEED SHALL BE OF THE SAME ENDURANCE AS SHOWN ON THE LANDSCAPE PLAN.
60. SEED SHALL BE OF THE SAME LONGEVITY AS SHOWN ON THE LANDSCAPE PLAN.
61. SEED SHALL BE OF THE SAME IMMORTALITY AS SHOWN ON THE LANDSCAPE PLAN.
62. SEED SHALL BE OF THE SAME ETERNITY AS SHOWN ON THE LANDSCAPE PLAN.
63. SEED SHALL BE OF THE SAME INFINITY AS SHOWN ON THE LANDSCAPE PLAN.
64. SEED SHALL BE OF THE SAME ONENESS AS SHOWN ON THE LANDSCAPE PLAN.
65. SEED SHALL BE OF THE SAME WHOLENESS AS SHOWN ON THE LANDSCAPE PLAN.
66. SEED SHALL BE OF THE SAME COMPLETENESS AS SHOWN ON THE LANDSCAPE PLAN.
67. SEED SHALL BE OF THE SAME PERFECTION AS SHOWN ON THE LANDSCAPE PLAN.
68. SEED SHALL BE OF THE SAME FLAWLESSNESS AS SHOWN ON THE LANDSCAPE PLAN.
69. SEED SHALL BE OF THE SAME IMMACULATE AS SHOWN ON THE LANDSCAPE PLAN.
70. SEED SHALL BE OF THE SAME SINLESS AS SHOWN ON THE LANDSCAPE PLAN.
71. SEED SHALL BE OF THE SAME HOLINESS AS SHOWN ON THE LANDSCAPE PLAN.
72. SEED SHALL BE OF THE SAME RIGHTEOUSNESS AS SHOWN ON THE LANDSCAPE PLAN.
73. SEED SHALL BE OF THE SAME JUSTICE AS SHOWN ON THE LANDSCAPE PLAN.
74. SEED SHALL BE OF THE SAME FAIRNESS AS SHOWN ON THE LANDSCAPE PLAN.
75. SEED SHALL BE OF THE SAME EQUITY AS SHOWN ON THE LANDSCAPE PLAN.
76. SEED SHALL BE OF THE SAME BALANCE AS SHOWN ON THE LANDSCAPE PLAN.
77. SEED SHALL BE OF THE SAME HARMONY AS SHOWN ON THE LANDSCAPE PLAN.
78. SEED SHALL BE OF THE SAME UNITY AS SHOWN ON THE LANDSCAPE PLAN.
79. SEED SHALL BE OF THE SAME COHESION AS SHOWN ON THE LANDSCAPE PLAN.
80. SEED SHALL BE OF THE SAME CONSISTENCY AS SHOWN ON THE LANDSCAPE PLAN.
81. SEED SHALL BE OF THE SAME STABILITY AS SHOWN ON THE LANDSCAPE PLAN.
82. SEED SHALL BE OF THE SAME SECURITY AS SHOWN ON THE LANDSCAPE PLAN.
83. SEED SHALL BE OF THE SAME SAFETY AS SHOWN ON THE LANDSCAPE PLAN.
84. SEED SHALL BE OF THE SAME PROTECTION AS SHOWN ON THE LANDSCAPE PLAN.
85. SEED SHALL BE OF THE SAME DEFENSE AS SHOWN ON THE LANDSCAPE PLAN.
86. SEED SHALL BE OF THE SAME GUARD AS SHOWN ON THE LANDSCAPE PLAN.
87. SEED SHALL BE OF THE SAME VIGILANCE AS SHOWN ON THE LANDSCAPE PLAN.
88. SEED SHALL BE OF THE SAME WATCH AS SHOWN ON THE LANDSCAPE PLAN.
89. SEED SHALL BE OF THE SAME CARE AS SHOWN ON THE LANDSCAPE PLAN.
90. SEED SHALL BE OF THE SAME ATTENTION AS SHOWN ON THE LANDSCAPE PLAN.
91. SEED SHALL BE OF THE SAME CONCERN AS SHOWN ON THE LANDSCAPE PLAN.
92. SEED SHALL BE OF THE SAME INTEREST AS SHOWN ON THE LANDSCAPE PLAN.
93. SEED SHALL BE OF THE SAME CURIOSITY AS SHOWN ON THE LANDSCAPE PLAN.
94. SEED SHALL BE OF THE SAME INQUIRY AS SHOWN ON THE LANDSCAPE PLAN.
95. SEED SHALL BE OF THE SAME QUESTION AS SHOWN ON THE LANDSCAPE PLAN.
96. SEED SHALL BE OF THE SAME DUBIETY AS SHOWN ON THE LANDSCAPE PLAN.
97. SEED SHALL BE OF THE SAME DOUBT AS SHOWN ON THE LANDSCAPE PLAN.
98. SEED SHALL BE OF THE SAME UNCERTAINTY AS SHOWN ON THE LANDSCAPE PLAN.
99. SEED SHALL BE OF THE SAME DILEMMA AS SHOWN ON THE LANDSCAPE PLAN.
100. SEED SHALL BE OF THE SAME DILEMMA AS SHOWN ON THE LANDSCAPE PLAN.

811
Know what's below.
Call before you dig.
The contractor is specifically cautioned the location and elevation of existing utilities as shown on these drawings are for informational purposes only. The contractor shall verify the location and elevation of all utilities before any excavation work is performed. The contractor shall be responsible for any damage to existing utilities caused by excavation work.

PERMISSION TO APPLY FOR FINAL DEVELOPMENT PLAN

Pennell & Associates, LLC, a Colorado limited liability company, hereby consents to and designates Igadi, Ltd. to apply on its behalf for Final Development Plan with the City of Idaho Springs for 2820 Colorado Blvd., Idaho Springs, CO 80452 (the "Property"). Pennell & Associates, LLC is the owner of the Property.

Pennell & Associates, LLC,
A Colorado limited liability company

By: 

Scott Pennell, Member



32065 Castle Court, Suite 200
Evergreen, CO 80439
Phone: 303-670-8523 / Fax: 303-633-7781

Date: March 30, 2023
File No.: 598-CS0606727-752
Buyer(s)/Borrower(s): To Be Determined
Owner(s): PENNELL AND ASSOCIATES, LLC, a Colorado limited liability company
Property: 2820 Colorado Blvd, Idaho Springs, CO 80452-5042
Assessor Parcel No.: R001223 and 1833-313-00-202

PLEASE TAKE NOTE OF THE FOLLOWING REVISED TERMS CONTAINED HEREIN:

WIRED FUNDS ARE REQUIRED ON ALL CASH PURCHASE TRANSACTIONS. FOR WIRING INSTRUCTIONS, PLEASE CONTACT YOUR ESCROW OFFICE AS NOTED ON THE TRANSMITTAL PAGE OF THIS COMMITMENT.

To: Chicago Title of Colorado - Evergreen 32065 Castle Court Suite 200 Evergreen, CO 80439	Attn: Jill Tadra Phone: 3032919890 Fax: 303-670-8538 Email: tadraj@CTT.com
	Attn: Audrey Croft Phone: (303) 291-9942 Fax: (303) 633-7782 Email: Audrey.Croft@ctt.com
	Attn: Kelly Suazo Phone: (303) 264-1220 Fax: (303) 633-7775 Email: Kelly.Suazo@ctt.com

To: Contracted Purchaser or Designee

To: PENNELL AND ASSOCIATES, LLC, a Colorado limited liability company	Attn: Scott Pennell sent via email
--	--

END OF TRANSMITTAL

ALTA COMMITMENT FOR TITLE INSURANCE

issued by:



Commitment Number:

CS0606727

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Chicago Title Insurance Company

By:

A handwritten signature in black ink, appearing to read "Michael J. Nolan".

Michael J. Nolan, President

Attest:

A handwritten signature in black ink, appearing to read "Marjorie Nemzura".

Marjorie Nemzura, Secretary

Countersigned By:

A handwritten signature in black ink, appearing to read "Terry N. Williams".

Terry N. Williams
Authorized Officer or Agent

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

ISSUING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Title Officer: CPF CT Title Chicago Title of Colorado - Evergreen 32065 Castle Court, Suite 200 Evergreen, CO 80439 Main Phone: 303-670-8523 Email: Chicago@co.titlegroup.fntg.com	Escrow Officer: Jill Tadra Chicago Title of Colorado - Evergreen 32065 Castle Court, Suite 200 Evergreen, CO 80439 Phone: 3032919890 Main Phone: 303-670-8523 Email: tadrj@CTT.com

Order Number: 598-CS0606727-752
Property Address: 2820 Colorado Blvd, Idaho Springs, CO 80452-5042

SCHEDULE A

1. Commitment Date: March 23, 2023 at 08:00 AM
2. Policy to be issued:

(a) ALTA Owner's Policy 2021

Proposed Insured: To Be Determined
Proposed Amount of Insurance: \$100,000.00
3. The estate or interest in the Land at the Commitment Date is:

Fee Simple
4. The Title is, at the Commitment Date, vested in:

PENNELL AND ASSOCIATES, LLC, a Colorado limited liability company
5. The Land is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

PREMIUMS:	
Owner's Policy Premium	\$629.00
CO 110.1-06	\$95.00
Tax Certificate	\$13.50

END OF SCHEDULE A

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EXHIBIT "A"
Legal Description

A parcel of land lying in the Southwest ¼ of Section 31, Township 3 South, Range 72 West of the 6th P.M., City of Idaho Springs, being more particularly described as follows:

Beginning at the Northeast corner of property described in [Book 319 at Page 75](#), Clear Creek County records; thence South 89°05 East, 109.6 feet; thence South 04°12' East along the East line of said property a distance of 142.04 feet more or less, to a point on the North right of way of Colorado Boulevard; thence South 78°04' West, along said North right of way a distance of 10.00 feet, more or less, to a point of tangency, thence continuing along said North right of way 93.62 feet, more or less, along a curve to the right having a central angle of 02°49'50" and a radius of 1895.02 feet; thence North 06°31' West, a distance of 159.70 feet to the Point of Beginning,

County of Clear Creek,
State of Colorado.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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SCHEDULE B, PART I - Requirements

All of the following Requirements must be met:

1.

Pay the agreed amounts for the interest in the land and/or for the mortgage to be insured.
2.

Pay us the premiums, fees and charges for the policy.
3.

Obtain a certificate of taxes due from the county treasurer or the county treasurer's authorized agent.
4.

Evidence that any and all assessments for common expenses, if any, have been paid.
5.

The Company will require that an Affidavit and Indemnity Agreement be completed by the party(s) named below before the issuance of any policy of title insurance.

Party(s): PENNELL AND ASSOCIATES, LLC, a Colorado limited liability company

The Company reserves the right to add additional items or make further requirements after review of the requested Affidavit.
6.

Deed sufficient to convey the fee simple estate or interest in the Land described or referred to herein, to the Proposed Insured Purchaser.

NOTE: Statement of Authority for PENNELL AND ASSOCIATES, LLC, a Colorado limited liability company recorded August 11, 2005 at Reception No. [234558](#) discloses the following person(s) authorized to sign on behalf of the entity, pursuant to Colorado Revised Statutes:

Scott A. Pennell, Manager and Sandra E. Pennell, Manager
7.

Recordation of an Updated Statement of Authority for PENNELL AND ASSOCIATES, LLC, a Colorado limited liability company pursuant to Colorado Revised Statutes evidencing the existence of the entity and authority of the person(s) authorized to execute and deliver instruments affecting title to real property on behalf of the entity and containing other information required by Colorado Revised Statutes.
8.

The company requires the Seller/Vested owner named herein on Schedule "A" to provide complete information necessary to identify all leases and/or tenancies that may be in effect regarding this property. If no leases and/or tenancies are in existence, that information must be provided in written form prior to closing.
9.

Furnish to the Company an ALTA/ACSM Land Title Survey in form, content and certification to Chicago Title Insurance Company and Chicago Title of Colorado.

Note: Exception may be made to any adverse matters disclosed by the ALTA/ACSM Land Title Survey.
10.

Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.
11.

The Company reserves the right to add additional exceptions and/or make further requirements once the identity

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SCHEDULE B, PART I - Requirements
(continued)

of the Purchaser is disclosed.

NOTE: Exception number 5 will be removed from the Owner's and/or Lender's Policy provided the Company conducts the closing.

NOTE: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

NOTE: Endorsement Form 110.1, deleting exception(s) 1-4 will be issued with the Owner's Policy, subject to satisfaction of requirements and as applicable.

END OF SCHEDULE B, PART I

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SCHEDULE B, PART II - Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any facts, rights, interests or claims that are not shown by the Public Records but which could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachments, encumbrances, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by Public Records.
4. Any lien or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires of record for the value the estate or interest or mortgage thereon covered by this Commitment.

NOTE: Upon satisfaction of all requirements herein, the above exception will not be reflected on any proposed title policy identified in Schedule A.

6. Water rights, claims of title to water, whether or not these matters are shown by the Public Records.
7. All taxes and assessments, now or heretofore assessed, due or payable.
- NOTE: This tax exception will be amended at policy upon satisfaction and evidence of payment of taxes.
8. Terms, conditions, provisions, agreements, obligations and easements contained in the Agreement as set forth below:

Recording No.: [Book 114 Page 445](#)

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SCHEDULE B, PART II - Exceptions
(continued)

9. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: the City of Idaho Springs
Purpose: sewer line
Recording Date: March 25, 1987
Recording No: [Book 452 Page 878](#)
10. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: the City of Idaho Springs
Purpose: sewer line
Recording Date: January 23, 1995
Recording No: [Book 521 Page 857](#)
11. All matters shown on Survey recorded Land Survey Plat recorded December 24, 2006 in [Book 765 at Page 618](#),
12. Any question, dispute or adverse claims as to any loss or gain of land as a result of any change in the riverbed location by other than natural causes, or alteration through accretion, reliction, erosion or avulsion of the center thread, bank, channel or flow of waters in Clear Creek lying within subject land; and any question as to the location of such center thread, bank, bed or channel as a legal description monument or marker for purposes of describing or locating subject lands.
13. Any rights, interest or easements in favor of the riparian owners, the State of Colorado, the United States of America, or the general public, which exist, have existed, or are claimed to exist in and over the waters and present and past bed and banks of Clear Creek.
14. Lease and Option to Purchase to Igadl, Ltd., and the terms and conditions thereof, as disclosed by Memorandum recorded December 9, 2016 in Book 927 at Page 629 at Reception No. [282424](#).

END OF SCHEDULE B, PART II

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COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
 - b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
 - c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
 - d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
 - e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
 - f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
 - g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
 - h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
 - i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
 - j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.
2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- a. the Notice;
 - b. the Commitment to Issue Policy;
 - c. the Commitment Conditions;
 - d. Schedule A;
 - e. Schedule B, Part I-Requirements; and
 - f. Schedule B, Part II-Exceptions; and
 - g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I-Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.

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(continued)

- f.

The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
- g.

The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.
6.

LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

a.

Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

b.

Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.

c.

This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

d.

The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

e.

Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

f.

When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.
7.

IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.
8.

PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.
9.

CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.
10.

CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.
11.

ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is Two Million And No/100 Dollars (\$2,000,000.00) or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

END OF CONDITIONS

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DISCLOSURE STATEMENT

- Pursuant to Section 38-35-125 of Colorado Revised Statutes and Colorado Division of Insurance Regulation 8-1-2 (Section 5), if the parties to the subject transaction request us to provide escrow-settlement and disbursement services to facilitate the closing of the transaction, then all funds submitted for disbursement must be available for immediate withdrawal.
- Colorado Division of Insurance Regulation 8-1-2, Section 5, Paragraph H, requires that "Every title insurance company shall be responsible to the proposed insured(s) subject to the terms and conditions of the title insurance commitment, other than the effective date of the title insurance commitment, for all matters which appear of record prior to the time of recording whenever the title insurance company, or its agent, conducts the closing and settlement service that is in conjunction with its issuance of an owners policy of title insurance and is responsible for the recording and filing of legal documents resulting from the transaction which was closed". Provided that Chicago Title of Colorado - Evergreen conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception No. 5 in Schedule B-2 will not appear in the Owner's Title Policy and Lender's Title Policy when issued.
- Colorado Division of Insurance Regulation 8-1-2, Paragraph M of Section 5, requires that prospective insured(s) of a single family residence be notified in writing that the standard exception from coverage for unfiled Mechanics or Materialmans Liens may or may not be deleted upon the satisfaction of the requirement(s) pertinent to the transaction. These requirements will be addressed upon receipt of a written request to provide said coverage, or if the Purchase and Sale Agreement/Contract is provided to the Company then the necessary requirements will be reflected on the commitment.
- Colorado Division of Insurance Regulation 8-1-3, Paragraph C. 11.f. of Section 5 - requires a title insurance company to make the following notice to the consumer: "A closing protection letter is available to be issued to lenders, buyers and sellers."
- If the sales price of the subject property exceeds \$100,000.00 the seller shall be required to comply with the Disclosure of Withholding Provisions of C.R.S. 39-22-604.5 (Nonresident Withholding).
- Section 39-14-102 of Colorado Revised Statutes requires that a Real Property Transfer Declaration accompany any conveyance document presented for recordation in the State of Colorado. Said Declaration shall be completed and signed by either the grantor or grantee.
- Recording statutes contained in Section 30-10-406(3)(a) of the Colorado Revised Statutes require that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right, and bottom margin of at least one-half of an inch. The clerk and recorder may refuse to record or file a document that does not conform to requirements of this paragraph.
- Section 38-35-109 (2) of the Colorado Revised Statutes, requires that a notation of the purchasers legal address, (not necessarily the same as the property address) be included on the face of the deed to be recorded.
- Regulations of County Clerk and Recorder's offices require that all documents submitted for recording must contain a return address on the front page of every document being recorded.
- Pursuant to Section 10-11-122 of the Colorado Revised Statutes, the Company is required to disclose the following information:
 - o The subject property may be located in a special taxing district.

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DISCLOSURE STATEMENT
(continued)

- o A Certificate of Taxes Due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent.
- o Information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder or the County Assessor.
- Pursuant to Section 10-11-123 of the Colorado Revised Statutes, when it is determined that a mineral estate has been severed from the surface estate, the Company is required to disclose the following information: that there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and that such mineral estate may include the right to enter and use the property without the surface owner's permission.

Note: Notwithstanding anything to the contrary in this Commitment, if the policy to be issued is other than an ALTA Owner's Policy (6/17/06), the policy may not contain an arbitration clause, or the terms of the arbitration clause may be different from those set forth in this Commitment. If the policy does contain an arbitration clause, and the Amount of Insurance is less than the amount, if any, set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.

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WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
<http://www.fbi.gov>

Internet Crime Complaint Center:
<http://www.ic3.gov>

**FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE**

Effective January 1, 2023

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to affiliated or nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to affiliated or nonaffiliated third parties with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (<https://fnf.com/pages/californiaprivacy.aspx>) or call (888) 413-1748.

For Nevada Residents: We are providing this notice pursuant to state law. You may be placed on our internal Do Not Call List by calling FNF Privacy at (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. For further information concerning Nevada's telephone solicitation law, you may contact: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: aginquiries@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

For Virginia Residents: For additional information about your Virginia privacy rights, please email privacy@fnf.com or call (888) 714-2710.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

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Jacksonville, Florida 32204
Attn: Chief Privacy Officer



March 15, 2023

Jonathan Cain
Assistant City Administrator
City of Idaho Springs
1711 Miner St.
Idaho Springs, CO 80466

Re: Impact Analysis for Final Development Plan Application for 2820 Colorado Blvd., Idaho Springs, CO (the “Property”) requested by Igadi, Ltd. (the “Applicant”)

Dear Mr. Cain:

The Applicant and Property owner, Pennell & Associates, LLC, are reconstructing the cultivation located on the Property to be a state-of-the-art marijuana cultivation facility. The Project will take the former approximately 2,750± square foot house and garage turned cultivation and replace it with a 7,215 square foot cultivation facility as depicted on the attached Elevations attached hereto as Exhibit B and Site Plan attached hereto as Exhibit C (the “Project”). The zoning for the Property is C-2, it is within the East End Overlay District, and the applicant has received a variance from any requirement to add additional on-site parking.

The state-of-the-art cultivation facility to be constructed will include a tremendous amount of automation requiring the same amount of workers to operate the facility, 3 workers, as originally required to operate the smaller 2750± square foot facility that will be replaced. This is accounted for by adding a fertigation system that automatically mixes nutrients and an automated watering system that reduces the heavy labor needs of hand watering. Finally, all of the product will be sent to Igadi’s newly designed centralized trimming center dramatically reducing the staffing requirements associated with that activity. Additionally, Igadi has instituted a program whereby its consolidating its ordering of cultivation products for all of its cultivations to Aurora and distributing it to its other cultivations on its company truck from this centralized distribution center, which should reduce the historic amount of deliveries to this location. Other than that, the only monthly deliveries are CO2 from General Air, Rx Green Technologies (3-5 pallets) and Cultivate (1-2 pallets). As result, Igadi will be able to operate the larger facility with the same number of staff as the prior, smaller cultivation operation and should not produce any additional traffic to the Property. In fact, the amount of traffic generated at this new cultivation should be less than in the past.

The construction will aesthetically enhance the area around Colorado Blvd. It will not impose any significant increase in parking or traffic because the larger cultivation facility will not require any additional employees as it will be automated and trimming will take place at an off-site location in Aurora, CO. The water demand for the cultivation facility will be approximately 300 gallons per day. The dehumidification system will recapture approximately 70% - 80% of the water, which will be recycled and used with the plants as the water is distilled and of the highest quality when recaptured from the dehumidification system. Currently the Property is serviced by two (2) 1" water pipes, which we believe will be sufficient. The Property is further serviced by a 4" sewer pipe, which will be more than adequate for operating the Project. Igadi's watering techniques are such that it generally does not have much effluent from the cultivation operation, only about 1250 gallons per month total, which may be less at this new cultivation as a result of the automated watering system it will use reducing the potential for over-watering. It operates a similar sized cultivation in Tabernash, CO, which is where it calculated this number. Also, attached hereto is a Sample Results of the effluent water from the cultivation in Tabernash. There is already gas and telecommunications provided to the Property and we will have add three phase power to the building and increase the electrical loads to the Property in the amount of 600 amps.

There are no anticipated environmental hazards associated with the use of the Property and the use of the property will not change from the prior use, which is marijuana cultivation, but the state-of-the-art building and mechanical systems will operate more efficiently than in the past and the mechanical system and building design will cut down on any odors or other nuisances that could emanate from the building.

The building is not a historic building and will not consume any natural resources. Further, there are no additional education requirements or additional constraints on emergency services with the newly constructed cultivation.

For the foregoing reasons, the Applicant requests the Planning Commission approve this Final Development Plan Application. Please do not hesitate to contact me with any questions, concerns, or to discuss the requested variance or the Project further.

Sincerely,

David P. Michel

David P. Michel
Founder and General Counsel



PO Box 629
Mesa, CO 81643
970-314-4888

February 16, 2023

David Michel, Manager
Igadi Ltd.
PO Box 3228
Winter Park, CO 80482



Re: Project Trip Generation Letter
Igadi Cultivation Facility (Project) at 2820 Colorado Blvd. (Idaho Springs)

David Michel:

This letter describes the existing and proposed business operations based on information from you, the business owner. It also includes my estimate of the changes in Project trip generation for the site reconfiguration.

Land Use Summary

Historic Use

The building on the site included a house and garage of approximately 2,750-sf. Igadi operated a marijuana cultivation facility in this building since 2016. Three employees were needed to perform the cultivation.



Current Use

The original house and garage have been demolished and removed.



Proposed Use

The proposed land would be a state-of-the-art, 7,215-sf cultivation facility, which would include new automation of the cultivation process. A fertigation system will automatically mix nutrients and an automated watering system that reduces the heavy labor needs of hand watering. The cultivated product will be sent to Igadi's newly designed centralized trimming center. This automation would reduce the staffing requirements associated with cultivation. This means that the same three employees can run the larger size operation in the bigger building.

Project Trip Generation Changes

Trip generation estimates are typically based on trip rates from the most recent edition of the ITE Trip Generation Manual. However, that document does not include trip rates for a cultivation facility, and this must be considered in another way. As a non-retail operation, the only travel to/from the site would be employees and deliveries. In this case the number of employees will remain the same as the historic use, and the delivery schedule would remain the same.

The larger cultivation building would be supported by the same number of employees (3), and it would not create any additional Project trips. Therefore, the Project would not create additional traffic volume on the adjacent road system, and it would not have any additional traffic impact.

Please contact me if you have any questions regarding the information in this letter.

Sincerely,

Barrie "Skip" Hudson, P.E.
President



A.	ARCHITECTURAL SITE PLAN IS A SCHEMATIC REPRESENTATION; REFER TO CIVIL DRAWINGS FOR SITE SURVEY, DRAINAGE, AND LOCATIONS OF EXISTING UTILITIES. COORDINATE WITH CAMPUS FACILITIES PLAN.
B.	COORDINATE ALL NEW WORK WITH CIVIL AND LANDSCAPE PLANS. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING WORK.
C.	CONTRACTOR TO COORDINATE WITH OWNER FOR LOCATIONS OF TEMPORARY CONSTRUCTION AND STAGING.
D.	ALL ACTIVE EXISTING MAN-HOLES, DRAIN COVERS, AND ACCESS PANELS TO REMAIN UNLESS NOTED OTHERWISE.
E.	ALL EXTERIOR SITE LIGHTING TO REMAIN UNLESS NOTED OTHERWISE.
F.	ALL ROOF DOWNSPOUTS, BOOTS, AND DRAIN LINES TO REMAIN UNLESS NOTED OTHERWISE. REFER TO CIVIL AND NEW WORK DRAWINGS.

S.01	RETAIL MAIN ENTRANCE
S.02	EMPLOYEE ENTRANCE DOORS
S.03	EMERGENCY EXIT EGRESS DOOR
S.04	EXISTING RETAIL EXIT
S.05	CONCRETE HANDICAPPED ACCESSIBLE SIDEWALK & RAMP, SEE CIVIL DRAWINGS
S.06	ACCESSIBLE PARKING, SEE CIVIL DRAWINGS
S.07	MECHANICAL EQUIPMENT ON CONCRETE PAD, SEE MECHANICAL
S.08	TRASH AND RECYCLING DUMPSTER AREA W/ CONCRETE PAD
S.09	NEW CONCRETE BOLLARDS SURROUNDING EXISTING FIRE HYDRANT, TYP.
S.10	NEW POLE SIGN
S.11	ELECTRICAL/MECHANICAL ROOM ACCESS DOOR
S.12	EXISTING STOP SIGN
S.13	PROPERTY LINE
S.14	EXISTING FENCE, TYP.
S.15	EXISTING ROAD SIGN
S.16	EXISTING CONCRETE ACCESS
S.17	EXISTING CONCRETE PARKING SIGN
S.18	NEW PPS-ENG-EEMERMENT PARKING CANOPY

	ROOF DOWNSPOUT
	SEWER DRAIN
	MANHOLE

7430 E. Caley Ave
Suite 280E
Centennial, CO 80111
P. (720) 258-4780

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IGADI - IDAHO
SPRINGS

IGADI, LTD.
2818 COLORADO BLVD,
IDAHO SPRINGS, CO 80452

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Project Number:	22-016	
Date	02.24.2023	
Drawn By:	JH	
Checked By:	XXX	
Revisions:		
No.	Date	Description

Sheet Description

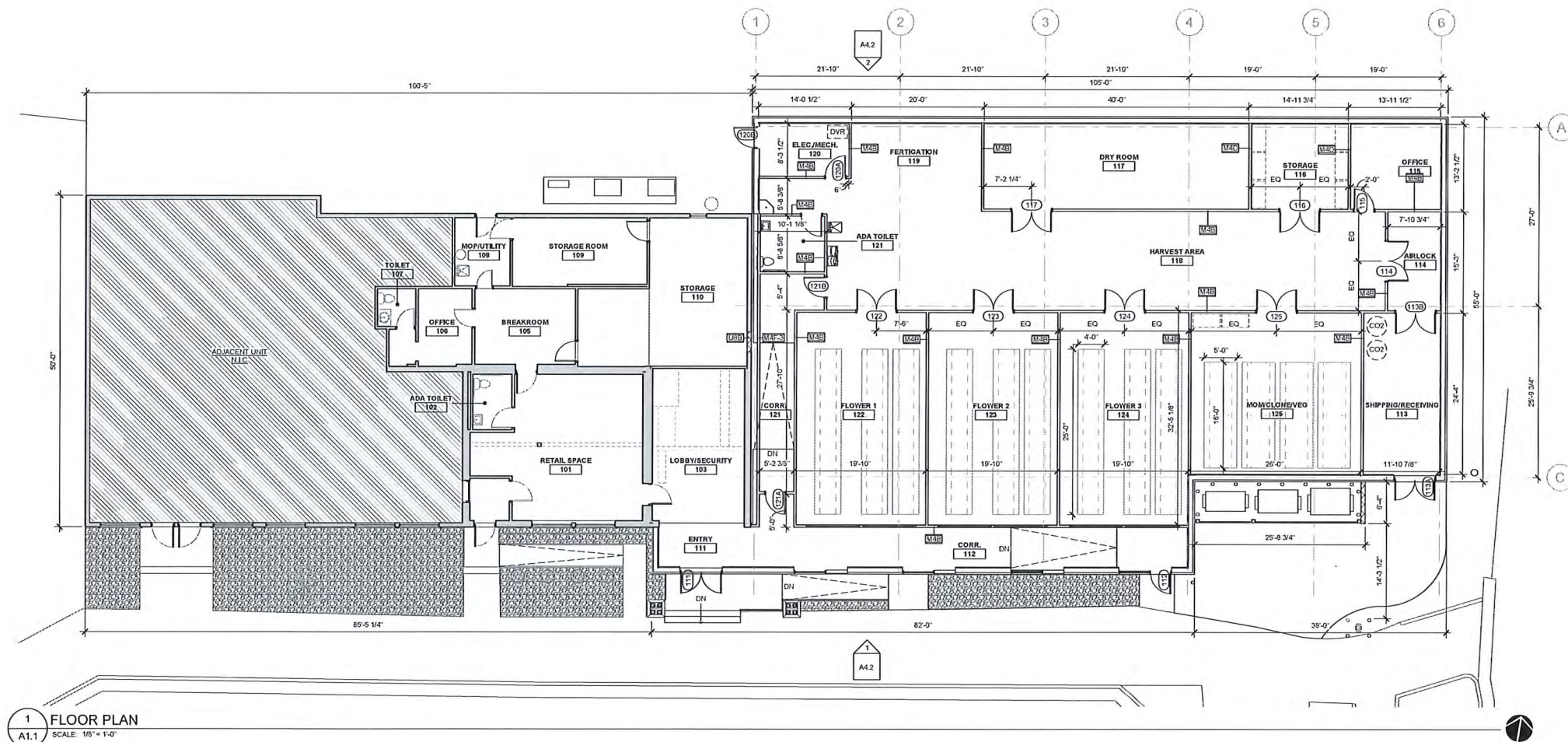
**SITE PLAN
& DETAILS**

Sheet Number

SP1.1

PRINTED: 3/13/2023 6:11:44 PM

FILE PATH: Autocad Docs\22-016 Igadi Idaho Springs\22-016 Igadi Idaho Springs_R23.rvt



1 FLOOR PLAN
A1.1 SCALE: 1/8" = 1'-0"

GENERAL CONSTRUCTION NOTES

- DIMENSIONS TO NEW CONSTRUCTION ARE MEASURED FROM FACE OF STUD OR FACE OF MASSWORK, TYP (UNO). DIMENSIONS TO EXISTING ELEMENTS ARE MEASURED FROM FINISH FACE, TYP (UNO).
- REFER TO FINISH PLAN FOR FREE STANDING FURNISHINGS, (NIC).
- REFER TO REFLECTED CEILING PLANS FOR ADDITIONAL FRAMING INFORMATION.
- REFER TO SHEET T1.2 FOR TYPICAL WALL TYPES.
- REFER TO WALL SECTIONS FOR EXTERIOR AND SPECIALTY WALL ASSEMBLIES.
- REFER TO LIFE SAFETY PLANS FOR LOCATIONS OF FIRE AND SMOKE WALLS AND COMPARTMENTATION DESIGNATIONS AND FOR CONSTRUCTION INFORMATION RELATED TO SMOKE WALLS.
- REFER TO DEMOLITION PLANS FOR ADDITIONAL FRAMING INFORMATION.
- UNTAGGED INTERIOR WALLS ARE TYPE _____, UNLESS NOTED OTHERWISE.

KEYED CONSTRUCTION NOTES



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P. (720) 258-4780

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IGADI - IDAHO
SPRINGS

IGADI, LTD.
2818 COLORADO BLVD.
IDAHO SPRINGS, CO 80452

DESIGN
DEVELOPMENT

NOT FOR BID

Project Number: 22-016
Date: 02.24.2023
Drawn By: JH
Checked By: SA
Revisions:

No.	Date	Description
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Sheet Description

FIRST
FLOOR
PLAN

Sheet Number

A1.1

HVAC SYMBOLS	GENERAL NOTES	HVAC ABBREVIATIONS
 FIRE DAMPER  MANUAL VOLUME DAMPER  SMOKE DETECTOR  SUPPLY DIFFUSER  RETURN GRILLE OR REGISTER  EXHAUST GRILLE OR REGISTER  DEMOLITION DUCTWORK/EQUIPMENT  DEMOLITION - SINGLE LINE  EXISTING DUCTWORK/EQUIPMENT  RIGID AIR DUCTWORK  SINGLE LINE RIGID DUCTWORK  FLEXIBLE DUCT CONNECTION  FLEXIBLE ROUND DUCTWORK  DUCT SIZE TRANSITION (HORIZONTAL)  DUCT SIDE TRANSITION (VERTICAL)  EXHAUST/RETURN AIR DUCT DOWN  EXHAUST/RETURN AIR DUCT UP  OUTSIDE/SUPPLY AIR DUCT DOWN  OUTSIDE/SUPPLY AIR DUCT UP  THERMOSTAT  POINT OF CONNECTION  POINT OF DEMOLITION  DIFFUSER TYPE  CFM  DIFFUSER/GRIFFE DESIGNATION	1. ALL WORK SHOWN ON THESE DOCUMENTS IS NEW UNLESS SPECIFICALLY IDENTIFIED AS EXISTING OR PROVIDED BY OTHERS. 2. INSTALL ALL WORK ON THIS PROJECT IN ACCORDANCE WITH APPLICABLE CODES LISTED IN HVAC SPECIFICATIONS. 3. SYMBOLS SHOWN ON SCHEDULES INDICATE THE TYPE OF EQUIPMENT ONLY. REVIEW DRAWINGS TO DETERMINE THE EXACT QUANTITIES REQUIRED FOR EACH EQUIPMENT TYPE. 4. THESE DRAWINGS ARE DIAGNOSTIC AND ARE INTENDED TO DEPICT THE GENERAL LOCATION OF HVAC SYSTEM COMPONENTS. DO NOT SCALE MECHANICAL DRAWINGS. CONSULT ARCHITECTURAL PLANS FOR PROPER DIMENSIONS AND INFORMATION USED IN LOCATION OF EQUIPMENT. 5. CONNECT ALL MECHANICAL EQUIPMENT TO DUCTWORK USING RUBBERIZED CAWAS FLEXIBLE CONNECTIONS. INSTALL ALL MECHANICAL EQUIPMENT ON VIBRATION ISOLATION DEVICES. 6. UNOBSTRUCTED ACCESS IS REQUIRED ON ALL SIDES OF ELECTRIC DUCT HEATERS AND SIMILAR EQUIPMENT. LOCATE ALL SUCH EQUIPMENT WITH ADEQUATE CLEARANCE FOR MAINTENANCE AND TO PROVIDE CLEARANCES REQUIRED BY THE NATIONAL ELECTRICAL CODE. 7. INSTALL DUCTWORK TIGHT TO THE UNDERSIDE OF THE BUILDING STRUCTURE. ADJUST THE DUCT ELEVATION AS REQUIRED TO MAINTAIN DUCT TIGHT TO BOTTOM OF STRUCTURE WHERE STRUCTURE ELEVATIONS CHANGE. 8. PROVIDE ALL NECESSARY TRANSITIONS IN DUCTWORK AND PIPING FOR CONNECTION TO EQUIPMENT AND ACCESSORIES. REDUCE PIPING AND DUCTWORK SIZES ONLY AT THE CONNECTION POINT TO EQUIPMENT. 9. SUSPEND DUCTWORK FROM THE BUILDING STRUCTURE IN ACCORDANCE WITH THE SMACNA DUCT CONSTRUCTION STANDARDS. SECURELY ATTACH DUCTWORK SUPPORTS TO THE BUILDING STRUCTURE. 10. PROVIDE TURNING VANES IN ALL 90-DEGREE RECTANGULAR ELBOWS. 11. ELBOWS CONSTRUCTED USING A SHARP 90-DEGREE ANGLE ON THE INSIDE OF THE ELBOW AND A RADIUS BEND ON THE OUTSIDE OF THE ELBOW (HARD RADIUS BEND OR "SLED-BOOT" FITTING) WILL NOT BE ACCEPTED. 12. INSTALL 1/2-INCH WIRE MESH SCREENS ON ALL OPEN END DUCTWORK. 13. INSTALL VOLUME DAMPERS AT ALL BRANCH DUCTWORK CONNECTIONS TO MAIN TRUNK DUCT AND DIFFUSER RUNOUTS. 14. PROVIDE AN OPPOSED BLADE DAMPER AT EACH DUCT TAKE-OFF TO EACH CEILING DIFFUSER. 15. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF ALL AIR INLETS, AIR OUTLETS & MECHANICAL DEVICES VISIBLE IN SPACE. 16. THE MECHANICAL CONTRACTOR SHALL MAINTAIN ACCURATE RECORDS OF ALL WORK AS ACTUALLY INSTALLED. ON COMPLETION OF THE PROJECT, ONE (1) COMPLETE SET OF ORIGINAL DRAWINGS SHALL BE DELIVERED TO THE ARCHITECT. 17. PROVIDE OPERATIONS AND MAINTENANCE MANUALS FOR ALL SYSTEMS. 18. THE CONTRACTOR SHALL NOT CORE DRILL CONCRETE SLABS WITHOUT THE KNOWLEDGE AND WRITTEN CONSENT OF A STRUCTURAL ENGINEER (BY CONTRACTOR) AND THE BUILDING OWNER. 19. CONTRACTOR TO RADIOGRAPH PROBABLE CORE DRILL LOCATION TO PREVENT CUTTING CONCEALED RE-BARS AND/OR CONDUIT IN CONCRETE MASS. 20. MATERIALS EXPOSED WITHIN PLENUMS SHALL BE NON-COMBUSTIBLE OR SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E 84.	AC AIR CONDITIONING UNIT ACU AIR CONDITIONING UNIT AD ACCESS DOOR AHU AIR HANDLING UNIT CFM CUBIC FEET PER MINUTE CLG CEILING COND CONDENSATE CU CONDENSING UNIT DE DISHWASHER EXHAUST DH DOWN DWH DOMESTIC WATER (E) EXISTING EA EXHAUST AIR EAT ENTERING AIR TEMPERATURE EF EXHAUST FAN ET EXPANSION TANK EUH ELECTRIC UNIT HEATER EWT ENTERING WATER TEMPERATURE FD FIRE DAMPER FLA FULL LOAD AMPS FPM FEET PER MINUTE GPM GALLONS PER MINUTE H HUMIDIFIER HP HORSEPOWER HPU HEAT PUMP UNIT HTG HEATING HVAC HEATING, VENTILATION, AND AIR CONDITIONING IN INCHES KE KITCHEN EXHAUST KW KILOWATTS LAT LEAVING AIR TEMPERATURE LD LINEAR DIFFUSER LRA LOCKED ROTOR AMPERES LWT LEAVING WATER TEMPERATURE MAU MAKE-UP AIR UNIT MBH THOUSAND BTU PER HOUR MCA MINIMUM CIRCUIT AMPACITY MOCP MAXIMUM OVERCURRENT PROTECTION AMPS MCD MOTOR OPERATED DAMPER MTR MOTOR NC NOISE CRITERIA, NORMALLY CLOSED NO NORMALLY OPENED OA OUTSIDE AIR PD PRESSURE DROP PF PROPELLER FAN PH PHASE PHF PIN-FILTER PSFG POUNDS PER SQUARE INCH, GAUGE RA RETURN AIR RG RETURN GRILLE RH RELATIVE HUMIDITY RL REFRIGERANT LIQUID RLA RUNNING LOAD AMPERES RM ROOM RPM REVOLUTIONS PER MINUTE RR RETURN REGISTER RS REFRIGERANT SUCTION RTU ROOFTOP UNIT SA SUPPLY AIR SF SUPPLY AIR FAN SG SUPPLY GRILLE SH SENSIBLE HEAT SL SOUND LINING FOR DUCT WORK SP STATIC PRESSURE SR SUPPLY REGISTER STR STARTER T THERMOSTAT TD TRANSFER DUCT TG TRANSFER GRILLE TH TOTAL HEAT TS TEMPERATURE SENSOR TSP TOTAL STATIC PRESSURE TYP TYPICAL UIC UNDERCUT UH UNIT HEATER UV UNIT VENTILATOR VAV VARIABLE AIR VOLUME VD VOLUME DAMPER VVT VARIABLE VOLUME & TEMPERATURE W WATTS

SPECIFICATIONS

- A. GENERAL
1. ALL WORK SHOWN ON THESE DOCUMENTS IS NEW UNLESS SPECIFICALLY IDENTIFIED AS EXISTING OR PROVIDED BY OTHERS.
2. FURNISH ALL LABOR, MATERIALS, SUPPLIES, PERMITS, TOOLS, EQUIPMENT, DEVICES, AFFIXANCES, AND PERFORM ALL OPERATIONS NECESSARY FOR THE INSTALLATION OF COMPLETE HVAC AND PLUMBING SYSTEMS AND SATISFACTORY OPERATION OF ALL WORK AS SHOWN ON THE DRAWINGS OR HEREINAFTER SPECIFIED. EXCEPT AS OTHERWISE SPECIFICALLY EXCLUDED, THE SCOPE SHALL INCLUDE, BUT NOT BE LIMITED TO THE WORK SPECIFIED HEREINAFTER.

a. PERMITS AND CERTIFICATES.

b. HVAC SYSTEMS.

c. TESTING OF ALL EQUIPMENT, SYSTEMS AND MATERIALS.

d. GENERAL PROVISIONS FOR HVAC AND PLUMBING WORK.
- B. AFFLICABLE CODES AND STANDARDS. PERFORM ALL WORK IN ACCORDANCE TO THE FOLLOWING CODES AND STANDARDS

2018 INTERNATIONAL BUILDING CODE

2018 INTERNATIONAL MECHANICAL CODE

2018 INTERNATIONAL ENERGY CODE

2018 INTERNATIONAL PLUMBING CODE

NATIONAL FIRE PROTECTION AGENCY (NFPA)
- A MECHANICAL PERMIT SHALL BE ACQUIRED BY A LICENSED MECHANICAL CONTRACTOR WITH APPROPRIATE WORK CLASSIFICATIONS AND REGISTERED WITH THE CITY. MECHANICAL WORK SHALL COMPLY WITH THE CURRENT EDITION OF THE MICHIGAN MECHANICAL CODE (MNC) AND ADOPTED STANDARDS, PUBLIC ACT 239 OF 1972, MICHIGAN BUILDING CODE, AND WHERE AFFICABLE, THE INTERNATIONAL FUEL GAS CODE (IFGC), INTERNATIONAL ENERGY CONSERVATION CODE (IECC), MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS, NFPA 96, 2014 INTERNATIONAL FIRE CODE (IFC), AND REFERENCED SECTIONS OF THE ELECTRICAL, PLUMBING, AND BUILDING CODES, WORK IS SUBJECT TO FIELD REVIEW, INSPECTION, AND APPROVAL.
- EXISTING CONDITIONS
1. THE SITE, LOCATION AND ROUTING OF SYSTEMS INDICATED TO HAVE NEW CONNECTIONS MADE TO THEM ARE SHOWN ACCURATELY AS FIELD CONDITIONS WOULD PERMIT. BIDDING CONTRACTORS SHALL VISIT THE SITE AND THOROUGHLY EXAMINE THE CONTRACT DRAWINGS. CONTRACTORS WHO DO NOT VISIT THE SITE MAY BE UNILATERALLY NOT PERMITTED TO SUBMIT A BID IF THE OWNER SO DECIDES. ALL EXISTING CONDITIONS SHALL BE EXAMINED AND THEIR EXACT LOCATIONS VERIFIED. THE CONTRACTORS SHALL REPORT TO THE OWNER, BEFORE SUBMITTING A BID, ANY CONDITIONS WHICH MIGHT MAKE THE INSTALLATION OF THE REQUIRED EQUIPMENT A PROBLEM. NO CONSIDERATION OR ALLOWANCE WILL BE GRANTED FOR FAILURE TO INVESTIGATE EXISTING CONDITIONS OR MISUNDERSTANDINGS OF THE CONTRACT DOCUMENTS.
2. CONTRACTORS SHALL VERIFY ALL EXISTING CONDITIONS AND SHALL BRING ALL DISCREPANCIES TO THE ENGINEER'S ATTENTION PRIOR TO START OF WORK.
- D. GENERAL PROVISIONS FOR MECHANICAL WORK
1. DRAWINGS, DRAWINGS ARE CONSIDERED DIAGRAMMATIC AND INDICATE GENERAL ARRANGEMENT OF WORK, AND SYSTEMS. REFER TO ARCHITECTURAL DRAWINGS TO VERIFY LOCATION OF EQUIPMENT, ETC. CHECK DRAWINGS OF OTHER TRADES TO VERIFY EXACT SPACE CONDITIONS FOR DUCTWORK, PIPING AND OTHER EQUIPMENT.
2. QUALITY OF MATERIALS. NEW, BEST OF THEIR RESPECTIVE KIND, FREE FROM DEFECTS.
3. SHOP DRAWINGS. SUBMIT SHOP DRAWINGS FOR ALL MATERIAL AND EQUIPMENT SPECIFIED HEREIN OR LISTED IN THE EQUIPMENT SCHEDULES.
4. SUBMIT COORDINATION DRAWINGS TO A SCALE OF 1/4"=1'-0" OR LARGER DETAILING MAJOR ELEMENTS, COMPONENTS, AND EXISTING AND NEW SYSTEMS OF MECHANICAL EQUIPMENT AND MATERIAL IN RELATION WITH OTHER SYSTEMS, INSTALLATION AND BUILDING COMPONENTS FOR THE FIRST FLOOR AND LOWER LEVEL MECHANICAL ROOM. INDICATE LOCATION OF WHERE SPACE IS LIMITED FOR INSTALLATION AND ACCESS AND WHERE SEQUENCING AND COORDINATION OF INSTALLATIONS ARE OF IMPORTANCE TO THE EFFICIENT FLOW OF WORK. INDICATE PROPOSED LOCATIONS OF PIPING, DUCTWORK, EQUIPMENT AND MATERIALS INCLUDING CLEARANCES FOR INSTALLATIONS, SERVICING AND MAINTENANCE OF VARIOUS PIECES OF EQUIPMENT.
5. INDICATE SCHEDULING, SEQUENCING, MOVEMENT AND POSITIONING OF EQUIPMENT INTO THE BUILDING. CONTRACTOR SHALL VISIT THE SITE AND THOROUGHLY EXAMINE ALL CONTRACT DOCUMENTS TO HAVE A COMPLETE UNDERSTANDING OF THE SCOPE OF THE PROJECT BEFORE SUBMITTING HIS PROPOSAL. ANY QUESTIONS OR DISCREPANCIES OR IRREGULARITIES THAT THE CONTRACTOR MAY HAVE ABOUT THE PROJECT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN WRITING AND RESOLVED PRIOR TO THE ORDERING OF MATERIALS OR INSTALLATION OF WORK. FAILURE TO DO SO SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY TO PERFORM ALL WORK REQUIRED FOR A COMPLETE AND SATISFACTORY INSTALLATION.
7. DISCONNECTION OF BUILDING SERVICES SHALL BE DURING THE WEEKENDS OR AFTER 7:00 PM WITH PRIOR APPROVAL OF THE BUILDING MANAGEMENT.
8. PROTECT ALL HVAC EQUIPMENT AND DUCTWORK FROM COLLECTING DUST AND DEBRIS DURING THE CONSTRUCTION PROCESS. COVER AND SEAL ALL EQUIPMENT INCLUDING INLETS AND DISCHARGE WITH PLASTIC. SEAL ALL DUCTWORK OPENINGS DURING CONSTRUCTION PROCESS.
9. CLEAN ALL EQUIPMENT AND DUCTWORK PRIOR TO OCCUPANCY.
- E. AIR FLOW AND WATER BALANCE TESTING
1. SCOPE. AFTER COMPLETION OF THE INSTALLATION OF THE AIR CONDITIONING AND HEATING SYSTEM AND VENTILATION SYSTEM AND PRIOR TO ACCEPTANCE BY THE OWNER, THE SYSTEMS SHALL BE ADJUSTED AND BALANCED TO DELIVER AIR QUANTITIES AND WATER FLOWS AS SPECIFIED ON THE DRAWINGS OR AS DIRECTED BY THE ENGINEER. ADJUST EXISTING AND NEW UNITS TO DELIVER THE AIR QUANTITIES INDICATED ON THE DRAWINGS. SUBMIT AN AIR BALANCE AND WATER BALANCE REPORT TO ENGINEER.
2. TESTING AND BALANCING SHALL BE PERFORMED BY AN INDEPENDENT CONTRACTOR PER ASSOCIATED AIR BALANCING COUNCIL (IABC), NATIONAL STANDARDS FOR TOTAL SYSTEM BALANCE, LATEST EDITION.
3. INSTALL ALL FILTERS AND ARTIFICIALLY LOAD THE AIR FILTERS TO 60 PERCENT OF FINAL (DIRTY) PRESSURE DROP PRIOR TO BALANCING AIR CONDITIONING UNIT.
4. BALANCE AIR AND WATER FLOWS TO WITHIN PLUS OR MINUS 5 PERCENT OF THAT INDICATED ON THE DRAWINGS. ANY REQUIRED CHANGES IN SHEAVES, BELTS, PULLEYS OR THE ADDITION OF DAMPERS REQUIRED TO ACHIEVE SPECIFIED FLOW RATES SHALL BE PROVIDED BY THE HVAC CONTRACTOR WITH NO ADDITIONAL COST TO OWNER.
5. THE BALANCE REPORT SHALL INCLUDE AS A MINIMUM THE FOLLOWING INFORMATION

5.1. AISC OR NEBB CERTIFICATION NUMBER AND SIGNATURE OF BALANCING CONTRACTOR

5.2. INSTRUMENTATION LIST WITH LAST CALIBRATION DATES

5.3. AIR CFM AND STATIC PRESSURE READINGS (DISCHARGE AND SUCTION) AS MEASURED BY PITOT TUBE DUCT TRAVERSAL AT THE UNITS

5.4. MOTOR AND FAN RPM, SHEAVE SIZES, BELT SIZES AND LENGTHS

5.5. OUTSIDE, RETURN, MIXED AND SUPPLY AIR TEMPERATURES AT FULL COOLING AND HEATING

- 5.6. WATER BALANCE DATA INCLUDING GPM WITH INLET AND OUTLET TEMPERATURES AND PRESSURE READINGS
- 5.7. MAKE AND MODEL NUMBERS OF ALL AIR DISTRIBUTION EQUIPMENT.
- 5.8. FINAL BALANCED AIR VOLUMES AT ALL OUTLETS (INCLUDING RETURNS WHERE DUCTED).
- 5.9. RIGGED PLAN WITH UNITS, DIFFUSERS AND RETURNS LOCATIONS
6. ALL CONTROL, SENSING DEVICES SHALL BE TESTED AND OPERATING STATUS RECORDED IN THE REPORT.
7. THE BALANCING CONTRACTOR SHALL PERFORM ALL AFFICABLE TESTING AND BALANCING FUNCTIONS REQUIRED FOR THE SYSTEMS DESIGNED IN THESE DRAWINGS.
- DUCT CONSTRUCTION AND SEALING GUIDELINES
- FOR LOW PRESSURE DUCT SYSTEMS + 2" W.C.
- FOR ALL DUCT SYSTEMS WITH AN OPERATING PRESSURE LESS THAN OR EQUAL TO 2" W.C., THE FOLLOWING SHALL APPLY.
1. REFER TO HVAC EQUIPMENT SCHEDULES FOR THE DESIGNATED DUCT MAXIMUM OPERATING PRESSURE, FOR EACH SYSTEM.
2. DUCTWORK SHALL BE FABRICATED FROM PRIME GRADE GALVANIZED SHEET METAL CONSTRUCTED IN ACCORDANCE WITH SMACNA 2" W.C. PRESSURE RATINGS, AND SHALL BE SUPPORTED AS PER SMACNA STANDARDS.
3. RECTANGULAR DUCTWORK LONGITUDINAL SEAMS SHALL BE LOCKING TYPE FASTENING METHOD EQUAL TO "SNAP LOCK" OR "BUTTON LOCK", WITH APPLIED SEALANT REQUIRED, IN COMPLIANCE WITH IMC SECTION C403.2.9.1, EXCEPTION.
4. ROUND DUCTWORK LONGITUDINAL SEAMS SHALL BE LOCKING TYPE FASTENING METHOD EQUAL TO "SNAP LOCK", WITH APPLIED SEALANT REQUIRED, COMPLIANCE WITH IECC SECTION C403.2.9.1, EXCEPTION.
5. DUCT CONNECTIONS TO EQUIPMENT, FITTINGS, AND OTHER DUCTS SHALL BE SEALED WITH AN APPLIED MASTIC SEALANT OR APPROVED TAPE SEAL, IN COMPLIANCE WITH 2018 IECC SECTION C403.2.9.1.1.
6. LOCKING TYPE LONGITUDINAL JOINTS AND SEAMS, OTHER THAN SNAP-LOCK AND BUTTON-LOCK TYPES, NEED NOT BE SEALED AS SPECIFIED IN THIS SECTION, ACCORDING TO THE IECC SECTION C403.2.9.1.1.
7. TAPES AND MASTICS FOR HARD DUCTS SHALL BE UL 181A LISTED AND LABELED.

7.1. UL 181A-P FOR PRESSURE SENSITIVE TAPE.

7.2. UL 181A-M FOR MASTIC.

7.3. UL 181-H FOR HEAT SENSITIVE TAPE.
8. TAPES AND MASTICS FOR FLEXIBLE AIR DUCT SHALL BE UL 181B LISTED.

8.1. UL 181B-M FOR PRESSURE SENSITIVE TAPE.

8.2. UL 181B-M FOR MASTIC.
- PIPE INSTALLATION NOTES
- INSULATION FOR FIELD ERECTED REFRIGERANT PIPE
- REFRIGERANT SUCTION GAS PIPING
- SUCTION LINES SHALL BE INSULATED EQUAL TO FLEXIBLE CLOSED CELL ELASTOMERIC THERMAL INSULATION WITH A THERMAL CONDUCTIVITY RATING OF 0.25 BTU-IN/HRS-F/DEGREE F AT 75F MEAN TEMPERATURE, UL-181 LISTED AND ASTM -C254 MATERIAL, AND SHALL HAVE A FLAME SPREAD NOT OVER A RATING OF 25, AND SMOKE DEVELOPED NOT OVER A RATING OF 50, EQUAL TO ARMACELL AP-ARMAFLEX-FS TUBE INSULATION, OUTDOOR APPLICATIONS SHALL INCLUDE UV PROTECTION.
- SUCTION PIPE >1 1/2" SHALL BE INSULATED WITH 1/2" THICK MATERIAL.
- SUCTION PIPE >1 1/2" SHALL BE INSULATED WITH 3/4" THICK MATERIAL.
- REFRIGERANT LIQUID PIPING
- SUCTION LINES SHALL BE INSULATED IF AND AS RECOMMENDED BY SPECIFIC A/C SYSTEM MANUFACTURERS.
- INSULATION SHALL BE FLEXIBLE CLOSED CELL ELASTOMERIC THERMAL INSULATION WITH A THERMAL CONDUCTIVITY RATING OF 0.25 BTU-IN/HRS-F/DEGREE F AT 75F MEAN TEMPERATURE, UL-181 LISTED AND ASTM -C254 MATERIAL, AND SHALL HAVE A FLAME SPREAD NOT OVER A RATING OF 25, AND SMOKE DEVELOPED NOT OVER A RATING OF 50, EQUAL TO ARMACELL AP-ARMAFLEX-FS TUBE INSULATION, OUTDOOR APPLICATIONS SHALL INCLUDE UV PROTECTION.
- LIQUID PIPE <1 1/2" SHALL BE INSULATED WITH 1/2" THICK MATERIAL.
- REFRIGERANT HOT GAS PIPING
- ONLY HOT GAS PIPING WHICH IS EXPOSED TO PUBLIC DIRECT HAND CONTACT, AND AS INDICATED ON THE PLANS, SHALL BE INSULATED FOR CONTACT PROTECTION. INSULATION SHALL BE FLEXIBLE CLOSED CELL ELASTOMERIC THERMAL INSULATION WITH A THERMAL CONDUCTIVITY RATING OF 0.25 BTU-IN/HRS-F/DEGREE F AT 75F MEAN TEMPERATURE, UL-181 LISTED AND ASTM -C254 MATERIAL, AND SHALL HAVE A FLAME SPREAD NOT OVER A RATING OF 25, AND SMOKE DEVELOPED NOT OVER A RATING OF 50, EQUAL TO ARMACELL AP-ARMAFLEX-FS TUBE INSULATION, INTENDED FOR HOT TOUCH PROTECTION, OUTDOOR APPLICATIONS SHALL INCLUDE UV PROTECTION.
- HOT GAS PIPE SHALL BE INSULATED WITH 1/2" THICK MATERIAL.
- TYPE "B" DUCT WRAP
- FIBERGLASS DUCT WRAP WITH POLY-ESTER-DMT/EPDM JACKET, EQUAL TO KNAUF FIBULATION FIBREGLASS FIBERGLASS DUCT WRAP, A DENSITY OF 0.75 LBS/SQ. FT. WITH A FLAME SPREAD NOT OVER 25, AND SMOKE DEVELOPED NOT OVER A RATING OF 50, IN COMPLIANCE WITH ASTM -E-84, IECC.
- MATERIAL IS RATED FOR A MAXIMUM DUCT TEMPERATURE OF 220F. INSULATION SHALL COMPLY WITH NFPA 96A AND 96B, BASED ON THE PUBLISHED "INSTALLED R-VALUE" AT 75 F MEAN TEMPERATURE.
- 1-1/2" THICKNESS EQUALS R-4.2
- 2" THICKNESS EQUALS R-5.6
- 2-3/16" EQUAL R-6
- 2-1/2" THICKNESS EQUALS R-7.0
- 3" THICKNESS EQUALS R-8.4
- G. DUCTWORK REUSE AND CLEANING
1. ANY DUCTWORK TO BE REUSED AND/OR REMAIN IN PLACE SHALL BE CLEANED, TESTED AND DEMONSTRATED TO BE CLEAN IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THE NATIONAL AIR DUCT CLEANERS ASSOCIATION (NADCA) SPECIFICATION. THE CLEANING TESTING AND DEMONSTRATION SHALL OCCUR IMMEDIATELY PRIOR TO OWNER OCCUPANCY TO AVOID CONTAMINATION FROM CONSTRUCTION DUST AND OTHER AIRBORNE PARTICULATES.
- I. DUCT LEAKAGE TEST.
1. TEST ALL DUCTWORK IN OWNER'S PRESENCE WITH 4 INCHES W.C. AND HIGHER PRESSURE CLASS. REPLACE DUCTWORK NOT MEETING THE PRESSURE OR SEAL CLASS.
2. TEST SECTIONS SHALL NOT EXCEED 150 LF IN LENGTH AND SHALL INCLUDE DAMPERS REQUIRED BY CONTRACT DOCUMENTS.
- J. INSULATION

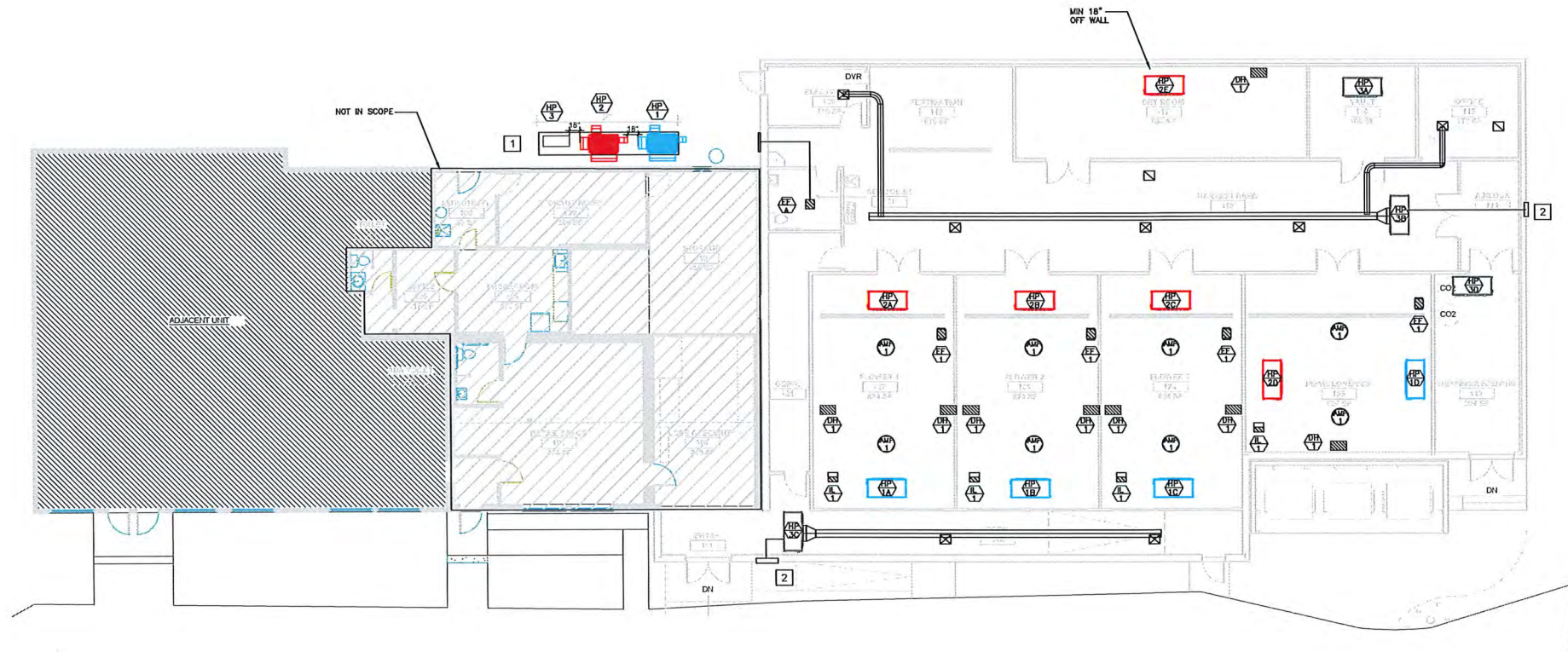
1. INSULATE CONDENSATE DRAIN WITH 1/2" ELASTOMERIC INSULATION.
2. INSULATE IN-DOOR SUPPLY AND RETURN AIR DUCTWORK WITH 1" THICK MINIMUM R-6 INSULATION.
3. INSULATE SUPPLY, RETURN AIR DUCTWORK LOCATED OUTDOORS AND OUTSIDE AIR DUCTWORK WITH R-8 INSULATION.
4. INSULATE OUTSIDE AIR DUCT WITH R-8 INSULATION.
5. INSULATE CONDENSATE DRAIN PIPING WITH 0.5" THICK INSULATION.
6. TAPE AND SEAL ALL INSULATION JOINTS.
7. PROVIDE PRE-MOLDED PVC PROTECTIVE COVERING FOR PIPING INSULATION INSTALLED OUTDOORS.
- P. HVAC SYSTEM CONTROL.
1. PROVIDE ALL RELAYS, TRANSFORMERS, PANELS, WIRING, ETC., FOR A COMPLETE INSTALLATION.
2. PROVIDE PROGRAMMABLE THERMOSTAT TO PLACE UNIT IN OCCUPIED, UNOCCUPIED, NIGHT SET-BACK, AND MORNING MODES OF OPERATION. UNIT FAN SHALL RUN CONTINUOUSLY DURING OCCUPIED HOURS OF OPERATION (AS DIRECTED BY OWNER) OR MORNING WARM-UP MODE. UNIT COOLING OR HEATING SHALL ENERGIZE TO MAINTAIN SPACE TEMPERATURE SETTINGS. UNIT FAN SHALL ENERGIZE INTERMITTENTLY DURING NIGHT SET-BACK TO SATISFY THE THERMOSTAT SETTINGS IN NIGHT SET-BACK MODE OF OPERATION. OUTSIDE AIR DAMPER SHALL REMAIN CLOSED DURING MORNING WARM-UP MODE AND NIGHT SET-BACK MODE.
3. PROVIDE A 5 DEGREE F DEADBAND BETWEEN COOLING AND HEATING SET-POINTS.
4. IN COOLING SHALL OPERATE WHEN SPACE TEMPERATURE IS ABOVE COOLING SETPOINT (AND).1.
5. PROVIDE OPTIMUM START FUNCTION.
6. PROVIDE LOCAL EXHAUST FAN SWITCH.
- Q. ACCESS DOORS
1. PROVIDE ACCESS DOORS IN ALL CEILINGS, DUCTS, CHASES, WALLS, ETC., OF COMPATIBLE MATERIAL OR RATING TO ALLOW FOR EASY ACCESS TO ALL CONCEALED OPERATING DEVICES FOR CLEANING, ADJUSTMENT, RESETTING OR REPLACEMENT OF SAME. DEVICES INCLUDE BUT ARE NOT LIMITED TO VALVES, VOLUME DAMPERS, CLEANOUTS, ETC.
- R. IDENTIFICATION
1. ALL EQUIPMENT, DUCTWORK, PIPING AND MECHANICAL DEVICES SHALL BE PROVIDED WITH IDENTIFICATION NAME TAG OR MARKING OF NO LESS THAN 1/4" LETTERS OR IN ACCORDANCE WITH ASME 13.1.
- S. EXECUTION
1. ALL WORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES AS SPECIFIED UNDER GENERAL CONDITIONS.
2. UPON COMPLETION OF THE WORK, ALL EQUIPMENT SHALL BE THOROUGHLY CLEANED AND SANITIZED.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EQUIPMENT UNDER THIS SECTION UNTIL FINAL ACCEPTANCE OF THE JOB.
4. TEST AND INSPECTION

a. ALL EQUIPMENT AND SYSTEMS SHALL BE TESTED IN ACCORDANCE WITH LOCAL AND OTHER APPLICABLE CODES.

b. AT THE TIME OF FINAL INSPECTION AND TEST, ALL CONNECTIONS TO DEVICES AND EQUIPMENT MUST BE COMPLETED AND OPERATING IN A NORMAL MANNER FOR AT LEAST 5 DAYS.

c. THE CONTRACTOR SHALL FURNISH THE INSTRUMENTS FOR MAKING ALL TESTS. TESTS SHALL BE CONDUCTED IN THE PRESENCE OF OWNER'S REPRESENTATIVE.

d. CONTRACTOR SHALL CORRECT ANY EQUIPMENT OR SYSTEMS THAT DO NOT TEST SATISFACTORY.
5. LEAK TEST ALL PIPING SYSTEM PRIOR TO INSULATION AND CONNECTION TO EQUIPMENT.
6. CLEAN PIPING SYSTEM AND FLUSH PIPING PRIOR TO PLACING IN SERVICE.
- T. GUARANTEE AND WARRANTIES
1. CONTRACTOR SHALL GUARANTEE ALL WORK PERFORMED AND ALL MATERIALS INSTALLED BY HIM TO BE IN COMPLIANCE WITH ALL APPLICABLE CODES AND TO BE FREE FROM INHERENT DEFECTS. CONTRACTOR SHALL REPAIR OR REPLACE ANY DEFECTIVE MATERIALS OR WORKMANSHIP AT NO CHARGE TO THE OWNER FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.
2. PROVIDE A LIST OF WARRANTIES WITH WARRANTY PERIOD FOR EACH PIECE OF EQUIPMENT.
- U. O&M MANUALS
1. PROVIDE O&M MANUALS FOR HVAC SYSTEMS ASSEMBLED IN A BINDER. PROVIDE TYPE WRITTEN INDEX OF ALL EQUIPMENT AND DEVICES. SUBMIT ONE COPY OF THE OPERATING AND MAINTENANCE MANUAL TO THE OWNER FOR APPROVAL 30 DAYS BEFORE DATE OF FINAL APPROVAL.
- V. COORDINATION
- THE DRAWINGS ARE DIAGRAMMATIC AND INTENDED TO SHOW SCOPE. THE CONTRACTOR SHALL COORDINATE HIS COORDINATION. THE DRAWINGS ARE DIAGRAMMATIC AND INTENDED TO SHOW SCOPE. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER TRADES TO PROVIDE BEST ARRANGEMENT OF ALL DUCTS, PIPES, CLEANOUT, ETC. LOCATION OF EXISTING PIPING AND DUCTWORK THIS SECTION AND SHALL MAKE MODIFICATIONS AND ADJUSTMENTS REQUIRED TO INSTALL THE WORK OF THIS SECTION.
- FIELD VERIFY REFRIGERANT PIPE HEIGHTS AND INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.



1 FIRST FLOOR PLAN - MECHANICAL
M2.1 SCALE: 1/8"= 1'-0"

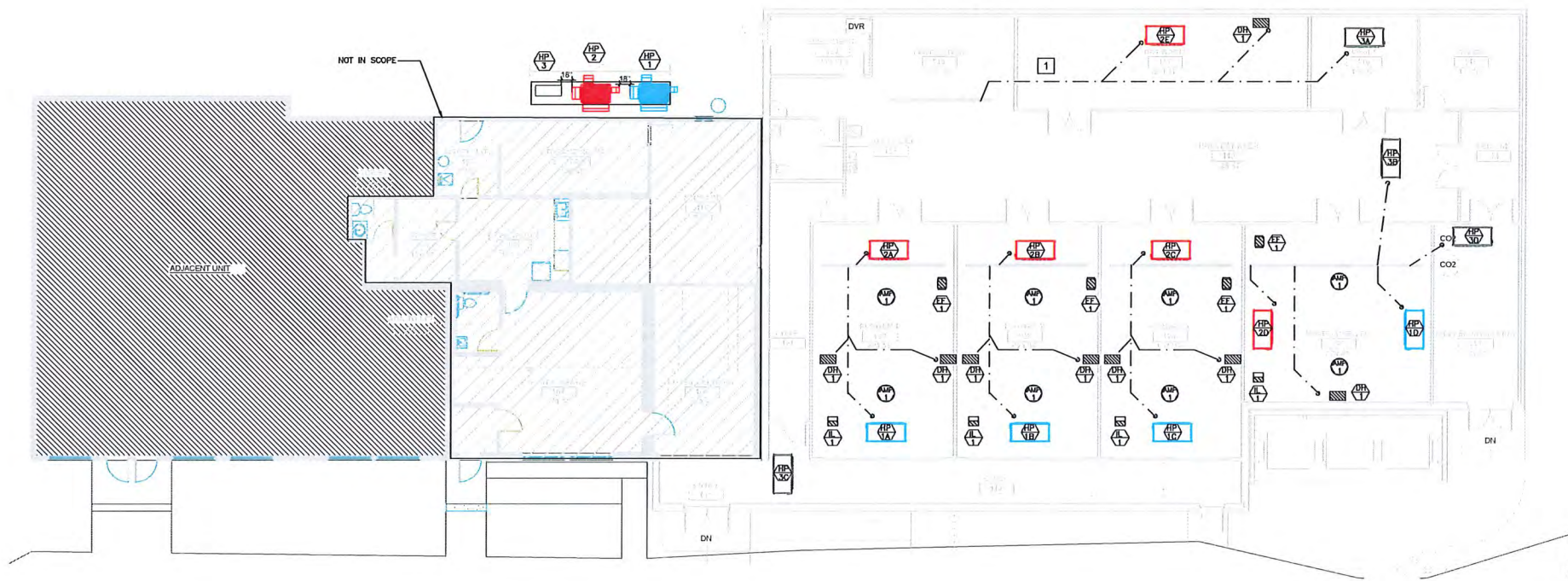
GENERAL NOTES.

1. PROVIDE FCU UNIT AND HEAT PUMP UNIT DISCONNECT WITHIN SIGHT OF THE UNIT.
2. THE AIR HANDLER AND DEHUMIDIFIER SHOWN ON THIS SHEET WILL BE MOUNTED ABOVE THE CEILING AND DUCTED TO THE SPACE.
3. EXHAUST FAN AND AIR INTAKE DUCTING TO RUN ABOVE ROOMS
4. THE MECHANICAL CONTRACTOR TO COORDINATE WITH ELECTRICIAN ON CEILING PENETRATIONS.
5. ROUND DUCTING AND REGISTERS CAN BE SUBSTITUTED WITH EQUIVALENT SIZE OF RECTANGULAR DUCT/REGISTERS.

NOTE: INSTALLING CONTRACTOR OR OWNER SHALL MAKE ALL NECESSARY VENTILATION / OUTSIDE AIR PROVISIONS REQUIRED BY CODE. OUTSIDE AIR SHALL BE SET TO CODE MINIMUM. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL AND STATE CODE. FOR LOW AMBIENT COOLING (COOLING BELOW 30F), CUSTOMER OR INSTALLING CONTRACTOR MUST ADD VENTILATION TO ANY CULTIVATION ROOM.

KEYED NOTES:

- 1 INSTALL HEAT PUMP UNIT AND CONDENSING UNIT ON 6" CONCRETE PAD.
- 2 12x12 OUTSIDE AIR INTAKE.



KEYED NOTES:

1 CONDENSATE DOWN TO FERTIGATION ROOM.

OUTDOOR VRF UNIT NOTES

NOTE #1: INSTALL PER MANUFACTURER REQUIREMENTS - COLD CLIMATES REQUIRE OUTDOOR UNITS ELEVATED 18" OFF SURFACE LEVEL, ALONG WITH WIND AND SNOW PROTECTION

NOTE #2: CONTRACTOR TO INSTALL RAIL, WIND AND SNOW/TOP AND SIDE PANTING

NOTE #3: DISCONNECT SWITCH BY THE ELECTRICAL CONTRACTOR

NOTE #4: INSTALLING CONTRACTOR OR ELECTRICIAN TO RUN LOW VOLTAGE COMMUNICATION WIRE FROM OUTDOOR UNITS TO INDOOR UNITS FOR SYSTEM CONTROL. CENTRAL CONTROLLER WIRING INCLUDED BY INSTALLING CONTRACTOR OR ELECTRICIAN

NOTE #5: COMMUNICATION CABLE BETWEEN OUPS AND IDU'S MUST BE FIELD SUPPLIED 2-CONDUCTOR, 18 AWG, TWISTED, STRANDED, AND SHIELDED. ENSURE THE COMMUNICATION CABLE SHIELD IS GROUND TO THE MAIN ODD CHASSES. WIRING MUST COMPLY WITH ALL APPLICABLE BUILDING CODES.

NOTE #6: ELECTRICAL CONTRACTOR TO PROVIDE PHASE MONITOR WITH AUTORESTART FUNCTION IF CLEAN 3 PHASE POWER IS NOT AVAILABLE. POWER IMBALANCE SHOULD BE NO MORE THAN 2%, VOLTAGE SHOULD VARY BY LESS THAN 10% OF RATED VOLTAGE

NOTE #7: DO NOT APPLY POWER TO OUTDOOR UNITS DURING PIPING

NOTE #8: 5/8" OR 1/2" J-BOLT ANCHORS MUST BE INSTALLED AT LEAST 3" DEEP INTO SUPPORTS, IF NOT OTHERWISE SPECIFIED BY STRUCTURAL ENGINEER OR LOCAL CODE

NOTE #9: HEAT PUMP UNITS MUST NOT USE MIDDLE PIPE (LOW PRESSURE VAPOR PIPE), AND A FIELD SUPPLIED COPPER CAP MUST BE BRAZED ON TO IT BEFORE SYSTEM IS IN OPERATION (LG UNITS ONLY)

NOTE #10: FACTORY SET AS HEAT RECOVERY UNITS, NEED TO SWITCH HP SWITCH 4 TO "ON" TO SWITCH TO HEAT PUMP

NOTE #11: EASY ROOTS AND/OR MANUFACTURER TO INCLUDE SERVICE ASSISTANCE TO VALIDATE INSTALLATION. COSTS COVERED BY EASY ROOTS.

NOTE #12: INSTALLING CONTRACTOR WILL PROVIDE AS-BUILT PIPING MEASUREMENTS FOR CALCULATION OF ADDITIONAL REFRIGERANT CHARGE PRIOR TO STARTUP

OUTDOOR VRF UNIT SPECIFICATIONS			
For Pricing Contact Sales@EasyRoots.com			
	HP-1	HP-4	HP-3
Supplier	Easy Roots	Easy Roots	Easy Roots
Model Number	ERH216A	ERH216A	ERH240M
Capacity	10	4	4
125° / 125°	11.2 / 24.8	11.2 / 24.8	10 / 18.9
Cooling Capacity MBH	216	216	48
Heating Capacity MBH	243	243	54
Ambient Air Cooling Temp	95 / 75	95 / 75	95 / 75
Ambient Air Heating Temp	47/13	47/13	47/13
Suction Connection (ID D. for Each Connection)	1-1/8"	1-1/8"	3/4"
Liquid Connection (All Connections Braze)	5/8"	5/8"	3/8"
High Pressure Vapor Connection (HEAT RECOVERY ONLY)	1-1/8"	1-1/8"	1-1/8"
Refrigerant	410-A	410-A	410-A
Net Weight / Shipping Weight	660lb / 694lb	660lb / 694lb	218lb / 207lb
ELECTRICAL			
Voltage	208-230V/1PH	208-230V/1PH	208-230V/1PH
MCA	60.3	60.3	30
MOP	60	60	50
Rated Amps	54.2	54.2	21.1
Notes	NOTES 1-11	NOTES 1-11	NOTES 1-11

FAN COIL UNIT NOTES

NOTE #1: ALWAYS USE RETURN AIR THERMISTOR SENSOR FOR FAN COIL CONTROL, (SET AT T-STAT. FUNCTION 4 SET TO OPTION 2)

NOTE #2: INSTALLING CONTRACTOR TO PROVIDE 1" FILTER SLOT ON SUCTION SIDE OF FAN MADE OUT OF SHEET METAL FOR A FILTER SLOT TO ALLOW FILTERS TO SLIDE IN AND OUT

NOTE #3: DISCONNECT SWITCH BY THE ELECTRICAL CONTRACTOR

NOTE #4: FULL PORT BALL VALVES RECOMMENDED TO ISOLATE FAN COIL UNITS FOR SERVICING, SHOULD FACE INDOOR UNITS AND BE RATED FOR R410A REFRIGERANT

NOTE #5: FOR SYSTEM PIPING, ALL BRAZED COPPER CONNECTIONS TO BE USED WITH 15% SILVER MATERIAL ONLY

NOTE #6: IF GRAVITY DRAINING CONDENSATE, UNLESS CONDENSATE PUMP (PUMPING PLUMB WITH BLUE WIRES) FROM PCB BOARD, OR CAP DRAIN CONDENSATE PUMP

NOTE #7: 22 / 2 WIRE REQUIRED FROM FAN COIL UNIT TO CONTROLLER (LOCAL T-STAT), 22 / 2 WIRE BETWEEN INDOOR UNITS, AND 18 GAUGE / 2 CONDUCTOR WIRE, STRANDED, SHIELDED, TWISTED FOR SYSTEM DRAIN CHAIN

NOTE #8: DEDICATED 24V POWER SUPPLY MUST BE PROVIDED AT LOCATION DECIDED BY OWNERS FOR CENTRAL SMART CONTROLLER

FAN COIL UNIT SPECS	HP-1A	HP-1B	HP-1C	HP-1D	HP-2A	HP-2B	HP-2C	HP-2D	HP-2E	HP-3A	HP-3B	HP-3C	HP-3D
Supplier	Easy Roots	Easy Roots	Easy Roots	Easy Roots	Easy Roots	Easy Roots	Easy Roots	Easy Roots	Easy Roots	Easy Roots	Easy Roots	Easy Roots	Easy Roots
Model Number	FRH1012A	FRH1012A	FRH1012A	FRH1012A	FRH1012A	FRH1012A	FRH1012A	FRH1012A	FRH1012A	FRH1012A	FRH1012A	FRH1012A	FRH1012A
Room(s) Served	Flower 1	Flower 2	Flower 3	Flower 4	Flower 1	Flower 2	Flower 3	Flower 4	Flower 5	Flower 6	Flower 7	Flower 8	Flower 9
Temperature	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Supply Air CFM	1720	1720	1720	1720	1720	1720	1720	1720	1720	1720	1720	1720	1720
Total Cooling MBH	54	54	54	54	54	54	54	54	54	54	54	54	54
Total Heating MBH	61.4	61.4	61.4	61.4	61.4	61.4	61.4	61.4	61.4	61.4	61.4	61.4	61.4
Cooling Air (EDB/EWB)	80/67	80/67	80/67	80/67	80/67	80/67	80/67	80/67	80/67	80/67	80/67	80/67	80/67
Suction Connection	5/8"	5/8"	5/8"	5/8"	5/8"	5/8"	5/8"	5/8"	5/8"	5/8"	5/8"	5/8"	5/8"
Liquid Connection	3/8"	3/8"	3/8"	3/8"	3/8"	3/8"	3/8"	3/8"	3/8"	3/8"	3/8"	3/8"	3/8"
Condensate Connection	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"
AMPS	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
MOP	15	15	15	15	15	15	15	15	15	15	15	15	15
Voltage	208-230V/1PH	208-230V/1PH	208-230V/1PH	208-230V/1PH	208-230V/1PH	208-230V/1PH	208-230V/1PH	208-230V/1PH	208-230V/1PH	208-230V/1PH	208-230V/1PH	208-230V/1PH	208-230V/1PH
Weight	100 LBS	100 LBS	100 LBS	100 LBS	100 LBS	100 LBS	100 LBS	100 LBS	100 LBS	100 LBS	100 LBS	100 LBS	100 LBS
Refrigerant	410-A	410-A	410-A	410-A	410-A	410-A	410-A	410-A	410-A	410-A	410-A	410-A	410-A
Notes	NOTES 1-B	NOTES 1-B	NOTES 1-B	NOTES 1-B	NOTES 1-B	NOTES 1-B	NOTES 1-B	NOTES 1-B	NOTES 1-B	NOTES 1-B	NOTES 1-B	NOTES 1-B	NOTES 1-B

AIR MIXING FAN NOTES

NOTE #1: FAN CONTROLLED BY LINE VOLTAGE WALL SWITCH FURNISHED, INSTALLED & WIRED BY THE ELECTRICAL CONTRACTOR, 1 TO 6 FANS PER SWITCH PER OWNER PREFERENCE

NOTE #2A: TO BE HUNG AT AN ELEVATION OF 10 FT. OR HIGHER WHERE POSSIBLE. INSTALLATIONS BELOW 10' REQUIRE FAN INSTALLED IN UNOCCUPIED LOCATION WHILE IN OPERATION

NOTE #2B: AVOID OBSTACLES TO THE SIDES AND BELOW THE AIR MIXING FANS, INCLUDING CEILING SUPPORT JOISTS AND CULTIVATION LIGHTING

NOTE #3: TO BE HUNG AT ROUGHLY 65% OF THE HEIGHT OF THE ROOM

NOTE #4: TO BE HUNG AT LEAST 6 - 8 FT. AWAY FROM OTHER EQUIPMENT, IDEALLY AT A LOWER OR HIGHER ELEVATION THAN ADJACENT EQUIPMENT

NOTE #5: IN ROOMS WITH MULTIPLE FANS, FANS WITH RED AND GREEN STICKERS SHOULD BE HUNG ADJACENT TO ONE ANOTHER, NO TWO CONSECUTIVE FANS OF THE SAME COLOR

NOTE #6: INSTALLATION OF FANS MUST STRICTLY ADHERE TO INSTALLATION GUIDELINES SET FORTH IN MANUFACTURER'S INSTALLATION MANUAL, SPECIFICALLY THE WIRING DIAGRAMS

AIR MIXING FAN SPECS	AMP-1
Count	8 Total
Fan Type	2 per Flower
Direct/Belt	2 in Veg
Provider	Easy Roots
Model Number	5006
CFM	5006
Horsepower	310 WATTS
Voltage	120V/1PH
Weight	40 LBS
Notes	NOTES # 1 - 3

EXHAUST FAN NOTES

NOTE #1: INSTALLING MECHANICAL CONTRACTOR TO SUPPLY WEATHER HOOD WITH INSECT SCREEN ON EXHAUST FAN AT EXTERIOR WALL, WHETHER SHOWN OR NOT

NOTE #2: FANS TO BE CONTROLLED BY LOCAL T-STAT PROVIDED WITH FAN

NOTE #3: FAN CONTROLS TO BE INTERLOCK TO MOTORIZED AIR INTAKE HOOD (IH-1... IH-N) LOUVER / DAMPER

NOTE #4: FANS TO BE SET TO TURN ON AT +3F HIGHER THAN HVAC SETTING

NOTE #5: FAN TO BE INTERLOCKED TO CO2 SUPPLY SENSOR, TO TURN ON AT 1200PPM CO2

NOTE #6: EASY ROOTS TO FURNISH CARBON AIR FILTER FOR INSTALL BY MECHANICAL CONTRACTOR

EXHAUST FAN SPECS	EF-1
Fan Type	12" INLINE
Direct/Belt	DIRECT
Manufacturer	Terra Blom
Model Number	COMF-315
CFM	1612
Count / Service	4 Total
Amps	3.5
Voltage	120V/1PH
Weight	33 LBS
Notes	NOTES # 1 to 6

NOTE #1: DAMPER CONTROLLING SWINGING LOUVER WITH INTERNAL GALVANIZED EPD SCREEN

NOTE #2: MOTORIZED LOUVER DAMPER TO BE INTERLOCKED WITH EXHAUST FANS & THERMOSTAT

NOTE #3: AIR INTAKES INCLUDE 1" FILTER RACK FOR HEAVY FILTRATION, FILTERS NOT INCLUDED

Dampers	INTAKE-1	EXHAUST-1
Manufacturer	GREENHILK	GREENHILK
Model Number	EAC-101	KD-44
Mounting Config.	Side Wall	Roof Mount Insulated
Voltage	120V, Motorized	N/A
Count	4 Total	4 Total
Count	1 per Flower	1 per Flower
CFM	1,400 CFM	1,409 CFM
Electrical	120VAC for Actuator	120VAC for Actuator
W x H (INCHES)	16X16	16X16
Notes	DTES 1-3 Located on Roof	NOTES 1-3 Located on roof

DEHUMIDIFIER NOTES

NOTE #1: PING CONNECTION PROVIDED BY THE ELECTRICAL CONTRACTOR

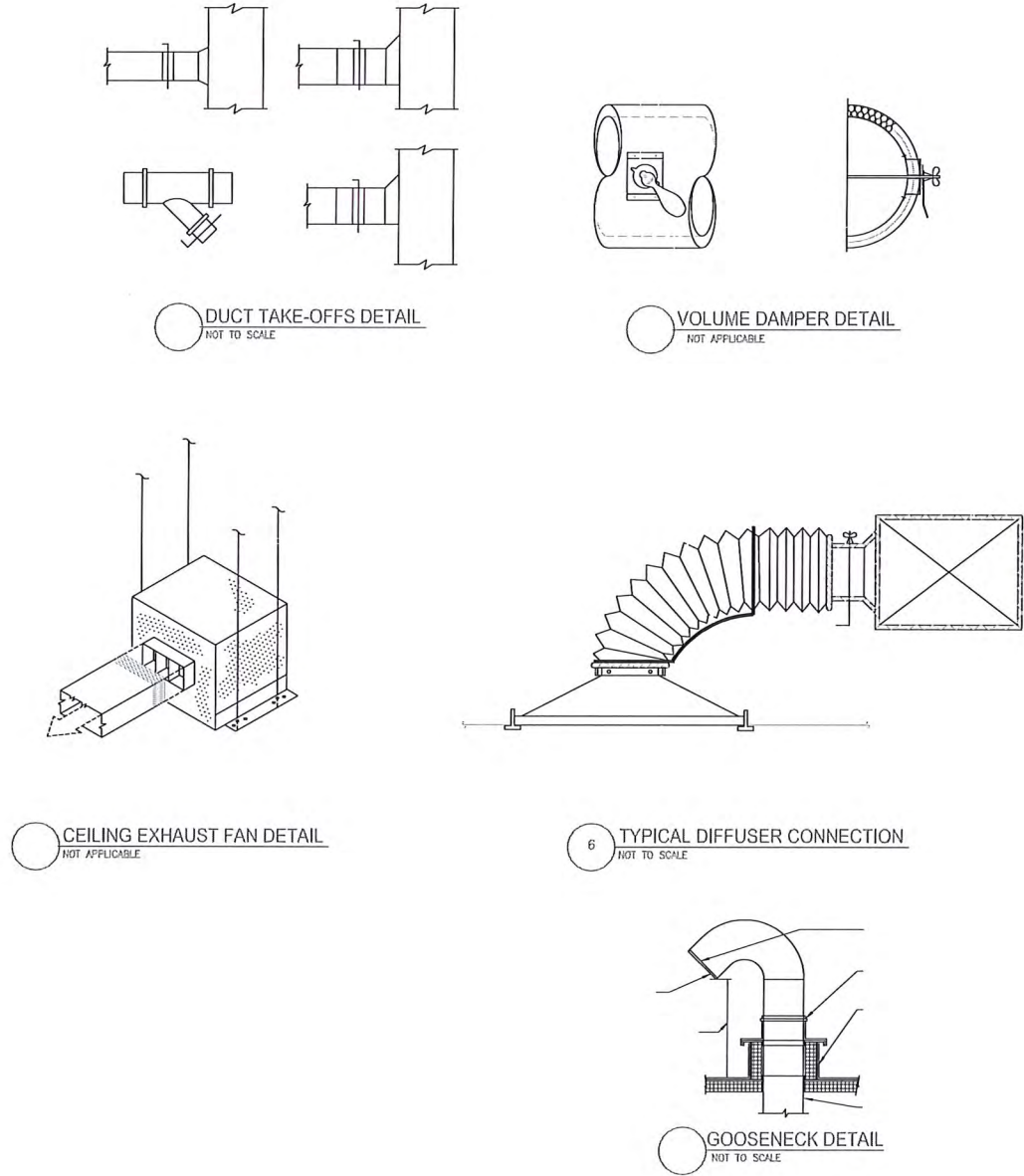
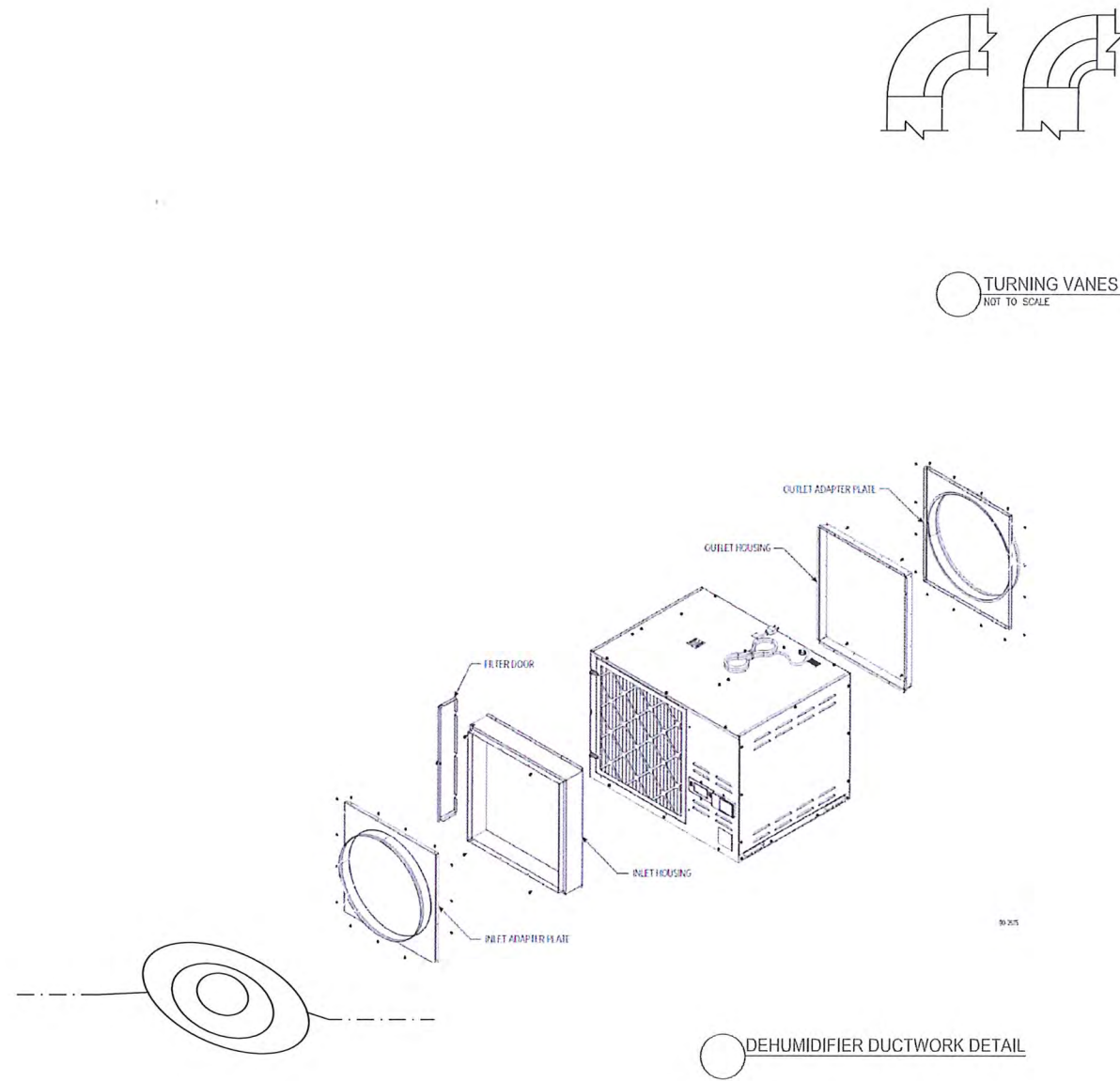
NOTE #2: PROVIDE CONDENSATE PUMP FOR CONDENSATE LINES WHERE GRAVITY DRAINING IS NOT POSSIBLE - BY MECHANICAL CONTRACTOR

NOTE #3: ALL CONDENSATE LINES TO BE RAN IN PVC OR PE PIPING, INSULATED AS NECESSARY TO PREVENT DIPPING

NOTE #4: ROUTE CONDENSATE LINES TO COLLECTION TANK OR CODE APPROVE DRAIN - BY MECHANICAL CONTRACTOR

Dehumidifier	DIH-1
Manufacturer	ANDEN
Model Number	310 PPD
Count	8 Total
Blower CFM	830
Air Cond. (EDB/EWB)	60/60
Water Removal (Pints/Day)	320.0
Drain Water Connection	3/4"
Current Draw	12
Breaker Size	20
Unit Voltage	220V/1PH
Weight LBS	180
Notes	NOTES 1 - 3

Central Controller	CTRL-1
Supplier	Easy Roots
Model Number	ER-CTRL1
Communications	2 Channel RS-485
Ethernet	10/100 BASE-T
Voltage	24VAC - 60Hz
Communication Cabling	2 conductor



PLUMBING ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR	MH	MANHOLE
AFG	ABOVE FINISHED GRADE	MNM	MOUNTING
APD	AIR PRESSURE DROP	MTG	MOUNTING
BD	BALANCING DAMPER	MY	MANUAL AIR VENT
BF	BARRIER FREE	NC	NORMALLY CLOSED
BOD	BOTTOM OF DUCT ELEVATION	NFWH	NON-FREEZE WALL HYDRANT
BTUH	BRITISH THERMAL UNIT PER HOUR	NOT	NOT IN CONTRACT
BV	BALANCING VALVE	NO	NORMALLY OPEN
CB	CATCH BASIN	OA	OUTSIDE AIR
CBV	CALIBRATED BALANCING VALVE	OAI	OUTSIDE AIR INTAKE
CFH	CUBIC FEET PER HOUR	PD	PRESSURE DROP
CFM	CUBIC FEET PER MINUTE	PIV	POST INDICATOR VALVE
CH	CABINET HEATER	PRV	PRESSURE REDUCING VALVE
CI	CAST IRON	PR	PANEL RADIATION
CM	CEILING MOUNTED	PT	PRESSURE / TEMPERATURE TAPPING
CO	CLEAN OUT	RA	RETURN AIR
CV	CONTROL VALVE	RAV	RELIEF AIR VENT
CW	DOMESTIC COLD WATER	RD	ROOF DRAIN
DF	DRINKING FOUNTAIN	RH	RELATIVE HUMIDITY
DN	DOWN	RPM	REVOLUTIONS PER MINUTE
EA	EXHAUST AIR	RPPBP	REDUCED PRESSURE PRINCIPAL BACKFLOW PREVENTER
EAT	ENTERING AIR TEMPERATURE	RV	RELIEF VALVE
EDB	ENTERING DRY BULB	RW	RAW WATER (UNSOFTENED)
EF	EXHAUST FAN	SA	SUPPLY AIR
ESP	EXTERNAL STATIC PRESSURE	SENS	SENSIBLE
EWB	ENTERING WET BULB	SH	SHOWER
EWC	ELECTRIC WATER COOLER	SK	SINK
EWT	ENTERING WATER TEMPERATURE	SOV	SHUT-OFF VALVE
EXIST	EXISTING	SP	STATIC PRESSURE
FD	FLOOR DRAIN	TEMP	TEMPERATURE
FBM	FEET PER MINUTE	TOT	TOTAL
FR	FIN RADIATION	TR	TEMPERATURE RISE
HB	HOSE BIBB	TS	TIP SPEED
GPM	GALLONS PER MINUTE	TSP	TOTAL STATIC PRESSURE
HP	HORSE POWER	UH	UNIT HEATER
HW	DOMESTIC HOT WATER	UR	URINAL
HWR	DOMESTIC HOT WATER RETURN	YAV	VARIABLE AIR VOLUME BOX
IE	INVERT ELEVATION	V	VENT
IAT	LEAVING AIR TEMPERATURE	VEL	VELOCITY
LAV	LAVATORY	VIF	VERIFY IN FIELD
LDB	LEAVING DRY BULB	VTR	VENT THRU ROOF
LVR	LOUVER	W	WASTE
LWB	LEAVING WET BULB	WC	WATER CLOSET
LWT	LEAVING WATER TEMPERATURE	WPD	WATER PRESSURE DROP
MA	MIXED AIR		
MAT	MIXED AIR TEMPERATURE		
MAX	MAXIMUM		
MB	MOP BASIN		
MBH	BRITISH THERMAL UNIT PER HOUR (THOUSANDS)		

SYMBOLS

AW	ACID WASTE	MVAC	MEDICAL VACUUM
AWV	ACID WASTE VENT		OUTSIDE STEM AND YOKE VALVE
	BALANCING VALVE		OXYGEN
	BUTTERFLY VALVE		PRESSURE GAUGE
	CALIBRATED BALANCING VALVE		PRESSURE REDUCING VALVE
	CAP		PRESSURE RELIEF VALVE
	CHECK VALVE		PRESSURE / TEMPERATURE TAPPING
CR	CHILLER RETURN	PHR	PRIMARY HEATING HOT WATER RETURN
CS	CHILLER SUPPLY	PHS	PRIMARY HEATING HOT WATER SUPPLY
CWR	CHILLED WATER RETURN	PC	PUMPED CONDENSATE
CWS	CHILLED WATER SUPPLY		REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER
CA	COLD WATER (DOMESTIC)	SAN	SANITARY SEWER (ABOVE FLOOR)
COND	CONDENSATE	SAN	SANITARY SEWER (BELOW FLOOR)
CD	CONDENSATE DRAIN		SHUT-OFF VALVE
	CONTROL VALVE	SCV	SMOKE DAMPER
CTR	COOLING TOWER RETURN	SHW	SOFT COLD WATER
CTS	COOLING TOWER SUPPLY	SHWR	SOFT HOT WATER
	FIRE DAMPER (HORIZONTAL)		SOFT HOT WATER RETURN
	FIRE DAMPER (VERTICAL)		SPRING CHECK VALVE
	FIRE/SMOKE DAMPER	STM (#)	STEAM
	FIRE PROTECTION	ST	STEAM TRAP
	FLOW METER (PROBE TYPE)	ST (OF)	STORM SEWER (ABOVE FLOOR)
	FLOW METER (WAFFER TYPE)	ST	STORM SEWER (OVERFLOW SYSTEM)
		ST	STORM (BELOW FLOOR)
		TS	STRAINER
		TW	TEMPERATURE SENSOR
FD	FLOW SWITCH		TEPID WATER
FOR	FOOTING DRAIN	TWR	TEPID WATER RETURN
FOS	FUEL OIL RETURN		THERMOMETER
G	FUEL OIL SUPPLY		THERMOSTAT
	GAS		THREE-WAY CONTROL VALVE
	GAS COCK		THROTTLING VALVE
HR	HEATING HOT WATER RETURN		TRIPLE DUTY VALVE (ANGLE)
HS	HEATING HOT WATER SUPPLY		TRIPLE DUTY VALVE (STRAIGHT)
HPR	HEAT PUMP RETURN		UNION
HPS	HEAT PUMP SUPPLY		VACUUM
	HOT WATER RETURN (DOMESTIC)		VACUUM BREAKER
		VAC	VACUUM
	HOT WATER SUPPLY (DOMESTIC)		VACUUM BREAKER
	HUMIDISTAT	V	VENT
MA	MEDICAL AIR		

PLUMBING FIXTURES

WATER CLOSET (TANK TYPE) WC-1
WATER CLOSET (FLOOR MOUNTED). KOHLER WELLWORTH CLASSIC, TWO-PIECE ELONGATED 1.6 GPF TOILET, K-3505-SS, VITREOUS CHINA, EQUIPPED WITH SLOAN FLUSHMATE POLISHED CHROME LEFT HANDED LEVER, WITH ANTIMICROBIAL FINISH, WHITE IN COLOR, CONTRACTOR TO SUPPLY OPEN FRONT SEAT, TO MATCH THE TOILET IS ASME A112.19.2/CSA B45.1 AND ADA COMPLIANT

SK-1
KOHLER SOHO K-2084-0 WHITE 20" X 18" WALL-MOUNT BATHROOM SINK WITH SINGLE FAUCET HOLE KOHLER KUMIN K-9827-4-CP POLISHED CHROME SINGLE-HANDLE BATHROOM SINK FAUCET

SS-1
SERVICE SINK: ONE PIECE 23"x23" FLOOR MOUNT SINGLE UTILITY SERVICE SINK WHITE BY FLORESTONE MANUFACTURER PART #FM-1 UD

FLOOR DRAIN FD-1
ASME A112.21.1, LACQUERED CAST IRON TWO PIECE BODY WITH DOUBLE DRAINAGE FLANGE, WEEP HOLES, REVERSIBLE CLAMPING COLLAR, AND 6 INCH DIAMETER, ROUND, ADJUSTABLE NICKEL-BRONZE STRAINER. PROVIDE TRAP PRIMER CONNECTION AT ALL LOCATIONS SHOWN ON PLANS, AND AS REQUIRED BY CODE.

WATER HEATER WH-1
RHEEN 20 GALLON ELECTRIC PROFESSIONAL CLASSIC SERIES. POINT-OF-USE MODEL #PROE20IR1FOU

DF-1
DRINKING FOUNTAIN-SELF-CLOSING AND COMPLY WITH ASME A112.19.1/CSA B45.2, ASME A112.19.2/CSA B45.1, OR ASME A112.19.3/CSA B45.4

EYE WASH EW-1
GUARDIAN COMBINATION EYEFACE WASH AND SHOWER SAFETY STATION. 20 GPM FLOW CONTROL G1950P

PLUMBING NOTES

FITTINGS, TRIM, AND ACCESSORIES
A. TOILET SEAT: COLORED, SOLID WHITE PLASTIC WITH MOLDED-IN BUMPER, CLOSED BACKOPEN FRONT, LESS COVER, AND HAVING BRASS CHECK HINGE.
B. SUPPLIES AND STOPS FOR LAVATORIES AND SINKS: POLISHED CHROME-PLATED, LOOSE-KEYED ANGLE STOP HAVING 1/2" INLET AND 3/8" O.D. X 12" LONG CHROME-PLATED BRASS TUBING OUTLET, AND WALL FLANGE AND ESCUTCHEON.
C. TRAPS: BRASS, CHROME PLATED ADJUSTABLE "P" TRAP WITH CLEANOUT AND WASTE TO WALL, WITH ESCUTCHEON.
D. THERMOSTATIC MIXING VALVE FOR INDIVIDUAL LAVS OR SINKS: CONFORM TO ASSE STANDARD 1070 WITH HIGH LIMIT SET AT 110°F WITH CHECKSTOPS ON INLETS. WATTS SERIES USG-B UNDER SINK GUARDIAN OR EQUAL.
E. BARRIER-FREE LAVATORY TRAP WRAP: PROVIDE ADA-CONFORMING, WHEELCHAIR ACCESSIBLE LAVATORY P-TRAP AND ANGLE VALVE ASSEMBLY PROTECTIVE PIPE COVER. COVER SHALL BE SECURED WITH SNAP-CLIP FLUSH REUSABLE FASTENERS, ANGLE STOP SHALL HAVE LOCK-AD LOCKING ACCESS COVERS, TRUE-BRO LAY GUARD OR EQUAL.
F. IN LOCATIONS WHERE ARCHITECT IS PROVIDING A BELOW COUNTER BARRIER-FREE COUNTERTOP BASIN SHIELD, PROVIDE OFFSET TAILPIECE TO ALLOW FOR INSTALLATION OF ARCHITECTURAL SHIELD / AVOID CONFLICT WITH SINK TAILPIECE, ELKAY LKADUKAD18 OR EQUAL.

INSTALLATION
A. INSTALL PLUMBING FIXTURES LEVEL AND PLUMB, IN ACCORDANCE WITH FIXTURE MANUFACTURER'S WRITTEN INSTRUCTIONS, ROUGH-IN DRAWINGS, AND PERTINENT CODES AND REGULATIONS, THE ORIGINAL DESIGN, AND THE REFERENCED STANDARDS.
B. COMPLY WITH THE INSTALLATION REQUIREMENTS OF REQUIRED CODES AND STANDARDS WITH RESPECT TO BARRIER-FREE PLUMBING FIXTURES. COORDINATE WITH GRAB BAR INSTALLATIONS.
C. INSTALL COUNTER TOP MOUNTED SINKS AS FAR FORWARD AS POSSIBLE WITHIN COUNTER TOP.
D. FASTEN PLUMBING FIXTURES SECURELY TO SUPPORTS OR BUILDING STRUCTURE. SECURE SUPPLIES BEHIND OR WITHIN WALL CONSTRUCTION TO PROVIDE RIGID INSTALLATION.
E. INSTALL A STOP VALVE IN AN ACCESSIBLE LOCATION IN THE WATER CONNECTION TO EACH FIXTURE.
F. INSTALL ESCUTCHEONS AT EACH WALL, FLOOR, AND CEILING PENETRATION IN EXPOSED FINISHED LOCATIONS AND WITHIN CABINETS AND MILLWORK.
G. SEAL FIXTURES TO WALLS AND FLOORS USING SILICONE SEALANT, MATCH SEALANT COLOR TO FIXTURE COLOR.
H. INSTALL FLUSH VALVES FOR WATER CLOSETS IN OFF-SET TYPE BARRIER-FREE STALLS WITH HANDLES ON WIDE SIDE OF STALL.
I. INSTALL THERMOSTATIC MIXING VALVE FOR INDIVIDUAL LAVS OR SINKS BENEATH FIXTURE, IN A VISUALLY CONCEALED LOCATION

ROUGH-IN SCHEDULE
LINE SIZES INDICATED BELOW ARE RUN-OUT SIZES, REDUCE SIZE AS REQUIRED AT CONNECTION TO FIXTURE. MAIN LINES SHALL BE INSTALLED AS INDICATED ON DRAWINGS.

FIXTURE	HOT WATER	COLD WATER	WASTE	VENT
LAVATORY	1/2"	1/2"	2"	2"
SINK	1/2"	1/2"	1 1/2"	2"
WATER CLOSET TANK -	1/2"	1/2"	4"	2"
MOP BASIN	3/4"	3/4"	3"	1 1/2"
NON-FREEZE HYDRANT -	-	3/4"	-	-
HOSE BIBB	-	3/4"	-	-

FIXTURE	MOUNTING HEIGHT
LAVATORY	31" FLOOR TO RIM
SINK	36" FLOOR TO RIM
BARRIER-FREE LAVATORIES AND SINK REFER TO ARCH. DRAWINGS FOR EXACT LOCATION AND HEIGHTS (MAX 34" A.F.F. TO RIM)	
BARRIER FREE WATER CLOSET	17" FLOOR TO TOP OF SEAT
BARRIER FREE FLUSH VALVES	27" FLOOR TO BOTTOM EDGE OF FRONT APRON
SHOWER HEAD	44" MAX HANDLE TO FLOOR
SHOWER	72" FLOOR TO HEAD
BARRIER FREE SHOWER CONTROLS MIN.	35" ABOVE FLOOR, MAX 48" ABOVE FLOOR
BARRIER FREE SHOWER SPRAY UNIT	BOTTOM MAX 48" ABOVE FLOOR
SLIDE BAR	TOP MIN. 72" ABOVE FLOOR

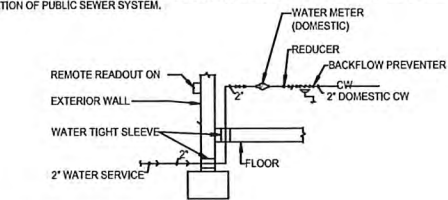
*SEE MOUNTING HEIGHTS + ABBREVIATIONS SHEET FOR VISUALS

PLUMBING SPECIALTIES
A. CALIBRATED BALANCING VALVES: PROVIDE AS INDICATED, CALIBRATED BALANCE VALVES EQUIPPED WITH VALVES ON READOUT PORTS TO FACILITATE CONNECTING OF DIFFERENTIAL PRESSURE METER TO BALANCE VALVES. READOUT VALVES SHALL HAVE 1/4" NPT CONNECTION FOR METERS. PROVIDE CALIBRATED NAMEPLATE TO INDICATED DEGREE OF CLOSURE OF ORIFICE. CONSTRUCT BALANCING VALVE WITH INTERNAL SEALS TO PREVENT LEAKAGE AROUND ROTATING ELEMENT. VALVES TO HAVE MEMORY STOP FEATURE TO ALLOW VALVE TO BE CLOSED AND THEN REOPENED TO SET POINT WITHOUT DISTURBING BALANCING POSITION. PROVIDE BALANCE VALVES WITH PERFORMED POLYURETHANE INSULATION SUITABLE FOR USE ON DOMESTIC HOT WATER SYSTEMS, AND TO PROTECT BALANCE VALVES DURING EQUIPMENT, BELL & GOSSETT "CIRCUIT SETTER" APOLLO VALVES OR EQUAL.
B. RECESSED NON-FREEZE WALL HYDRANTS: CAST-BRONZE BOX, WITH TEE HANDLE KEY, VACUUM BREAKER, HINGED LOCKING COVER, 3/4" IN INLET, AND HOSE OUTLET. PROVIDE BRONZE CASING OF SUITABLE LENGTH TO HAVE VALVE BODY INSIDE BUILDING, NOT WITHIN EXTERIOR WALL. "WOODFORD" MODEL 867, "CONDORCO" OR EQUAL.
C. BACKFLOW PREVENTER: REDUCED-PRESSURE-PRINCIPLE ASSEMBLY CONSISTING OF SHUTOFF VALVES ON INLET AND OUTLET AND STRAINER ON INLET. ASSEMBLIES SHALL INCLUDE TEST COCKS, AIR GAP DRAIN FITTING AND PRESSURE-DIFFERENTIAL RELIEF VALVE LOCATED BETWEEN 2 POSITIVE SEATING CHECK VALVES AND COMPLY WITH REQUIREMENTS OF ASSE STANDARD 1013. PRESSURE DROP THROUGH ASSEMBLY SHALL NOT EXCEED 12 PSIG/WATTS' NO. 909 SERIES, FEBCO, APOLLO VALVES.

ENERGY CONSERVATION CODE 2021																	
PROJECT CLIMATE ZONE: 5b STATEMENT OF COMPLIANCE: TO THE BEST OF MY KNOWLEDGE, BELIEF, & PROFESSIONAL JUDGMENT, THESE PLANS & SPECIFICATIONS ARE IN COMPLIANCE W/ THE ENERGY CONSERVATION CODE 2021																	
CODE SECTION	CODE PRESCRIPTIVE REQUIREMENT REQUIRED																
LOAD CALCULATIONS	SYSTEM DESIGN LOADS SHALL BE DETERMINED IN ACCORDANCE W/ GENERALLY ACCEPTED ENGINEERING STANDARDS ACCEPTABLE TO THE ADOPTING AUTHORITY.																
EQUIPMENT EFFICIENCY	EQUIPMENT & TANKS SHALL MEET REQUIREMENTS OF SECTION 7.4.2 & TABLE 7.4. WHERE MULTIPLE CRITERIA ARE LISTED, ALL CRITERIA SHALL BE MET. EQUIPMENT NOT LISTED IN TABLE 7.4 HAS NO MINIMUM PERFORMANCE REQUIREMENTS. THE EFFICIENCY SHALL BE PROVIDED AS NOTED IN THE EQUIPMENT SCHEDULE.																
SERVICE HOT-WATER PIPING INSULATION	THE CODE-LISTED PIPING SHALL BE INSULATED TO LEVELS SHOWN IN SECTION 6, TABLE 6.3.3-1. INSULATION SHALL BE AS REQUIRED IN THIS CODE SECTION, BUT THE MINIMUM THICKNESS SHALL NOT SURPSEDE ANY GREATER INSULATION THICKNESS REQUIREMENTS NECESSARY TO MEET THE PROJECT SPECIFICATIONS. <table><tr><th>TEMP RANGE (°F)</th><th>CONDUCTIVITY (Btu-in/hr-ft²-°F)</th><th>MEAN RATING TEMP. (°F)</th><th>1" PIPE</th><th>1" TO 1½" PIPE</th><th>1½" TO 4" PIPE</th><th>4" TO 6" PIPE</th><th>6" & UP PIPE</th></tr><tr><td>105°-140°</td><td>0.21-0.28</td><td>100°</td><td>1" INS.</td><td>1" INS.</td><td>1½" INS.</td><td>1½" INS.</td><td>2" INS.</td></tr></table>	TEMP RANGE (°F)	CONDUCTIVITY (Btu-in/hr-ft²-°F)	MEAN RATING TEMP. (°F)	1" PIPE	1" TO 1½" PIPE	1½" TO 4" PIPE	4" TO 6" PIPE	6" & UP PIPE	105°-140°	0.21-0.28	100°	1" INS.	1" INS.	1½" INS.	1½" INS.	2" INS.
TEMP RANGE (°F)	CONDUCTIVITY (Btu-in/hr-ft²-°F)	MEAN RATING TEMP. (°F)	1" PIPE	1" TO 1½" PIPE	1½" TO 4" PIPE	4" TO 6" PIPE	6" & UP PIPE										
105°-140°	0.21-0.28	100°	1" INS.	1" INS.	1½" INS.	1½" INS.	2" INS.										
SERVICE WATER HEATING SYSTEM CONTROLS	TEMPERATURE CONTROLS SHALL BE IN ACCORDANCE W/ SECTION 7.4.4.1. TEMPERATURE MAINTENANCE CONTROLS SHALL BE IN ACCORDANCE W/ SECTION 7.4.4.2. OUTLET TEMPERATURE CONTROLS SHALL BE IN ACCORDANCE W/ SECTION 7.4.4.3. CIRCULATING PUMP CONTROLS SHALL BE IN ACCORDANCE W/ SECTION 7.4.4.4.																
POOLS	POOL EQUIPMENT IS NOT PART OF THIS APPLICATION & SHALL BE FILED SEPARATELY.																
HEAT TRAPS	VERTICAL PIPE RISERS SERVING STORAGE WATER HEATERS & STORAGE TANKS NOT HAVING INTEGRAL HEAT TRAPS & SERVING A NON-RECIRCULATING SYSTEM SHALL HAVE HEAT TRAPS ON BOTH THE INLET & OUTLET PIPING AS CLOSE AS PRACTICAL TO THE STORAGE TANK.																
SPACE HEATING & WATER HEATING	NOT APPLICABLE FOR THIS PROJECT.																
SERVICE WATER HEATING EQUIPMENT USED TO PROVIDE ADDL FUNCTION OF SPACE HEATING	NOT APPLICABLE FOR THIS PROJECT.																
BUILDINGS W/ HIGH-CAPACITY SERVICE WATER HEATING SYSTEMS	APPLICABLE EQUIPMENT SHALL MEET REQUIREMENTS OF THIS SECTION & SHALL HAVE A MINIMUM THERMAL EFFICIENCY OF 50%. THE EFFICIENCY SHALL BE PROVIDED AS NOTED IN THE EQUIPMENT SCHEDULE.																

GENERAL PLUMBING NOTES

- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES, AND LAWS.
- ARRANGE AND PAY FOR ALL PERMITS AND INSPECTIONS AS REQUIRED.
- ALL WORK SHALL BE PERFORMED TO FACILITATE EXPEDITIOUS PROGRESS ON THE WHOLE PROJECT. COORDINATE WORK WITH OTHER TRADES TO MINIMIZE AND RESOLVE POTENTIAL CONFLICTS.
- COMPLETED SYSTEMS SHALL BE TESTED, BALANCED, AND GUARANTEED. PROVIDE REPORT TO A/E.
- THE DRAWINGS ARE DIAGNOSTIC IN NATURE. THE CONTRACTOR SHALL PROVIDE FITTINGS, OFFSETS, ETC., AS NECESSARY TO PROVIDE COMPLETE SYSTEMS.
- FURNISH AND INSTALL ALL VALVING FOR THE PROPER SECTIONALIZING AND OPERATION OF PIPING SYSTEMS. PROVIDE ACCESS PANELS AS REQUIRED FOR ACCESS TO VALVES.
- ALL PIPES PASSING THROUGH FINISHED WALLS, PARTITIONS, AND FLOORS SHALL BE FITTED WITH ADJUSTABLE ESCUTCHEONS, AND APPROPRIATE FIRE STOPPING WHERE REQUIRED.
- ATTACH ALL FIXTURES TO SUPPORTING SURFACES PLUMB AND LEVEL. WALL HUNG UNITS SHALL BE SECURELY FASTENED TO WALL BACKING. PROVIDE CHAIR CARRIERS FOR ALL LAVATORIES
- WHERE FIXTURES ARE MOUNTED TO WALLS AND FLOORS, SEAL ALL INTERSECTIONS WITH DOW WHITE SILICONE CAULK.
- IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY DETAIL OF CONSTRUCTION, CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS NECESSARY FOR A COMPLETE CODE COMPLYING SYSTEM.
- FINAL LOCATION OF ALL CEILING FEATURES NEEDS TO BE COORDINATED WITH ALL TRADES.
- PROVIDE APPROPRIATE FIRE STOPPING MATERIALS WHERE FIRE RATED ASSEMBLIES ARE PENETRATED.
- ALL WORK AND MATERIALS SHALL BE GUARANTEED IN WRITING FOR ONE YEAR FROM PROJECT COMPLETION.
- PROVIDE SHOP DRAWINGS FOR APPROVAL OF PLUMBING FIXTURES, ROOF TOP UNITS, GRILLES AND REGISTERS, FANS, WATER HEATERS, AND THERMOSTATS.
- MECHANICAL CONTRACTOR TO FIELD VERIFY ALL SITE LOCATIONS.
- SLOPE ALL NEW SANITARY PIPING A MIN. OF 1/8" PER FOOT.
- SANITIZE ALL NEW HOT & COLD WATER LINES PER LOCAL WATER DEPARTMENT REQUIREMENTS. FLUSH AND TEST SYSTEM FOR LEAKS. MECHANICAL CONTRACTOR IS RESPONSIBLE FOR PROPER LEAK-FREE OPERATION OF SYSTEM. SOLDER JOINTS WITH NON-LEAD SOLDER.
- PROVIDE DI-ELECTRIC FITTINGS WHERE DISSIMILAR METALS ARE CONNECTED.
- SUPPLY ALL NECESSARY TRIM, P-TRAPS, AND ANGLE STOPS AT EACH PLUMBING FIXTURE.
- DISTRIBUTE HOT & COLD WATER PIPING IN TYPE "L" HARD DRAWN COPPER TUBING, ASTM B 88, TO MEET MINIMUM CONNECTION SIZE REQUIREMENTS AS SHOWN ON THE PLUMBING FIXTURE CONNECTION SCHEDULE.
- INSULATE ALL COLD WATER LINES WITH 1" MINERAL FIBER INSULATION WITH VAPOR BARRIER. INSULATE ALL HOT WATER LINES WITH 1" FIBERGLASS.
- DRAIN, VENT AND WASTE PIPING SHALL BE SCHEDULE DWV PVC. CLEAN OUTS IN FINISHED AREAS SHALL BE RECESSED AND HAVE CHROME OR BRASS COVER PLATES FLUSH WITH THE FINISHED FLOOR.
- PROVIDE SHUTOFF VALVES ON HOT & COLD WATER BRANCH PIPING TO ISOLATE BRANCH.
- PROVIDE CLEAN OUTS INSIDE AND OUTSIDE THE BUILDING 100 FEET APART, AND AT LOCATIONS WHERE A CHANGE IN DIRECTION GREATER THAN 45 DEGREES OCCURS.
- INSTALL EACH FIXTURE WITH TRAP, EASILY REMOVABLE FOR SERVICE AND CLEANING.
- AT EACH BARRIER FREE WATER CLOSET WITH FLUSH VALVE, INSTALL THE HANDLE TOWARD THE "OPEN" SIDE OF THE WATER CLOSET STALL.
- INSTALL POTABLE WATER PROTECTION DEVICES ON PLUMBING LINES WHERE CONTAMINATION OF DOMESTIC WATER MAY OCCUR, ON JANITOR ROOMS, FIRE SPRINKLER SYSTEMS, AND FLUSH VALVES.
- INSTALL PIPING TO ALLOW FOR EXPANSION AND CONTRACTION WITHOUT STRESSING PIPE, JOINTS, OR CONNECTED EQUIPMENT.
- FURNISH AND INSTALL WATER HAMMER ARRESTERS IN ACCORDANCE WITH PDI WH201.
- LAY OUT PLUMBING WORK TO AVOID CONFLICTS WITH OTHER BUILDING COMPONENTS. ESTABLISH ELEVATION OF PUBLIC SEWER SYSTEM.



1" WATER SERVICE DETAIL
P100 NTS

PLUMBING LEGENDS NOTES AND ABBREVIATIONS

BUILDING PLANS FOR:
EasyRoots
4045 N Pecos St. Suite 210
Denver, CO, 80211
CLIENT EMAIL: SALES@EASYSROOTS.COM
PHONE: 480-316-2412 | CELL PHONE: 833-327-3283

IGADI IDAHO SPRINGS
Idaho Springs, CO.

FEBRUARY 2023
AS NOTED

PLUMBING WATER AND WASTE SERVICE CALCULATIONS										
DESIGNATION	FIXTURE					PIPE DIAMETER(IN.)				
	QTY	DRAIN (DFU)	TOTAL	WATER SUPPLY (WFSFU)	TOTAL CW	S	W	V	CW	HW
EW-1	1	2	2	2.5	2.5	-	2"	1 1/2"	3/4"	-
SK-1	1	1	1	.4	.4	-	2"	1 1/2"	3/4"	3/4"
HB-1	4	-	-	5	20	-	-	-	3/4"	-
SS-1	2	2	4	3	-	-	2"	1 1/2"	3/4"	3/4"
FT-1	5	4	20	-	-	2"	-	2"	1"	-
VC-1	1	4	4	4	4	4"	-	2"	1"	-
WF-1	2	.5	1	.75	1.5	4"	-	2"	1"	-
TOTAL FIXTURE UNITS			32		25.9	-	-	-	-	-

NOTES:
1. FIXTURE UNIT PER IPC 2018.
2. REFER TO ARCHITECTS DRAWING FOR REQUIRED HANDICAPPED MOUNTING HEIGHT.
3. COLOR/FINISHES TO BE SELECTED BY THE ARCHITECT.

HOT WATER PIPING SCHEDULE BASED ON 5 FEET PER SECOND										
PIPE SIZE	1/2"	3/4"	1"	1 1/4"	1 1/2"	2"	2 1/2"	3"	4"	6"
GPM	2.5	6	13	20	28	55	72	130	190	400
FT. FU.	1	7	16	28	45	119	235	533	874	2570

COLD WATER PIPING SCHEDULE BASED ON 5 PSI PER 100 FEET										
PIPE SIZE	1/2"	3/4"	1"	1 1/4"	1 1/2"	2"	2 1/2"	3"	4"	6"
GPM	2.5	6	13	22	33	65	126	160	300	700
FT. FU.	1	7	18	34	60	190	455	719	1508	5106
FV. FU.	-	-	-	5	15	68	-	-	-	-

WATER HEATERS SCHEDULE												
EQUIPMENT TAG	EQUIPMENT	No. REQUIRED	MODEL	OUTLET WATER TEMP (°F)	W.W.P.	TEST PRESSURE GPM/HEATER	TEMP. RISE (°F)	HW SINGLE ELEMENT	AMP SUPPLY	VOLTS	PHASE	CYCLE PEAK FLOWRATE FOR ZONE (GPM) EFFICIENCY
EWH-1	ELECTRIC STORAGE WATER HEATER	1	AO 50WTH EMT-6	110	150	100	-	100	1.44	20	120	1 60 3.5 99

NOTE: PROVIDE A LEAK DETECTION SYSTEM FOR THE WATER HEATERS TO BE PLACED ON FLOOR BENEATH WATER HEATERS. CONNECT LEAK DETECTION SYSTEM TO BMS.

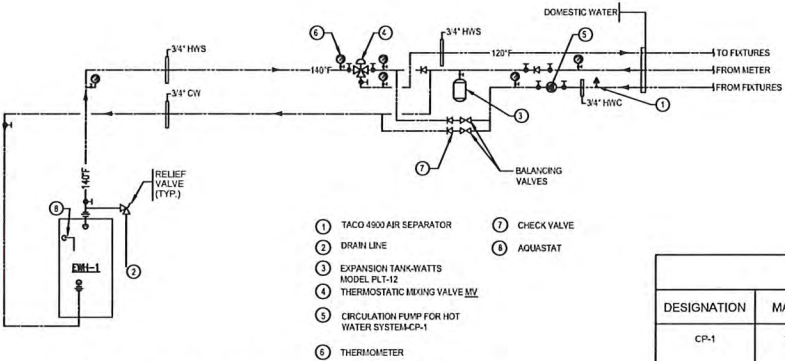
PLUMBING PIPING AND FITTING MATERIAL					
LOCATION	SANITARY SOIL WASTE AND VENT PIPING	DOMESTIC WATER PIPING	FUEL GAS PIPING	FIXTURE CONNECTION TO TRAPS	INDIRECT AND CONDENSATE DRAIN
ABOVE GRADE	1/2" TO 2" SHALL BE SDR 11 2-1/2" UP AND UP SHALL BE PVC SCHEDULE 80 CONFORMING TO ASTM D2246, ASTM F441,ASTM F442, CSA B137.8	1/2" TO 2" SHALL BE SDR 11 2-1/2" UP AND UP SHALL BE CPVC SCHEDULE 80 CONFORMING TO ASTM D2246, ASTM F441,ASTM F442, CSA B137.8	SCHEDULE 40 GALVANIZED STEEL PER ASTM A53. FITTINGS UP TO 2" SHALL BE GALVANIZED THREADED VALVEABLE POWER RANS B163. FITTINGS 2-1/2" AND OVER SHALL BE GALVANIZED WELDED SCHEDULE 40 STEEL.	TYPE D11V HARD DRAIN COPPER	SHALL BE CPVC SCHEDULE 80 CONFORMING TO ASTM D2246, ASTM F441,ASTM F442, CSA B137.8
BELOW GRADE	SAME AS ABOVE	SAME AS ABOVE	-	-	-
INSULATION	-	INSULATED HOT WATER WITH 1-1/2" THICK FIBERGLASS INSULATION PER CEC TITLE-24.	-	-	INSULATE CONDENSATE DRAIN PIPING WITH 1" THICK PER CEC TITLE-24.

BACKFLOW PREVENTION TYPES			
NO.	ITEMS/EQUIPMENT (SIZE)		TYPE
1	ICE DRINK DISPENSER (1/2")	NON-HEALTH HAZARD	DOUBLE CHECK VALVE (DCV)
2	COFFEE MACHINE (1/2")	NON-HEALTH HAZARD	DOUBLE CHECK VALVE (DCV)
3	ICE MAKER (1/2")	NON-HEALTH HAZARD	DOUBLE CHECK VALVE (DCV)
4	HOT WATER DISPENSER (1/2")	NON-HEALTH HAZARD	DOUBLE CHECK VALVE (DCV)
5	MAIN DOMESTIC WATER LINE(1")	NON-HEALTH HAZARD	DOUBLE CHECK VALVE (DCV)

TRAP PRIMER SCHEDULE			
TAG NUMBER	WFR/MODEL NO.	POWER	REMARKS
TP-1	PPP MODEL SVP-500-115V	115V, 1PH, 60 HZ	POWER OUTLET, SINGLE TRAP
TP-2	PPP MODEL SVP-500-115V #DU-4	115V, 1PH, 60 HZ	FOR 1 - 4 TRAPS
TP-3	PPP MODEL PTS-12	115V, 1PH, 60 HZ	FOR UP TO 12 TRAPS

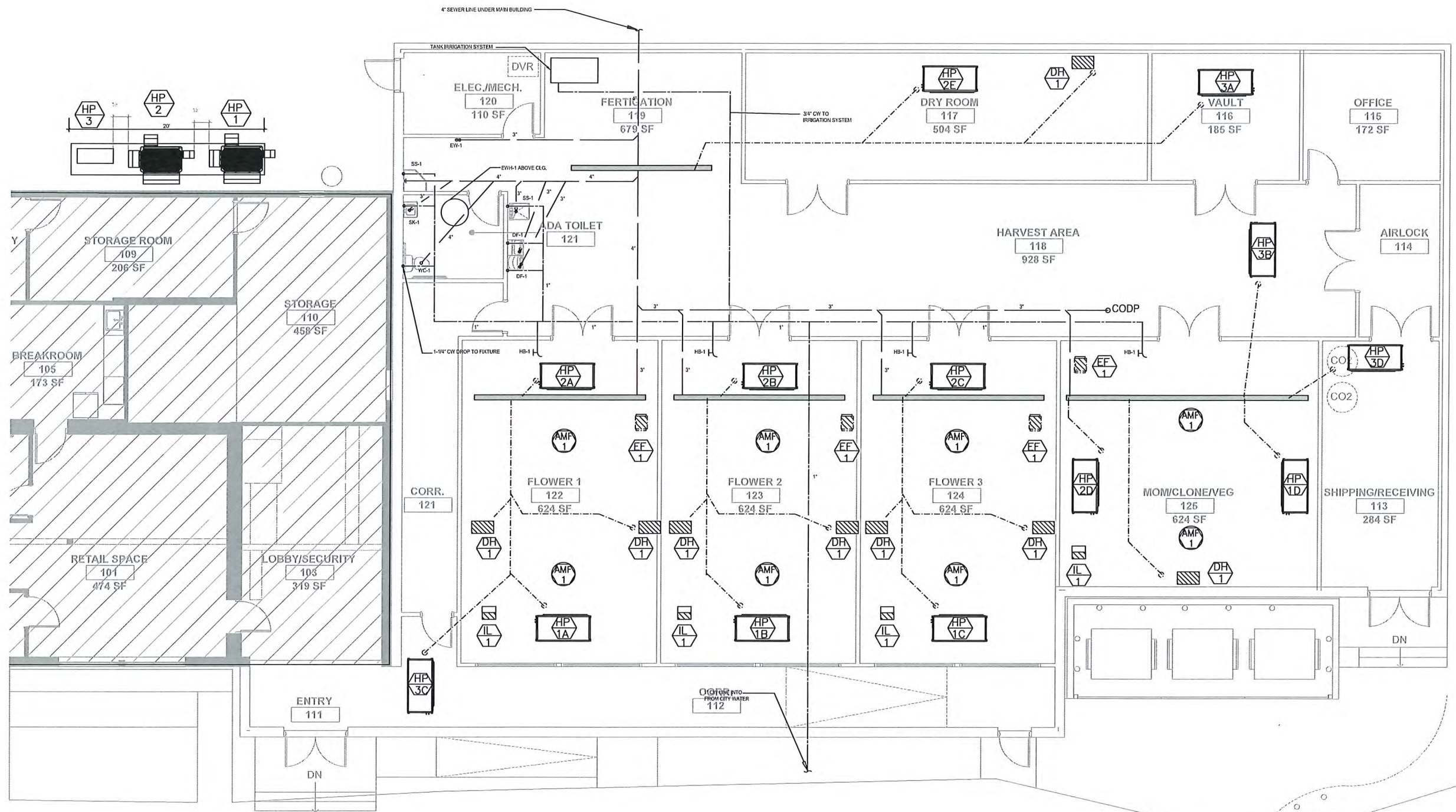
WATER HAMMER ARRESTER SCHEDULE				
SIZE(S)	DES. NO.	DES. SIZE	DES. L	DES. L1
A	85-A	1/2 TO 1 1/2	3/4"	8-1/2"
B	85-A	1 1/2 TO 2	1"	8-3/4"
C	85-A	2 TO 2 1/2	1"	1-1"
D	85-B	1/2 TO 1 1/2	1"	15-1/8"
E	85-B	1 1/2 TO 2	1"	15-1/8"
F	85-F	2 TO 3	1"	15-1/8"

NOTES:
1. DES. NO. BASED ON DESIGN CHECK HYDRAULIC ARRESTER
2. PROVIDE ACCESS COUPLER FOR ALL ARRESTERS SHALL BE AS NOTED

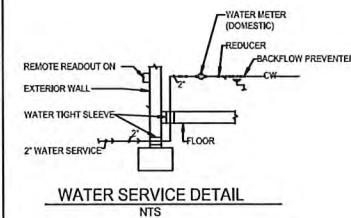
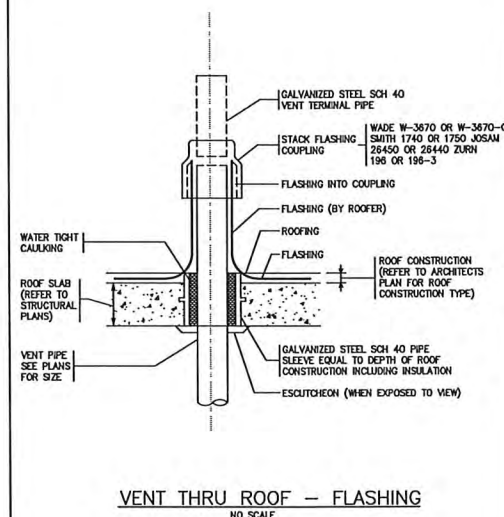
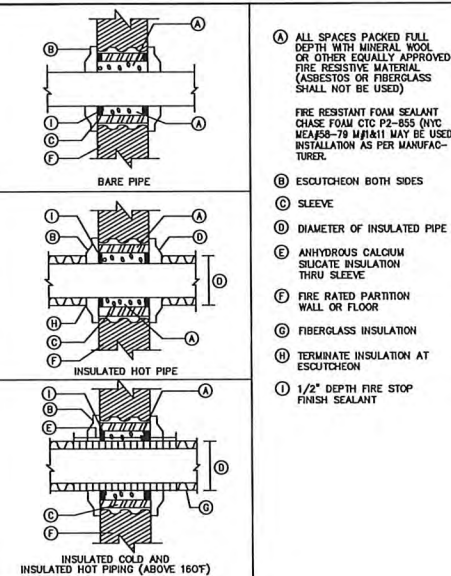
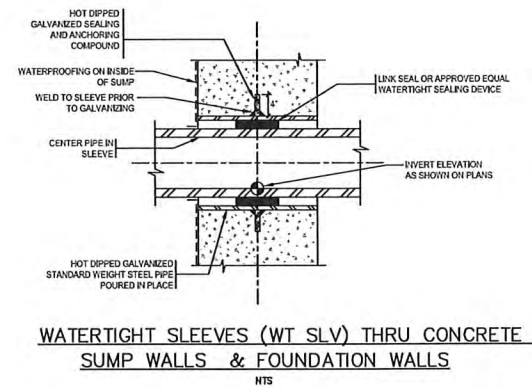
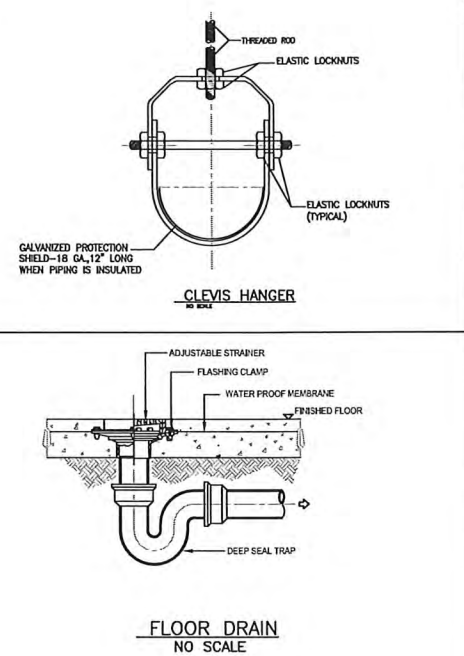
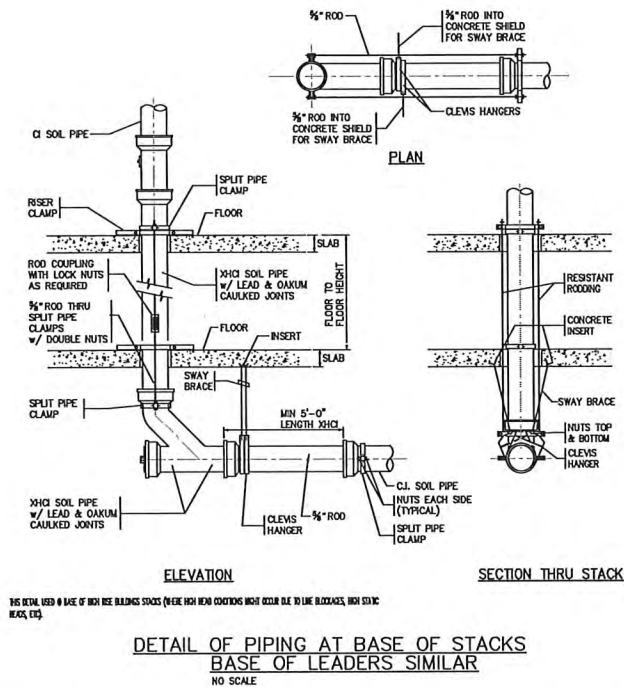


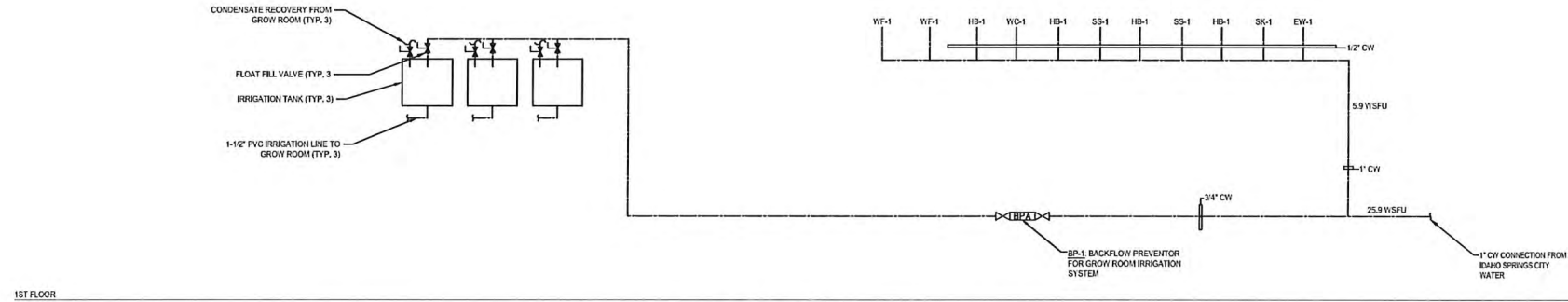
WATER HEATER FLOW SCHEMATIC
NTS

CIRCULATING PUMP SCHEDULE							
DESIGNATION	MANUFACTURER	LOCATION	GPM	ELECTRICAL	HEAD	WEIGHT	REMARKS
CP-1	TACO L-113	APARTMENTS	3	120 V60	15 FT	27 LBS	FLANGE CONNECTION WITH OVERLOAD PROTECTION

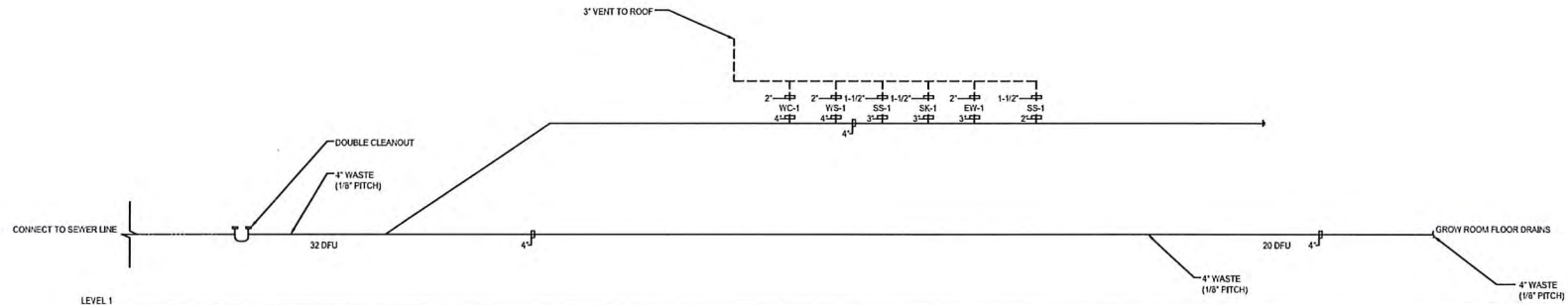


1 PLUMBING PLAN
P-200 SCALE: 1/4" = 1'-0"





DOMESTIC WATER FLOW SCHEMATIC
NTS



SANITARY FLOW SCHEMATIC
NTS

SYMBOL	DESCRIPTION
MOTORS IN MECHANICAL SYSTEMS EQUIPMENT	
	MOTORS IN MECHANICAL SYSTEM EQUIPMENT
	INDIVIDUALLY MOUNTED SECONDARY OVERCURRENT AND SWITCHING DEVICES (CIRCUIT BREAKERS, FUSIBLE SWITCHES, UNFUSED SWITCHES, ETC) IMPLIED AS SPECIFIED.
	MOTOR CONTROLLER
	VARIABLE FREQUENCY CONTROLLER WITH INTEGRAL DISCONNECT
	JUNCTION BOX WITH THERMAL OVERLOAD DISCONNECT SWITCH
	MOTOR - WITH LOCAL STARTER
	MOTOR - WITH LOCAL STARTER AND DISCONNECT
	MOTOR - WITH INTEGRAL STARTER DISCONNECT
	MOTOR - WITH INTEGRAL VARIABLE FREQUENCY CONTROL
	MOTOR - WITH LOCAL VARIABLE FREQUENCY CONTROL
	MOTOR - PACKAGE UNIT WITH INTEGRAL STARTER
	MOTOR - PACKAGE UNIT WITH INTEGRAL VFC
	MOTOR - PACKAGE UNIT WITH INTEGRAL VFC DISCONNECT
	MOTOR - DUPLEX MOTOR WITH CONTROLLERS

MULTI-OUTLET ASSEMBLY		
	MULTI-OUTLET RACEWAY ASSEMBLY	SUBSIST OFFER CASE LETTERS INDICATE THE REFERENCES TO DETAIL.
CIRCUMFERENCE IDENTIFICATION		
	IDENTIFICATION OF SINGLE CONDUIT	ADJACENT NUMBERS INDICATE CONDUIT SIZING
	INDIVIDUAL SLEEVE UP IDENTIFICATION	ADJACENT NUMBERS IN PARENTHESES INDICATE QUANTITY OF SIZES. THEN INDICATE
	INDIVIDUAL SLEEVE DOWN IDENTIFICATION	1 - TELEPHONE P - PRIMARY
	INDIVIDUAL SLEEVE THROUGH IDENTIFICATION	
	CONDUIT IDENTIFICATION OF CONDUIT BANK	
	BANK OF SLEEVES UP IDENTIFICATION	ADJACENT NOTATION "10-3" INDICATE QUANTITY AND SIZE
	BANK OF SLEEVES DOWN IDENTIFICATION	NUMBERS SUBSTITUTED FOR "X" INDICATE THAT THE INDICATED NUMBER IS REQUIRED FOR LIGHTING AND APPLIANCE BRANCH CIRCUITRY OPERATING AT THE VOLTAGE DERIVED BY THE NUMBERS
	BANK OF SLEEVES THROUGH IDENTIFICATION	
	SPLITTING BOX FOR OTHER THAN SECONDARY AND POWERING	

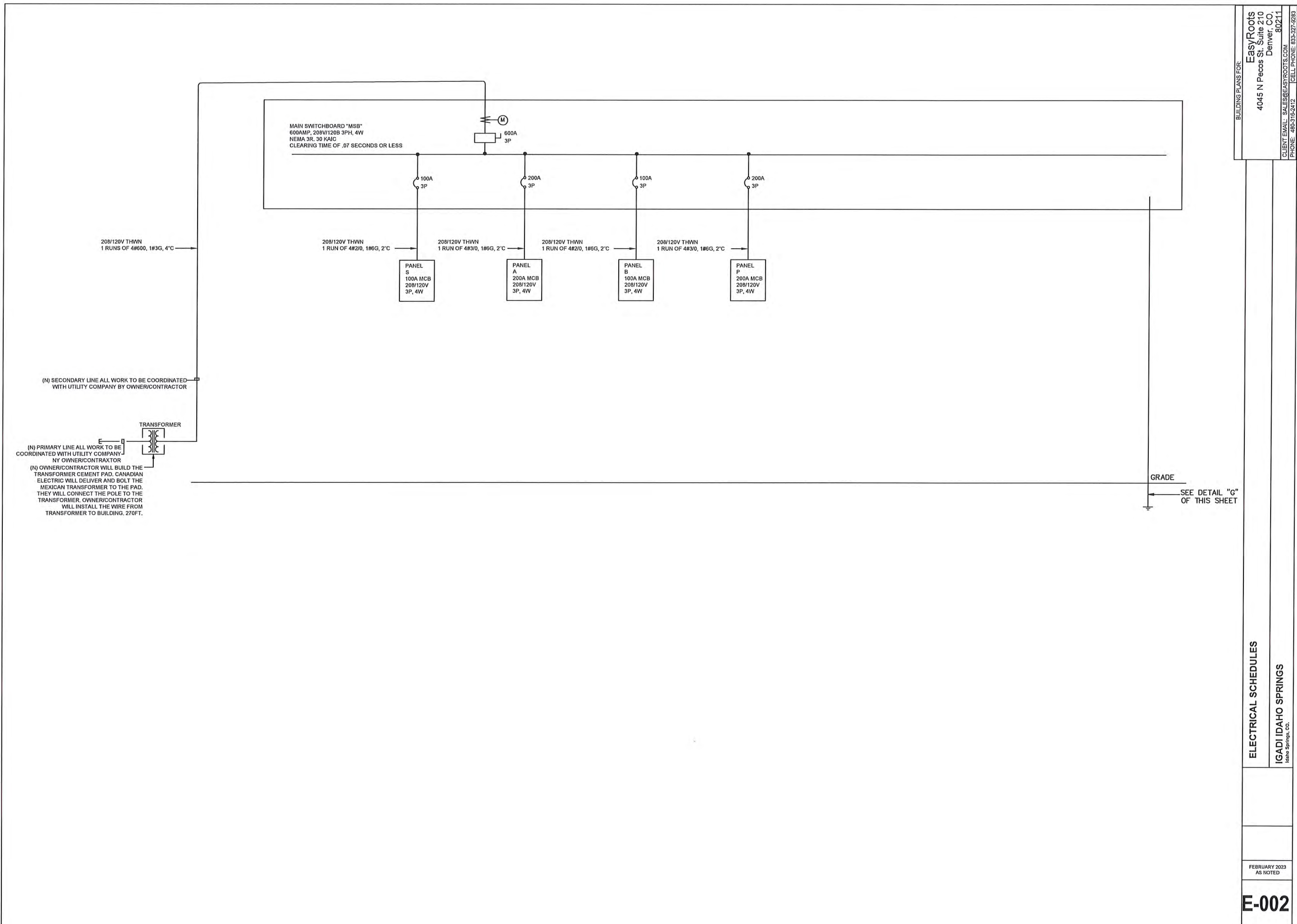
WIRE SCHEDULE AND			
LOAD PER PH (KVA)	WIRE SIZE (AWG)	MAXIMUM LENGTH OF BRAN UTILIZATION VOL	
		(120, 1PH, MAX)	(240, 1PH, MAX)
< 1.92	#12	56 FT	85 FT
	#10	94 FT	141 FT
	#8	144 FT	217 FT
	#6	230 FT	345 FT
< 1.44	#12	75 FT	113 FT
	#10	125 FT	188 FT
	#8	192 FT	289 FT
	#6	306 FT	460 FT
< 1.28	#12	86 FT	129 FT
	#10	143 FT	215 FT

LT	- LOW TENSION	GC	- CENTER TO CENTER
LTD	- LIGHTING	WD	- NORMALLY OPEN
M	- MAIN	NC	- NORMALLY CLOSED
MA	- MELLAMAS	1/2DC	- ONE CONDUCTOR
MCB	- MACHINE	3C	- TWO CONDUCTORS
MCH	- MOTOR CONTROL CENTER		ETC.
MCH	- THOUSAND CIRCULAR MILE		
MECH	- MECHANICAL		
MIC	- MICROPHONE		

GENERAL ELECTRICAL NOTES	
#	DESCRIPTION
33	THE WIRING METHODS AND MATERIALS INDICATED IN THE SPECIFICATIONS AND ON THE DRAWINGS SHALL BE INSTALLED AND CONNECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ELECTRIC CODE ARTICLE 300.
34	THE ELECTRICAL SERVICE AND DISTRIBUTION SYSTEM AS INDICATED ON THE RISER DIAGRAM AND MATERIALS INDICATED IN THE SPECIFICATIONS SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE NATIONAL ELECTRIC CODE ARTICLE 230, SERVICES.
35	ALL OVER CURRENT PROTECTION SHALL BE IN COMPLIANCE WITH THE NATIONAL ELECTRICAL CODE ARTICLE 240, OVERCURRENT PROTECTION.
36	ALL GROUNDING REQUIREMENTS OF THE COMPLETE ELECTRICAL DISTRIBUTION SYSTEM AND AS INDICATED IN THE SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE ARTICLE 250, GROUNDING AND BONDING.
37	REPAIRING, PATCHING, CUTTING AND PATCHING OF CONCRETE FLOOR OR/AND CUTTING OF ROOF CONTRACTOR SHALL COORDINATE WITH BUILDING ENGINEER.
38	FOR ALL LIGHTING FIXTURES MOUNTED IN HANG CEILING THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL INDIVIDUAL SUPPORT AT EACH CORNER OF RECESSED LIGHTING TRAFFIC CONNECTED TO BUILDING SYSTEM. ABOVE ALL CONDUIT AND MC CABLE MOUNTED ABOVE HANG CEILING SHALL BE INDIVIDUALLY SUPPORTED IN THE SAME FASHION AS PER NEC REQUIREMENTS.
39	DO NOT SCALE FROM THESE DRAWINGS.
40	PLANS ARE PREPARED WITH REQUIRED BRANCH CIRCUITS INDICATED BY CIRCUIT NUMBERS. PROVIDE AND INSTALL ALL CONDUITS, CONDUCTORS, BOXES, MISCELLANEOUS FITTINGS, ETC. FOR A COMPLETE AND OPERABLE SYSTEM (HOME RUN SHOWN). BRANCH CIRCUIT INSTALLATION SHALL COMPLY WITH SPECIFICATIONS AND N.E.C.
41	<u>ELECTRICAL RECEPTACLE, SWITCH AND CONTROL HEIGHTS</u> <u>(DSC-1134A.1.1)</u> <u>RECEPTACLE HEIGHTS:</u> ELECTRICAL RECEPTACLE OUTLETS ON BRANCH CIRCUITS OF 30 AMPERES OR LESS AND COMMUNICATION SYSTEM RECEPTACLES SHALL BE LOCATED NO MORE THAN 48 INCHES (1219MM) MEASURED FROM THE TOP OF THE RECEPTACLE OUTLET BOX OR RECEPTACLE HOUSING NOR LESS THAN 15 INCHES (381MM) MEASURED FROM THE BOTTOM OF THE RECEPTACLE OUTLET BOX OR RECEPTACLE HOUSING TO THE LEVEL OF FINISHED FLOOR OR WORKING PLATFORM. IF THE REACH IS OVER AN OBSTRUCTION (FOR EXAMPLE, A KITCHEN BASE CABINET) BETWEEN 20 AND 25 INCHES (508 AND 635MM) IN DEPTH, THE MAXIMUM HEIGHT MEASURED AT THE BOX IS REDUCED TO 44 INCHES (1118MM) FOR FORWARD APPROACH, OR 48 INCHES (1168MM) FOR SIDE APPROACH, PROVIDED THE OBSTRUCTION IS NO MORE THAN 24 INCHES (610MM) IN DEPTH. OBSTRUCTION SHALL NOT EXCEED MORE THAN 25 INCHES (635MM) FROM THE WALL BENEATH THE RECEPTACLE.
42	<u>SWITCH AND CONTROL HEIGHTS: (DSC-1134A.2.1)</u> CONTROL, OR SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF THE ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES, ALARMS OR COOLING, HEATING AND VENTILATING EQUIPMENT SHALL BE LOCATED NO MORE THAN 48 INCHES (1219MM) MEASURED FROM THE TOP OF THE OUTLET BOX NOR LESS THAN 15 INCHES (381MM) MEASURED FROM THE BOTTOM OF THE OUTLET BOX TO THE LEVEL OF THE FINISHED FLOOR OR WORKING PLATFORM. IF THE REACH IS OVER A PHYSICAL BARRIER OR AN OBSTRUCTION (FOR EXAMPLE, A KITCHEN BASE CABINET) BETWEEN 20 AND 25 INCHES (508 AND 635MM) IN DEPTH, THE MAXIMUM HEIGHT IS REDUCED TO 44 INCHES (1118MM) FOR FORWARD APPROACH, OR 48 INCHES (1168MM) FOR SIDE APPROACH, PROVIDED THE OBSTRUCTION IS NO MORE THAN 24 INCHES (610MM) IN DEPTH. PHYSICAL BARRIERS OR OBSTRUCTIONS SHALL NOT EXCEED MORE THAN 25 INCHES (635MM) FROM THE WALL BENEATH A CONTROL.

ELECTRICAL LEGENDS, NOTES AND ABBREVIATIONS	BUILDING
	40
IGADI IDAHO SPRINGS	CLIENT EMAIL: SALES@IGADI.COM
Idaho Springs, CO.	PHONE: 480-315-2412

LIGHTING FIXTURE SCHEDULE						
Type	Symbol	Type Location Description	MC Catalog #	Lamps	Volts	Notes
L1		Ceiling Recessed led (6" round)	"Lithonia L52 LUNG 40/05 LDBAR LD"	LED	20V	New dimmable lighting fixture
L1E		Ceiling Recessed led	"Lithonia L52 LUNG 40/05 LDBAR LD"	LED	20V	New dimmable EH lighting fixture
L2		Surface mt. 1W X 4L Lighting fixture	"Lithonia lighting 2LM L-46-3000LM 35K-INVOLT"	LED	25V	New dimmable lighting fixture
EX		Surface mt. 1W X 4L Lighting fixture WITH 90 NIN BATTERY	"Lithonia lighting 2LM L-46-3000LM 35K-INVOLT -EH"	LED	25V	New EH SIGN lighting fixture
L3		Wall mounted FIXTURE HIGH EFFICIENCY	"FMSB 14 2834 T-50"	LED	20V	New dimmable lighting fixture
L4		2XRecessed led	"2TL4-48L-2183A"	LED	40V	New dimmable lighting fixture
L5		2X(Recessed led WITH 90 NIN BATTERY	"2TL4-48L-2183A-EH"	LED	40V	New dimmable lighting fixture
L6			NDT LIGHT MEDIA PRO	LED	340W	New dimmable lighting fixture
L7			NDT LIGHT VEG 8		210W	New dimmable lighting fixture
N		Exhaust Fan w/Light	QTXE110C		314W	

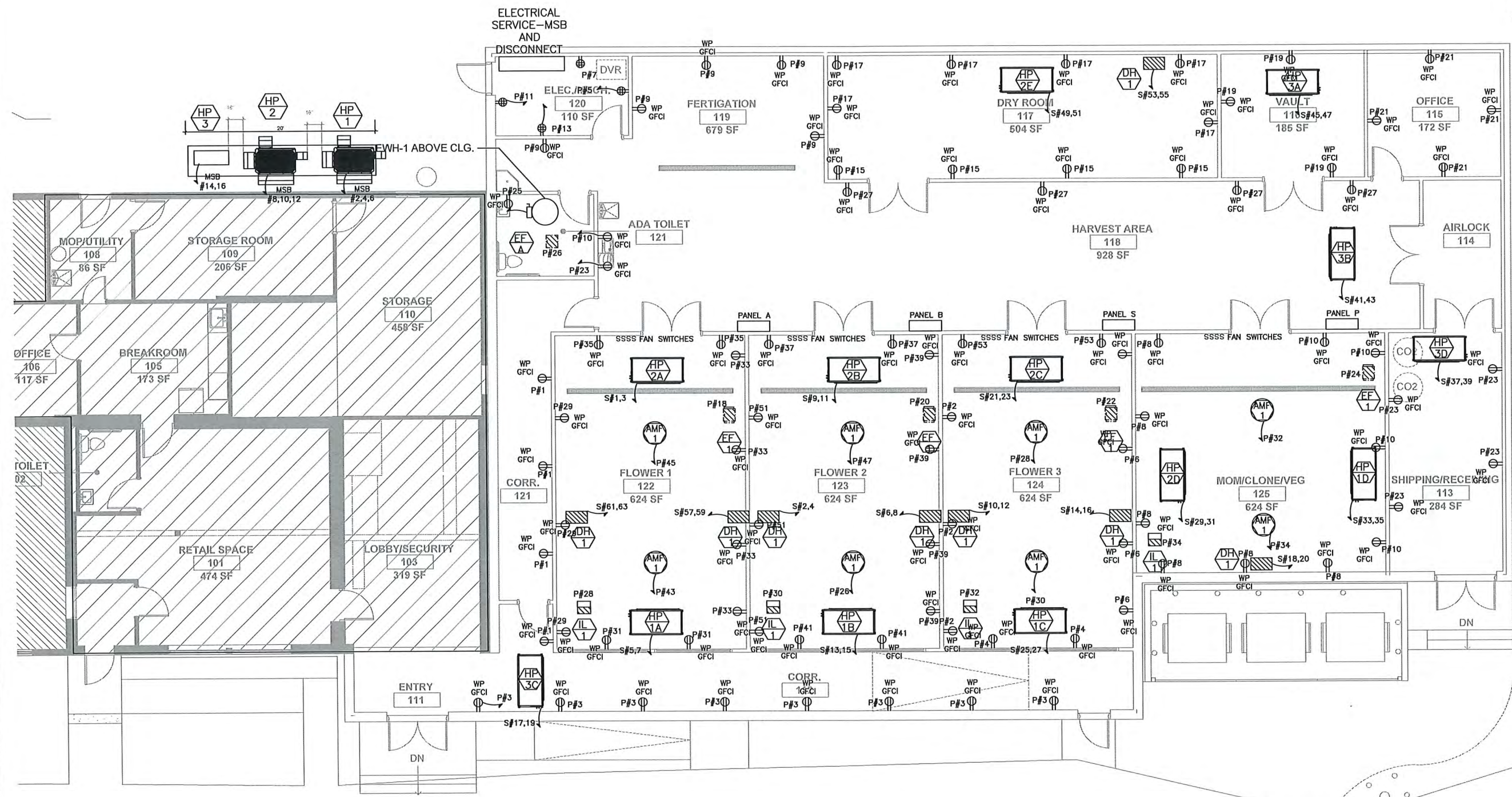


BUILDING PLANS FOR:		EasyRoots 4045 N Pecos St Suite 210 Denver, CO, 80211	
ELECTRICAL SCHEDULES		IGADI IDAHO SPRINGS Idaho Springs, CO.	
FEBRUARY 2023 AS NOTED		E-002	
CLIENT EMAIL: SALES@EASYSYSTEMS.COM		PHONE: 480-319-2412	
PHONE: 480-319-2412		CELL PHONE: 833-327-9283	

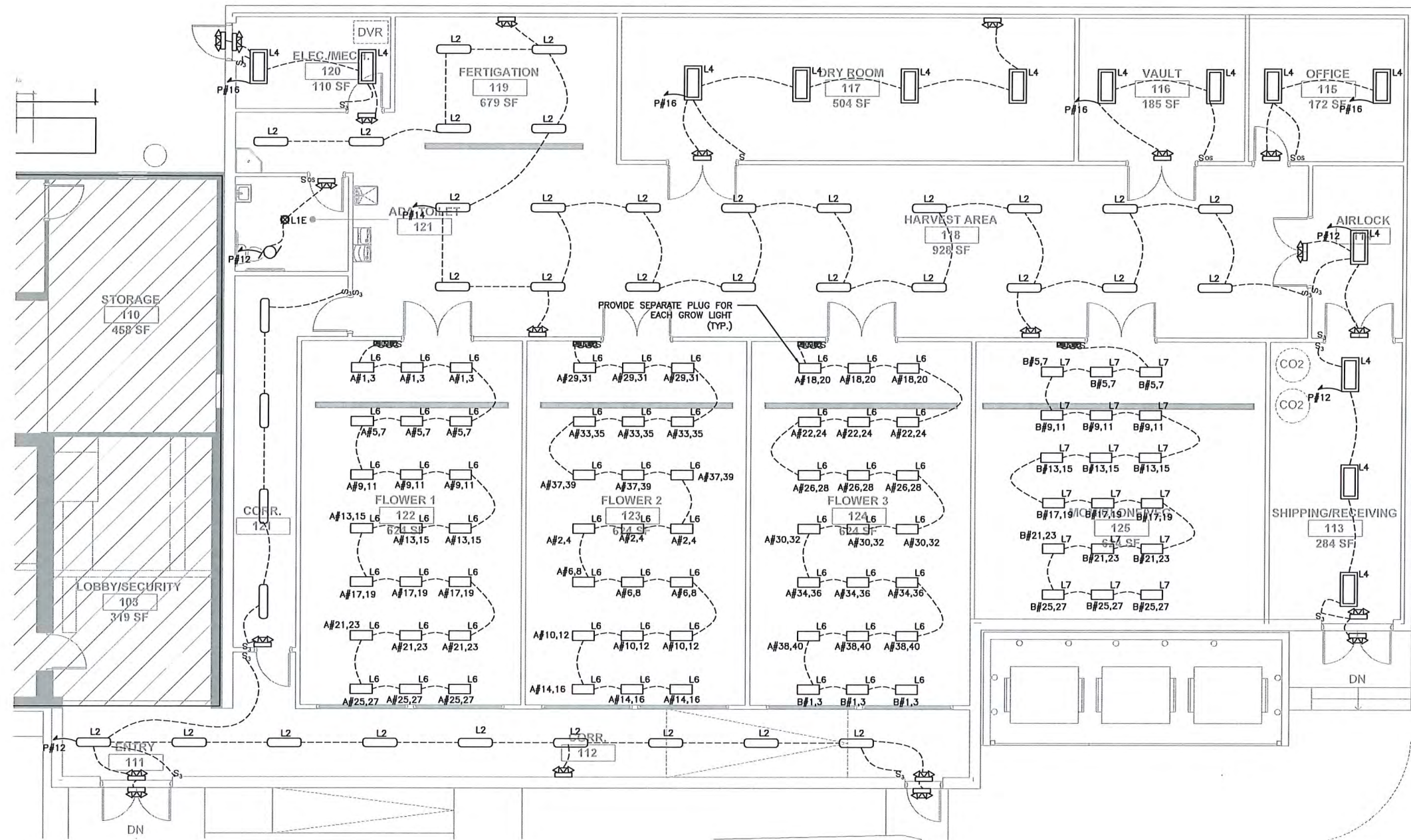
ELECTRICAL SPECIFICATIONS

PART 1		GENERAL	PART 2	PRODUCTS	PART 2	PRODUCTS	PART 3	EXECUTION					
1.01		SCOPE OF WORK: Furnish and install all materials and equipment and provide all labor, tools, transportation, supervision and services required and necessary to complete the work shown on the drawings and/or specified herein. Also include all other work and miscellaneous items, not specifically mentioned, but reasonably inferred for a complete installation including all accessories and appurtenances required for testing the system. It is the intent of the drawings and specifications that all systems be complete, and ready for operation. Changes may be made if approved by owner, owner's representative.	2.01	MATERIAL APPROVAL: All materials must be new and bear Underwriter's Laboratories label. Materials that are not covered by UL testing standards shall be tested and approved by an independent testing laboratory or a governmental agency. Material not in accordance with these specifications may be rejected either before or after installation. CORROSION AND OTHER REQUIREMENTS: A. Rigid Steel: Hot-dipped galvanized. B. Intermediate Metal Conduit (IMC): Hot-dipped galvanized. C. Electrical Metallic Tubing (EMT): Electro-galvanized. D. Wireway: Code gauge steel, with knockouts and hinged cover, corrosion resistant, gray baked enamel finish. E. Provide fillings and accessories approved for the purpose equal in all respects to the conduit or raceway. EMT connectors and couplings shall be steel setscrew type indoors and steel compression type in wet locations and outdoors.	2.10	LIGHTING: A. Furnish and install all fixtures complete, including lamps and ballast ready for service. B. Support: Proper supports and mounting accessories, such as hangers, stems, yokes, plaster frames, etc. shall be provided as required by the type of ceiling installed. Where swivel cones or ball aligners are specified, they shall cause fixture to hang plumb regardless of ceiling slope. C. Fixture Designation: Fixture types are designated on drawings. Where only one fixture designation is shown, it applies to all fixtures in that room or area. For exact fixture count and location refer to reflected ceiling plan. D. Owner along with Metal Building contractor will install steel frame structures to support all hanging HVAC: Fans, downmisters, or handrails & others. Vertical all thread metal bars will be installed by others but discussed with electrical contractor.	2.11	CONNECTIONS TO EQUIPMENT: A. General: 1. Furnish and install required power supply conduit and wiring to all equipment. See below for other wiring required. 2. Furnish and install a disconnect switch immediately ahead of and adjacent to each magnetic motor starter or appliance unless the motor appliance is located adjacent and within sight of the serving panelboard circuit breaker or switch. Verify all equipment nameplate current ratings prior to installation. 3. Install all rough-in work for equipment from approved shop drawings to suit the specific requirements of the equipment. 4. Furnish and install manual thermal protection for all motors not integrally equipped with thermal protection. 5. Furnish 120 Volt power to each control panel and time switch requiring a source of power to operate.					
		1.03							LICENSE, FEES AND PERMITS: Electrical contractor will arrange for all required inspections.	1.04	SAFETY AND INDEMNITY: The Contractor shall be solely and completely responsible for conditions of the job site, including safety of all persons and property during performance of work. This requirement will apply continuously and not be limited to normal working hours. No act, service, drawing review or construction review by the Owner, the Engineer or their Consultants, is intended to include review of the adequacy of the Contractor's safety measures, in, on, or near the construction site.	2.12	MISCELLANEOUS MATERIALS: A. Safety Switches: Heavy duty type, 600V, horsepower rated for motors, fused or non-fused as required. Mount in enclosure with NEMA rating as required for the specific application General Electric, Square D or Eaton. B. Dry Type Transformers: General: Equipment shall conform to or exceed requirements of NEMA, ANSI Standard C89.2 for Dry Type Transformers for General Applications. Acceptable products are those of General Electric Company's "QL" Line or equivalent Square D, Siemens-ITE, or Eaton. Electrical Ratings: 1. Secondary windings voltage: 480Y/277V Volts, 3-Phase, WYE Grounded. Primary windings voltage: 208Y/120V Volts, 3-Phase. KVA rating: As shown on drawings. Taps: Six (6) 2.5% full capacity taps; 2 above and 4 below, rated voltage. Insulation: For transformers larger than 75 KVA, 4.0K minimum, 5.75K maximum. Winding temperature rise shall be 150 degrees Centigrade in accordance with UL Specification Article 506. 2. Transformer shall be capable of operating at 100% of nameplate rating continuously while in an ambient temperature not exceeding 40 degrees Centigrade. 3. Transformer shall meet the duty overload requirements of ANSI Standard C57.95. Vibration Isolation, Factory-installed: Provide neoprene rubber pads to isolate core and coil assembly from transformer enclosure. 4. Anchor transformer securely with minimum 1/2" diameter bolts. Strength of bolts used to secure the transformer shall be sufficient to resist shear and uplift produced by forces equal to 1/2 of the equipment mass applied horizontally at center of gravity. 5. Provide 1" thick resilient pads to isolate transformer from floor or platform, Kuruland "Estate RS" or equivalent. 6. Use flexible conduits at least 24" long for electrical connections. 7. Provide grounding of each transformer secondary including all conduits, wires, and connectors in accordance with NEC 250-26 and any local additional regulations. 8. Coordinate with Canadian Valley electric new transformer. Owner to install transformer concrete pad as coordinated with CVC and electrical contractor.
		1.05							DRAWINGS AND SPECIFICATIONS: All drawings and all Divisions of these specifications shall be considered as a whole and work of this Division shown anywhere therein shall be furnished under this Division. Drawings are diagrammatic and indicate the general arrangement of equipment and wiring. Most direct routing of conduits and wiring is not assured. Exact requirements shall be governed by conditions of the job. Consult all other drawings in preparation of the bid. Extra lengths of wiring or addition of pull or junction boxes, etc., necessitate by such conditions shall be included in the bid.	2.03	WRES AND CABLES: A. For power and lighting system 600V or less: 1. Conductor: minimum size #12 AWG. a. #12 and #10 AWG solid copper. b. #8 AWG and larger shall be stranded copper. 2. Insulation type: a. #12 to #1 AWG: THHN for wet or underground and THHN for dry locations. b. #1/0 through #1/0 AWG: XHHW (55 mils). c. #250 MCM and larger: XHHW (65 mils). d. Grounding wire: 1/4". B. For signal and communications circuit: 1. Special cables shall be as specified on drawings. 2. Conductors for general use shall be stranded copper conductor, #16 AWG minimum, with THHN insulation for underground or wet locations and THHN insulation for dry locations. C. Acceptable Products: General Electric, Amco, Okonite, Parantite or Triangite products conforming or exceeding applicable IEEE standards. D. Owner may request additional wiring such as intercom, music, cell phone amp, internet amps in certain room. Electrical contractor will give price & approval for all such work in writing.	3.06	WIRE COLOR CODE: Color coding shall be continuous for wire #12 through #10 AWG. Phase conductors #8 and larger and nonconductors of any size in cable assemblies may have colored phase type at terminations. Color code wires as follows: Voltage Phase A Phase B Phase C Neutral Ground 120/208V Black Red Blue White Green 277/480V Brown Orange Yellow Gray Green
1.06	WORKMANSHIP AND CONTRACTOR'S QUALIFICATIONS: Only quality workmanship will be accepted. Haphazard or poor installation will be cause for rejection of work.	2.04	OUTLET BOXES, JUNCTION AND PULL BOXES: A. Outlet boxes: 4" square x 1-1/2" deep (or larger) galvanized steel 40-type with plaster girth and cover for general interior use and cast metal type FS or FD with matching screw covers for exterior and exposed interior locations (gaskeeted in damp or wet locations). B. Junction boxes shall be same as outlet boxes up to 42 cu. in. and code-gauge steel in larger sizes with surface or flush-type screw-mounted trim covers, both boxes and covers inhibitor-primed and painted inside out. C. Pull boxes shall be same as junction boxes unless indicated otherwise on the drawings, with covers. D. Telephone outlet boxes shall be the type and size required by the serving telephone company but not smaller than 4-11/16" square x 2-1/8" deep with 1/4"-1/8" ring and Sierra FS-754N split plate bushing. E. One 60" vertical cable tower will be installed by others. Connection to the project will be performed by the electrical contractor with coordination from the tower contractor.	3.09	GROUNDING: A. Electrical service and separately derived alternating current system shall be grounded in accordance with NEC Article 250-3 to 250-26, inclusive. B. Ground non-current carrying metal parts of electrical equipment enclosures, frames, conductor raceways or cable trays to provide a low impedance path for line-to-ground fault current and to bond all non-current carrying metal parts together. Provide ground conductor in each raceway system in addition to conductors shown. Equipment ground conductor shall be electrically and mechanically continuous from the electrical circuit source to the equipment to be grounded. Size ground conductors per NEC Article 250-95 unless larger conductors are shown on drawings. C. Grounding conductors shall be identified with green insulation. Where green insulation is not available on larger sizes, black insulation shall be used and suitable identified with green tape at each junction box or device enclosure.								
1.08	SHOP DRAWINGS AND MATERIALS LISTS: Submit to Owner in a single package six (6) copies of complete shop drawings and materials list, as noted below, for review within fifteen (15) days after award of contract. Submittals required as follows: 1. Wiring devices: switches, receptacles, device plates. 2. Enclosures for utility company metering. 3. Main fused disconnect switch. 4. Panelboards. 5. Disconnect switches. 6. Lighting fixtures, lamps and lighting control equipment. 7. Owner is a large distributor of construction materials for state funded projects. Electrical contractor will give quote for wire and conduit from us through pcc.com purchase at lower prices available to electrical contractor	2.05	PANELBOARDS: WIRING DEVICES AND PLATES: Wiring devices and plates shall be by Pass and Seymour or approved equal. 1. Standard design: a. Switch and receptacles devices shall be plastic bodies, color per architect. b. Wall plates shall be metal type 430, stainless steel, color per architect. c. Insulated ground receptacles shall be white with orange triangle as required per NEC, manufactured by "Leviton" # 5362-10W or approved equal.	3.01	GENERAL: A. Electric system layouts indicated on the drawings are generally diagrammatic and shall be followed as closely as actual construction and work of other trades will permit. Govern exact routing of cable and wiring and the locations of outlets by the structure and equipment served. Take all dimensions from architectural drawings. B. Consult all other drawings, verify scales and report any dimensional discrepancies or other conflicts with Owner before submitting bid. C. All home runs to panelboards are indicated as starting from the outlet nearest the panel and continuing in the general direction of that panel. Continue such circuits to the panel as though the routes were completely indicated. Terminate terminations of signal, alarm, and communication systems in a similar manner. D. Avoid cutting and boring holes through structure or structural members wherever possible. Obtain prior approval of Owner and conform to all structural requirements when cutting or boring the structure is necessary and permitted. Furnish and install all necessary hardware, hangers, blocking, brackets, bracing, runners, etc. required for equipment specified under this Section. F. Provide necessary backing required to insure rigid mounting of outlet boxes. G. Consult with owner for best methods and most efficient construction to support the clean room efforts for an inside grow design.								
1.11	CUTTING AND PATCHING: All cutting and patching required for work of this Division is included herein. Coordination with General Contractor and other trades is imperative. Contractor shall bear the responsibility for and the added expense of adjusting for improper holes, supports, etc.	2.06	CONDUIT HANGERS: For individual conduit runs not directly fastened to the structure, use rod hangers manufactured by Caddy, Unistrut, or Powerstrut. For multiple conduit runs, use Unistrut or Powerstrut trapezoid type conduit support designed for maximum deflection not greater than 1/8". Conduit hangers approved by owner.	3.02	WARNING METHODS: A. Install all wiring in raceways or use IMC cable. Where approved by all Applicable codes. Conduit shall be rigid steel, IMC or EMT as follows: 1. Above ground: Use rigid steel, IMC or EMT. a. Wet locations: Rigid steel or IMC only. b. Locations subject to mechanical injury: Rigid steel or IMC only. c. Dry locations and not subject to mechanical injury: EMT, IMC or rigid steel conduit. 2. Underground: Use rigid steel. B. Use flexible conduits in the following applications: 1. Recessed lighting fixtures. 2. Motor connections. 3. At building joints. At wet locations, flexible conduit shall be liquid tight type.								
1.12	ACCEPTANCE DEMONSTRATION: Upon completion of the work, at a time to be designated by the Owner, the Contractor shall demonstrate for the Owner the operation of the electrical installation including any and all special items installed by him or installed under his supervision. Properly set automatic time switches to perform switching operations in accordance with schedules provided by the Owner's representative, and demonstrate (using the manufacturer's operating instructions) how to override on/off test time switches programming.	2.07	WIRE CONNECTORS: For wire sizes #8 AWG and smaller insulated pressure type (with live spring) rated 105 degrees C, 600V, for building wiring and 1000V in signs or fixtures. Scotchlok or Ideal. For wire size #6 AWG and larger, 1 & B or equivalent compression type with 3/4 #33+ or Plymouth "Slipknot Grey" tape insulation.	3.03	INSTALLATION OF CONDUITS: A. General: 1. Run all conduit concealed unless otherwise noted or shown. 2. Run all conduit parallel to or at right angles to center lines of columns and beams. 3. Conduits above ceilings shall not obstruct removal of ceiling tiles, lighting fixtures, air diffusers, etc. 4. Conduits shall not cross any duct shaft or area designated as future duct shaft horizontally. Conduit runs when allowed in duct shaft must be coordinated with Mechanical work to avoid any conflict. B. Conduit Supports: 1. Support: For Polyphase Motors: Combination motor circuit protector and magnetic starter, with 3-leg overload protection. Provide two interlock contacts of the interchangeable open-close type. Provide hand-off-automatic selector switch, motor running pilot light and reset button in cover. Circuit 300V and over shall be provided with 120V control transformers. Starter for fractional horsepower 120V motors shall be manual type unless shown otherwise, equipped with built-in overload protection. C. Acceptable manufacturers: General Electric, Siemens, Square D, Eaton, and Allen Bradley.								
1.13	RECORD DRAWINGS, EQUIPMENT DATA: Maintain one set of clean working drawings at the job site and enter daily such "as-built" information as feeder and service routes, pull box locations and changes in layout or arrangement which occur during construction. Deliver completed drawings to the Owner. Deliver to the Owner's representative three copies of data sheets or other current manufacturers' publications for each item of electrical equipment furnished for the project including at least these data: 1. Technical description and replaceable parts list. 2. Physical description and installation instructions. 3. Main fused disconnect switch. 4. Manufacturer's Warranty.	2.08	PANELBOARDS: A. Construction: Cabinets shall be of code gauge, galvanized steel, surface or flush mounted as indicated. Doors shall be of cold-rolled steel with concealed hinges and flush catch and lock. All panels shall be keyed alike. Panels located adjacent to each other shall have identically sized enclosure and trim. Minimum panel width shall be 20". Finish exposed part with one coat of primer and one coat of light grey enamel suitable for overpainting in field if desired. Bus Bars: Provide ground block with full complement of terminals in addition to insulated neutral bus. Future breaker spaces shall have complete provision including busses and connecting hardware. B. Manufacturers: Panelboards shall be General Electric Type "AQ" or type "AK" or equivalent products of Eaton Cutler-Hammer, Square-D or Siemens-ITE. Circuit Breakers: Shall be quick-make, quick-break, molded case type: 1. 120/240 Volt Panels: Shall be General Electric Type "Q" line, bolt-on type, with minimum symmetrical interrupting capacity as shown. 2. Provide multi-pole units with common trip element. 3. Circuit breakers used on "On-Off" control of fluorescent lighting (panelboard switching) shall be Underwriters' Laboratories listed and marked "SWO" to indicate their suitability. E. Identification: Provide screw-on (no adhesives) bakelite or photo-etched metallic nameplate identification on outside of each panel showing panel designation, voltage and phase in minimum 1/8" high letters. Each panel shall contain a metal-framed circuit directory inside cover, with plastic protector. F. Complete shop drawings are required. See Article 1.08. G. Refer to 2.03 in reference to PH supply when possible.	3.04	INDIVIDUALLY MOUNTED MOTOR CONTROLLERS: A. For Polyphase Motors: Combination motor circuit protector and magnetic starter, with 3-leg overload protection. Provide two interlock contacts of the interchangeable open-close type. Provide hand-off-automatic selector switch, motor running pilot light and reset button in cover. Circuit 300V and over shall be provided with 120V control transformers. B. Starter for fractional horsepower 120V motors shall be manual type unless shown otherwise, equipped with built-in overload protection. C. Acceptable manufacturers: General Electric, Siemens, Square D, Eaton, and Allen Bradley.								
1.15	GUARANTEE: Guarantee the installation free from defects of workmanship and materials for a period of one year after Date of Certification of final payment and promptly remedy any defects developing during this period, without charge.	2.09	INDIVIDUALLY MOUNTED MOTOR CONTROLLERS: A. For Polyphase Motors: Combination motor circuit protector and magnetic starter, with 3-leg overload protection. Provide two interlock contacts of the interchangeable open-close type. Provide hand-off-automatic selector switch, motor running pilot light and reset button in cover. Circuit 300V and over shall be provided with 120V control transformers. B. Starter for fractional horsepower 120V motors shall be manual type unless shown otherwise, equipped with built-in overload protection. C. Acceptable manufacturers: General Electric, Siemens, Square D, Eaton, and Allen Bradley.	3.05	INDIVIDUALLY MOUNTED MOTOR CONTROLLERS: A. For Polyphase Motors: Combination motor circuit protector and magnetic starter, with 3-leg overload protection. Provide two interlock contacts of the interchangeable open-close type. Provide hand-off-automatic selector switch, motor running pilot light and reset button in cover. Circuit 300V and over shall be provided with 120V control transformers. B. Starter for fractional horsepower 120V motors shall be manual type unless shown otherwise, equipped with built-in overload protection. C. Acceptable manufacturers: General Electric, Siemens, Square D, Eaton, and Allen Bradley.								
1.16	TEMPORARY SERVICES: Provide adequate and safe temporary electrical power and lighting throughout the construction and finishing of the premises. In addition to special or unusual requirements, provide at least these items: 1. Three 20-amp circuits for construction power tools. Provide GFI temporary circuits with complexities to meet OSHA requirements. 2. Three or more light strings suspended approximately one foot below the height of finish ceiling with lamps spaced not more than twelve feet on centers. Strings shall be run the length of the store space parallel to the demising wall, with one string within eight feet of each wall and one (or more) intermediate string(s) arranged to limit the spacing between rows to fifteen feet or less. 3. Flood lighting and task lighting for painting and other finish work. When permanent electrical service is operable, disconnect and remove from the premises the materials and equipment used for temporary power and lighting, and restore modifications and repair damage caused by the installation, use or removal of temporary service provisions. This section will be worked out with the owner or his representative.	2.10	INDIVIDUALLY MOUNTED MOTOR CONTROLLERS: A. For Polyphase Motors: Combination motor circuit protector and magnetic starter, with 3-leg overload protection. Provide two interlock contacts of the interchangeable open-close type. Provide hand-off-automatic selector switch, motor running pilot light and reset button in cover. Circuit 300V and over shall be provided with 120V control transformers. B. Starter for fractional horsepower 120V motors shall be manual type unless shown otherwise, equipped with built-in overload protection. C. Acceptable manufacturers: General Electric, Siemens, Square D, Eaton, and Allen Bradley.	3.06	INDIVIDUALLY MOUNTED MOTOR CONTROLLERS: A. For Polyphase Motors: Combination motor circuit protector and magnetic starter, with 3-leg overload protection. Provide two interlock contacts of the interchangeable open-close type. Provide hand-off-automatic selector switch, motor running pilot light and reset button in cover. Circuit 300V and over shall be provided with 120V control transformers. B. Starter for fractional horsepower 120V motors shall be manual type unless shown otherwise, equipped with built-in overload protection. C. Acceptable manufacturers: General Electric, Siemens, Square D, Eaton, and Allen Bradley.								

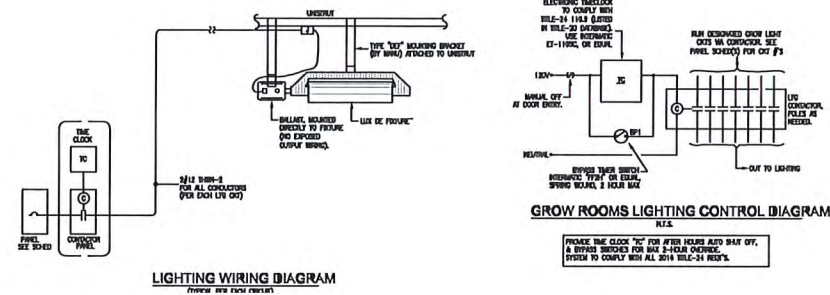
BRANCH PANELBOARD SCHEDULE											
2/15/2023											
PANEL: B		MOUNTING		SURFACE		MAIN LUGS ONLY		NA			
208/120 3 4W		FLUSH		FLUSH		SHORT TRIP MNI		BUS RATING 100A			
NEUTRAL 100%						FEED THRU LUG				GROUND BUS	
						NUMBER OF POLES		48		ISOLATED GROUND BUS	
CKT No.	LOAD	TRIP (AMP)	VA / PHASE			TRIP (AMP)	LOAD	CKT No.			
			A	B	C				A	B	C
1	HP	202	240			202	DH	2			
2			240			202	DH	3			
5	HP	202	240			202	DH	6			
7			240			202	DH	8			
9	HP	202	240			202	DH	10			
11			240			202	DH	11			
13	HP	202	240			202	DH	12			
15			240			202	DH	13			
17	HP	202	240			202	DH	14			
19			240			202	DH	15			
21	HP	202	240			202	DH	16			
23			240			202	DH	17			
25	HP	202	240			202	DH	18			
27			240			202	DH	19			
29	HP	202	240			202	DH	20			
31			240			202	DH	21			
33	HP	202	240			202	DH	22			
35			240			202	DH	23			
37	HP	202	240			202	DH	24			
39			240			202	DH	25			
41	HP	202	240			202	DH	26			
43			240			202	DH	27			
45	HP	202	240			202	DH	28			
47			240			202	DH	29			
49	HP	202	240			202	DH	30			
51			240			202	DH	31			
53	HP	202	240			202	DH	32			
55			240			202	DH	33			
57	HP	202	240			202	DH	34			
59			240			202	DH	35			
61	HP	202	240			202	DH	36			
63			240			202	DH	37			
65	SPARE	201				201	SPARE	38			
67						201	SPARE	39			
69						201	SPARE	40			
71						201	SPARE	41			
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75						201	SPARE	43			
77						201	SPARE	44			
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325						201	SPARE	168			
327						201	SPARE	169			
329						201	SPARE	170			
331						201	SPARE	171			
333						201	SPARE	172			
335						201	SPARE	173			
337						201	SPARE	174			
339						201	SPARE	175			
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343						201	SPARE	177			
345						201	SPARE	178			
347						201	SPARE	179			
349						201	SPARE	180			
351						201	SPARE	181			



1 POWER PLAN
E-100 SCALE: 1/4" = 1'-0"



1 LIGHTING PLAN
E-200 SCALE: 1/4" = 1'-0"





JVA, Incorporated
1319 Spruce Street
Boulder, CO 80302
303.444.1951
info@jvajva.com

www.jvajva.com

March 16, 2023

Mr. Jon Cain
Assistant City Administrator/Planner
1711 Miner St.
Idaho Springs, CO 80452

RE: 2820 Colorado Blvd, Idaho Springs, CO
1st Submittal – Igadi, Ltd. – Development Review
JVA Job No.: 1529.49c

Dear Jon:

On behalf of the City of Idaho Springs, JVA has reviewed the submitted documents. The submittal included the following documents:

- IGADI REFERRAL PACKAGE 22723
- 23.0313_22-016_Igadi Idaho Springs_Floor Plan
- Igadi - Idaho Springs - Electrical 021723 (6)
- Igadi - Idaho Springs - Mechanical Rev 1 021023 (6)
- Igadi - Idaho Springs - Plumbing - 021723 (4)
- Igadi ID SPRGS Cultivaltion Trip Gen letter 230216
- Impact Assessment Letter for IS Final

Our review has generated the following comments:

Grading, Drainage, and Erosion Control Comments:

1. Refer to attached redlined document for additional information.
2. Proposed structure is outside of Regulatory Floodway per FEMA FIRM map number 08019C0226E.
3. The proposed grading design appears to be in compliance with IBC for minimum slope away from structure, where applicable. Per IBC code, 6 inches of fall in the first 10 feet is required to direct runoff away from the structure. Due to this being an unoccupied special use structure, grading may not need to comply with IBC.
4. Disturbed slopes exceeding 3:1 should be covered with erosion control blankets. All disturbed areas to be seeded and stabilized.
5. Provide proper erosion control measures during construction to manage onsite and offsite flows.
6. Provide information regarding roof drainage, location of downspouts, and mitigation to offsite flows due to steep slopes.
7. Show spot elevations at sidewalk connections and provide elevations at door stoops.
8. Provide slope arrows for all proposed grades around the facility.



Street Comments:

9. Coordinate with City to provide 4-foot sidewalk along Gilson that connects Colorado Blvd sidewalk to the Bridge crossing at Clear Creek. Applicant to design sidewalk for construction by City at a later date. An easement or shared use agreement will be required and will be determined during final review.

Utility Comments:

10. (2) existing 1-inch waterline serve the existing building and will continue to serve the site.
11. An existing 4-inch sanitary sewer will be utilized on the north of the property at the existing connection. No changes are planned. Water usage and discharged is noted in the impact document and have been reviewed by City Utilities Department.
12. Show existing easements where utility connections will be made.

The above comments may not reflect all changes required to meet City of Idaho Springs standards. These comments are based on information provided. Additional comments may arise as additional information is provided and/or reviewed.

JVA Inc.'s review of the submittals listed on the attached letter was performed within the following limitations and parameters:

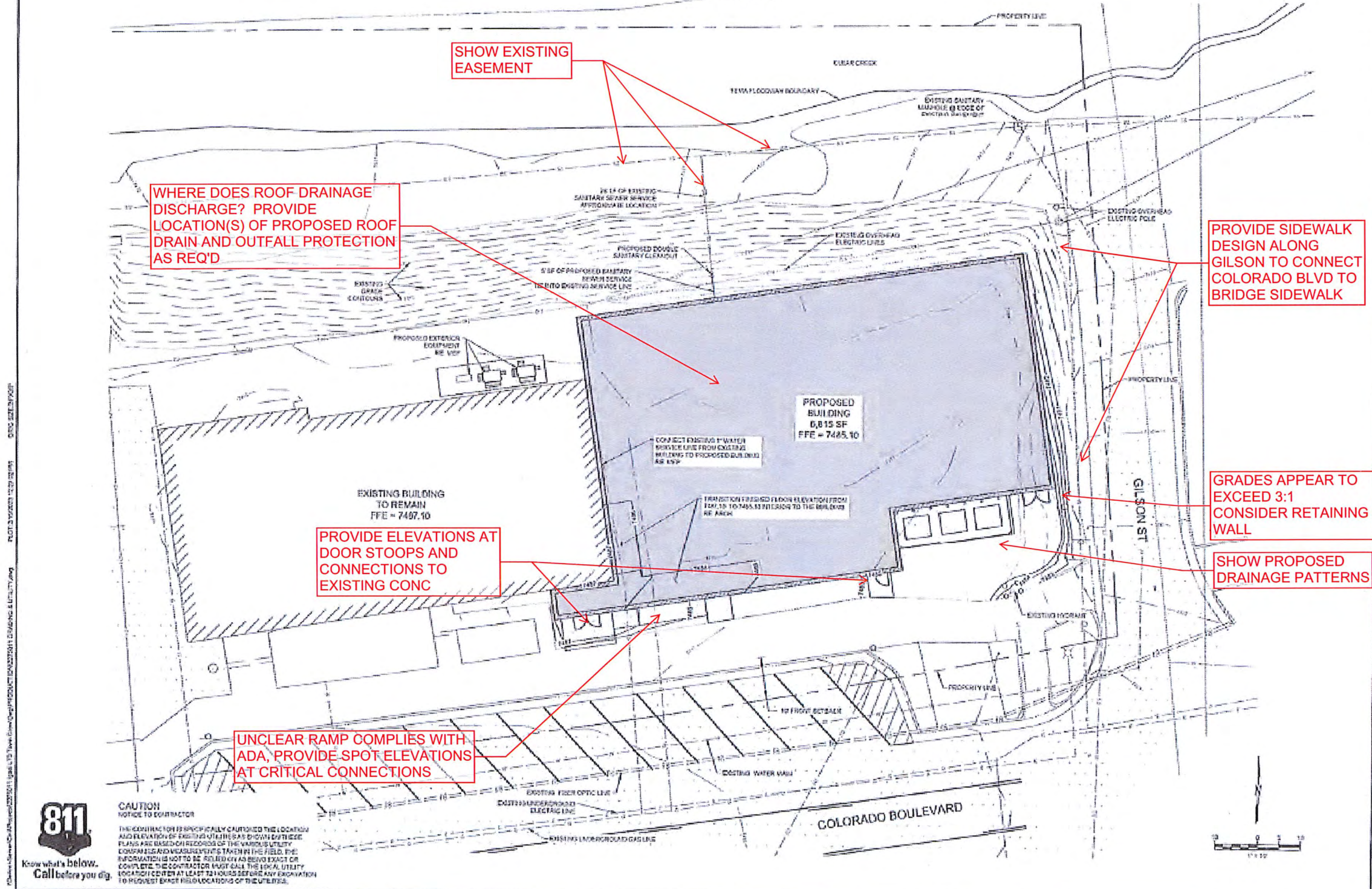
The plan and document review by the City of Idaho Springs does not necessarily include confirmation of design calculations, project approach or every project design element. Therefore, authorization from the City of Idaho Springs to proceed with construction of the project does not constitute unconditional acceptance or approval of the submitted plans or documents, particularly if specific aspects are later discovered to not be in compliance with the City of Idaho Springs municipal codes or regulations in effect at the time such authorization was granted. The responsibility for compliance with the City of Idaho Springs municipal codes and regulations rests solely with the developer, their design engineer and their engineer's consultants. Neither the City of Idaho Springs nor JVA, Inc, accept responsibility for the project design and/or construction of this development nor any other design consideration or standard utilized in the project.

Sincerely,

By: 
Nathan Skalak, P.E.
Project Manager

RE: Idaho Springs Municipal Code, 2007 updated December, 2022

IGADI - IDAHO SPRINGS 2820 COLORADO BLVD, IDAHO SPRINGS, CO SITE PLAN



IGADI - IDAHO SPRINGS
2820 COLORADO BLVD, IDAHO SPRINGS, CO

REV	DATE	DESCRIPTION
1	02.15.2023	DATE
2	02.15.2023	PROJECT NO. 2275011
3	02.15.2023	SHEET NAME
4	02.15.2023	GRADING & UTILITY PLAN
5	02.15.2023	SHEET NO.

CITY OF IDAHO SPRINGS
County of Clear Creek
State of Colorado

Resolution No.6, Series 2023

**A RESOLUTION CONDITIONALLY APPROVING A FINAL DEVELOPMENT PLAN ON
PROPERTY KNOWN AS 2820 COLORADO BOULEVARD FOR A MARIJUANA
CULTIVATION FACILITY**

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, Igadi, Ltd., with the knowledge and consent of property owner Pennell & Associates (collectively, the “Applicant”), has applied to the City for approval of a marijuana cultivation facility (the “Project”) upon property located at 2820 Colorado Boulevard, 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 12, 2023, the Planning Commission reviewed all facts and circumstances relevant to the Project and application (the “Application”) and forwarded its recommendation to the City Council; and

WHEREAS, the Application was scheduled for public hearing before the City Council on April 24, 2023, and due notice thereof was given by mailing and posting of the Property as required by the Code; and

WHEREAS, the public hearing was conducted on April 24, 2023, 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:**

Prior to the issuance of any permit related to the Plan:

1. An amended Site Plan must be filed with and approved by the City Administrator that includes Sidewalk and Grading details along the west side of Gilson Street from Colorado Boulevard to the Gilson Street Bridge that conform to the design specifications of the City of Idaho Springs.
2. The Property Owner shall provide approximately 10 feet width of right of way dedication approved by the City - either by easement or by a subsequent plat amendment - on the east side of the Property between the Gilson Street Bridge and Colorado Boulevard deemed adequate for the maintenance and upkeep of Gilson Street and the installation of a new sidewalk.
3. The proposed Pole Sign shall be relocated to meet the 10-foot setback requirement.
4. The Applicant will submit to City Staff exterior materials that conform to the maximum extent possible with the East End Action Plan, as determined and approved by the City Administrator.

Section 3. Duration; Revocation. The FDP approved hereby shall run with the Property until: (1) surrendered, vacated, amended or superseded 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 24th day of April, 2023.

Chuck Harmon, Mayor

ATTESTED AND CERTIFIED:

Diane Breece, City Clerk

**CITY OF IDAHO SPRINGS
County of Clear Creek
State of Colorado**

Resolution No. 7, Series 2023

A RESOLUTION ADOPTING NEW AND REVISED CITY EMPLOYEE JOB DESCRIPTIONS

WHEREAS, pursuant to C.R.S. § 31-15-201, the City Council of the City of Idaho Springs possesses the authority to establish and regulate by ordinance the powers and duties of City officers and employees; and

WHEREAS, under this authority, the City Council has by ordinance delegated to the City Administrator the obligation to develop City employee job descriptions and recommend the same to the City Council for approval, from time to time, as needed; and

WHEREAS, the City Administrator has prepared and recommended certain amended job descriptions for the Council's review and potential approval; and

WHEREAS, the City Council has reviewed such additional and amended job descriptions and wishes to approve and adopt the same.

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

Section 1. The City employee job descriptions for Public Works Superintendent and Water Facilities Superintendent (formerly Water/Wastewater Superintendent), attached hereto as **Exhibit A** and incorporated herein by this reference, are hereby adopted and approved. New job descriptions set forth therein are hereafter established, and amended existing job descriptions are superseded and replaced as of the effective date of this Resolution.

Section 2. This Resolution shall take effect immediately upon adoption.

PASSED, ADOPTED AND APPROVED at a Regular Meeting of the City Council of the City of Idaho Springs, Colorado, held on the 24th day of April, 2023.

Chuck Harmon, Mayor

ATTESTED AND CERTIFIED:

Diane Breece, City Clerk

City of Idaho Springs
Job Description

POSITION TITLE: Public Works Superintendent
DEPARTMENT: Public Works

POSITION SUMMARY

Plans, organizes, administers and supervises the Public Works Department. Managerial and supervisory position responsible for all of the City of Idaho Springs infrastructure. Responsibilities including storm drainage collection and maintenance, road and street maintenance, street signs, parks, cemetery, building and grounds. Serves as the Operator in Responsible Charge (ORC) for the water distribution and sewer collection system and coordinates with the Water Facilities Department. This is a full-time exempt salary position.

ESSENTIAL DUTIES AND RESPONSIBILITIES

- Exercise proper care and custody of all property, public and private, entrusted to the Department, prepare and maintain inventories of the same, and account for the same as required by city council.
- Administer and enforce all regulations of the City governing excavations in, access to and uses of City streets and other property.
- Prepare and timely submit to the City Administrator a written preliminary budget request for the public works department, and administer the adopted annual budget.
- Attend all scheduled Council meetings and work sessions, participate in discussions and make recommendations to the City Administrator and City Council. Provide Public Works Department update for all Council meetings.
- Administer and enforce the conveyance and acceptance of the public improvement provisions of this Code.
- Maintain, repair and service all equipment and other City property in the Department's custody or subject to its control.
- Maintain City buildings and park and open space properties.
- Maintain the Idaho Springs Cemetery, open and close graves, enforce and administer cemetery rules and regulations pertaining to the erection and maintenance of monuments, all in coordination with the Deputy City Clerks directed by the city clerk, and assist coordinate with the Deputy City Clerk within the preparation and maintenance of accurate burial records
- Develop, maintain and implement master utility plans for the water, sanitary sewer and storm water utilities.
- Plan, design, administer, coordinate and maintain the public works of the City, including- storm water utilities.
- Prepare and maintain official maps of the City and acquire the necessary easements, rights-of-way and real property for City public works, park, open space and utility facilities.
- Plan, design and operate the City street lighting and other electrically operated traffic control devices, including the city's radio systems.
- Regulate and maintain public streets, alleys and municipal parking areas within the City, clean improved public streets and remove snow from streets designated for plowing.

City of Idaho Springs
Job Description

- 14. Maintain and preserve all records of engineering work performed by or for the eCity.
- ~~15. Develop, maintain and implement master utility plans for the storm water utilities.~~
- ~~16.15.~~ Hire, train, mentor, discipline and terminate all employees of the ~~public works d~~ Department; in accordance with the policies of the City. ~~City Council may countermand or set aside any personnel action taken by the Public Works Director at any time.~~
- ~~17.16.~~ Maintains a safety training program as required by ~~the~~ insurance carrier and regulatory agencies.
- ~~18.17.~~ Prepare and maintains essential records and reports, including for the water distribution and sewer collection system, as required by governing agencies.
- ~~18.~~ Conduct regular job performance evaluations for all Department employees in accordance with the policies of the City.
- 19. Perform such other duties as may be prescribed by the City ~~Administrator~~Council.

EXPERIENCE AND TRAINING

Formal education: High School Diploma or GED. A combination of education and experience commensurate with the above stated skills and specific duties attendant to this position.

Certificates and licenses: Colorado Operator in Responsible Charge and Colorado Class II Distribution and Collection Certifications ~~requireddesirable or ability to obtain.~~ Possess and maintain valid Colorado Driver License. Possess and maintain a Colorado Class “B” CDL.

Special training or experience: Five or more years experience in related field.

Skill/Ability to: Read, understand and interpret State, Federal and County laws pertaining to planning and environmental issues; ability to write clear, concise and accurate reports; and prepare and present technical information at public meetings. Must be able to develop and maintain cooperative working relationships with staff, the general public and other department and agency staff. Possess a wide variety of management skills to include budgeting, planning, organization and supervision of individuals and work groups. Ability to comprehend complex and often detailed plans, reports and multi-faceted projects. Knowledgeable in the areas of public works, streets and roads and water and wastewater. Thorough knowledge of construction standards and specifications. Familiarity with American Water Works Association standards for repair and replacement of water and wastewater lines. Knowledge of materials and equipment necessary for public works projects. Communicate both verbally and in writing. Ability to analyze and solve problems.

Physical Demands: While performing the duties of this position, the employee is frequently required to walk, stand, kneel, stoop, bend, lift, pull and push unassisted. Must be able to lift 70 lbs. unassisted. Use of hands to operate tools such as valve wrench, cutters, drills, screwdrivers, pliers and wrenches. Specific vision abilities include close, vision, distance, color, peripheral, depth perception and the ability to adjust and focus, Must possess adequate hand, eye and foot coordination to operate specified equipment in a safe manner under a variety of conditions. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

Environment: Exposure to outside inclement weather conditions characterized by cold, snow, wind and rain. Occasionally exposed to moving mechanical parts. May be exposed to fumes, airborne particles, gases and toxic or caustic chemicals. The noise level is moderate to high for specific situations.

REPORTING RELATIONSHIPS:

This position reports to the City Administrator~~Mayor for day-to-day operations and to the City Council for matters of policy.~~

Revised: April 2023

City of Idaho Springs
Job Description

POSITION TITLE:	Water Facilities/Wastewater Superintendent, ORC (Operator in Responsible Charge)
DEPARTMENT:	Water Facilities/Wastewater Department

POSITION SUMMARY

Plans, organizes, administers and supervises the Water ~~Facilities/Wastewater~~ Department including the Water Treatment Facility and the Water Resource Recovery Facility. Managerial and supervisory position responsible for ~~W~~water and ~~W~~astewater infrastructure. Responsibilities include water supply, treatment and storage, wastewater collection and treatment, and coordination with the Public Works Department regarding operations and maintenance of distribution and collection mains. Serves as the Operator in Responsible Charge (ORC) for the water and wastewater treatment facilities. This is a full-time exempt salary position.

ESSENTIAL DUTIES AND RESPONSIBILITIES

1. This position is the City of Idaho Springs Operator in Responsible Charge (ORC) and will comply with Regulation 100, CRS of the Colorado Primary Drinking Water Regulations.
2. Prepare and timely submit to the City Administrator a written preliminary budget request for the Water ~~Facilities/Wastewater~~ Department and administer the adopted annual budget.
3. Exercise proper care and custody of water and ~~waste-waterwastewater~~ facilities, prepare and maintain inventories of the same, and account for the same as required, ~~by City Council.~~
4. Attend scheduled Council meetings and necessary work sessions, participate in discussion and make recommendations to the City Administrator and City Council. Provide ~~w~~Water ~~Facilitiesand wastewater d~~Department update for all Council meetings.
5. Oversee the maintenance~~Maintain~~, repair and serviceinge of all equipment within ~~thewater and wastewater d~~Department.
6. Maintain and preserve all records of engineering work performed at the ~~W~~water and ~~W~~astewater ~~facilitiesPlants~~ by or for the City.
7. Hire, train, mentor, discipline and terminate as necessary employees of the ~~water-and-wastewater d~~Department; in accordance with the policies of the City.
8. Maintains a safety-training program as required by the insurance carrier and regulatory agencies.
9. Prepare and maintain essential records and reports as required by governing agencies.
10. Conduct regular job performance evaluations for all ~~DepartmentWater-and-Wastewater~~ employees in accordance with the policies of the City.
11. Coordinate with regulatory agencies on current and proposed programs and pending regulatory updates and changes.
12. Coordinate with the Public Works Superintendent regarding the planning, design, administration, and maintenance of the water and sewer utilities of the City.
13. Perform such other duties as may be prescribed by the City Administrator~~Mayor and City Council~~.

City of Idaho Springs
Job Description

EXPERIENCE AND TRAINING

Formal education: High School Diploma or GED and three or more years of supervisory experience in a related field. Bachelor of Science in Environmental Science or Civil Engineering preferred.

Certificates and licenses: Must possess and maintain current Colorado Operator in Responsible Charge (ORC) certification, Colorado Class B level Water and Wastewater Operator ~~C~~certification or higher, and Colorado Class II or higher Water Distribution and Collections Operator ~~C~~certification. Ability to obtain Colorado Class A level Water and Wastewater Operator Certification as may be required. Valid Colorado Driver license required.

Special training or experience: A combination of education and experience commensurate with the above stated skills and specific duties attendant to this position.

Skill/Ability to: Read, understand and interpret State, Federal and County laws pertaining to planning and environmental issues; ability to write clear, concise and accurate reports; and prepare and present technical information at public meetings. Must be able to develop and maintain cooperative working relationships with staff, the general public and other department and agency staff. Possess a wide variety of management skills to include budgeting, planning, organization and supervision of individuals and work groups. Ability to comprehend complex and often detailed plans, reports and multi-faceted projects. Knowledgeable in the areas of water and wastewater treatment, distribution and collections systems. Communicate both verbally and in writing. Ability to analyze and solve problems.

Physical Demands: While performing the duties of this position, the employee is frequently required to walk, stand, kneel, stoop, bend, lift, pull and push unassisted. Must be able to lift 70 lbs. unassisted. Use of hands to operate tools such as valve wrench, cutters, drills, screwdrivers, pliers and wrenches. Specific vision abilities include close, vision, distance, color, peripheral, depth perception and the ability to adjust and focus, must possess adequate hand, eye and foot coordination to operate specified equipment in a safe manner under a variety of conditions. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

Environment: Moderate exposure to outside inclement weather conditions characterized by cold, snow, wind and rain. Occasionally exposed to moving mechanical parts. May be exposed to fumes, airborne particles, gases and toxic or caustic chemicals. The noise level is moderate to high for specific situations.

REPORTING RELATIONSHIPS:

This position reports to the City Administrator,~~Mayor for day-to-day operations and to the City Council for matters of policy.~~

Revised: April 2023~~July 2020~~

Office of the City Administrator

To: Mayor and City Council
From: Andrew Marsh
Date: April 24, 2023
Subject: City Administrator Update

Requests for Action:

- Move to approve the promotion of Ed Sigward to the exempt position of Water Facilities Superintendent at a salary of \$93,699 effective April 24, 2023.
- Move to approve the promotion of Paul Crain to the exempt position of Public Works Superintendent at a salary of \$93,699 effective April 24, 2023.
- Move to approve a Proposal from Empire Demolition & Property Services, LLC in the amount of \$15,825 for demolition of the City-owned Jacob House at 115 15th Ave. (account #59-70-7901).

Updates:

- The Citizen Park restrooms rehabilitation project has passed final inspections and will reopen to the public on Friday, April 21.
- On Monday, May 8, Miner Street will be closed to vehicular traffic between 14th and 17th Avenues through the warmer months for the Downtown Marketplace.
- The Mayor, Jon and I attended on April 6 a webinar on a Climate Pollution Reduction Grant program through EPA.
- The Mayor, Jon and I met on April 7 with the Colorado Municipal League regarding the EPA/CDPHE Superfund Study Area in Idaho Springs.
- Conducted on-boarding for new Police Officer Saleem Romo on April 7.
- Mayor and staff attended on April 10 the Economic Vitality Task Force meeting.
- Nate and I attended on April 11 an all-day mediation in Boulder regarding the Christian Glass claim involving the Sheriff's Office shooting incident in Silver Plume.
- The Mayor and Jon attended April 11-14 the annual Downtown Colorado, Inc. (DCI) conference in Boulder.
- Nate and I attended on April 12 a meeting regarding an update to the CDOT Traffic Incident Management plan for the I-70 corridor.
- Staff met on April 12 with Citywide Banks regarding possible changes to the use of commercial credit cards.
- Jon and I attended on April 12 the Planning Commission meeting and public hearing regarding the final development plan for the Igadi marijuana cultivation facility at 2820 Colorado Boulevard.
- Staff attended on April 13 an on-site meeting regarding the water fill and sewer dump station at the Water Resource Reclamation Facility.
- Attended on April 13 the I-70 Coalition quarterly meeting in Keystone.
- Staff attended on April 13 and 19 on-site meetings regarding the plan for demolition of the Jacob House.

- Jon and I met on April 17 with JVA regarding the City's pre-qualification application for State Revolving Fund grants and loans for water and sewer infrastructure projects.
- The Mayor, Jon and I met on April 19 with Coco Padilla regarding her interest in a DOLA Best & Brightest Fellowship with Idaho Springs.
- The Mayor and staff attended on April 19 an on-site kick-off meeting for the Library Park Improvements Project which is expected to begin on May 1.
- The Mayor and staff attended on April 19 an on-site final inspection of the improvements to the Citizens Park restrooms.

Upcoming Events:

- A Planning Commission meeting regarding a public hearing on the final development plan for the GEM Hotel project at Colorado Boulevard and 15th Avenue will be held on Wednesday, May 3 at 6:00 p.m.

Empire Demolition & Property Services, LLC
PO Box 1849 Idaho Springs, CO 80452
(303) 564-1118
empireco.demolition@gmail.com
empiredemolitionps.com

April 13, 2023

To: City of Idaho Springs

Re: 115 15th St. Idaho Springs, CO. 80452

Bid Description

- Demo and remove existing brick building (Medical building)
- Fill in trenches with dirt on site (no dirt hauled away)
- Supply gravel for topcoat

Cost: \$15,825.00

***Payment due upon completion**

This bid is based on all salvage, steel, copper, etc. is the property of Empire Demolition and Property Services LLC

Price Does Not Include

- *Permitting (Unless stated above)
- *Disconnection of any water or sewer (unless stated above)
- *Disconnection of any utilities, gas, electric etc.
- *Work in public right of way
- *Temporary sanitary facilities
- *Temporary fencing
- *Removal of asbestos and hazardous materials, or other contaminated materials
- *Pumping of any materials
- Not responsible for any damages caused by equipment or trucks including but not limited to
- *Concrete slabs
- *Sidewalk
- *Curbs
- *Asphalt
- *Lawns
- *Landscape
- *Toilet must be present during project per OSHA guidelines and laws

Owner/ Contractor Acceptance

Printed Name

Date

Thank you,
Russ Hamel

Administrative Department

TO: Mayor and City Council
CC: City Administrator Andrew Marsh
FROM: Jonathan Cain, Assistant City Administrator, Interim
Community Development Planner
DATE: April 24, 2023
SUBJECT: Shelly-Quinn Ballfields Park Redevelopment Update
ATTACHMENTS: None



Requests for Action

None

Community Development

- The Planning Commission met on April 12 to consider a final development plan (FDP) application at 2820 Colorado Boulevard for construction of a new marijuana cultivation facility. The FDP was recommended to be approved by City Council.
- The Planning Commission will meet on May 3 to consider an FDP application for 1503 Colorado Blvd. for construction of a new Boutique Hotel and Café building.
- The Planning Commission will likely be meeting later in May to consider another FDP Application.
- City staff have been working with several applicants regarding inquiries about various projects around the City.

Utility Billing

- **Xpress Bill Pay:** 271 accounts set up to receive e-statements. 112 accounts that have elected "paperless billing". 130 accounts set up on Autopay. Bank Check Processing has been initiated for the May billing cycle.
- **Utility Billing:**
 - Staff continues to work on replacement on accounts that are experiencing issues.
 - There are 9 active payment plans. 4 new plans are being processed. One plan is in default and has applied for LEAP assistance.
 - City Staff has completed the LEAP setup process. We have not had an account approved by the state yet.
 - Disconnect Door Hangers went out last week. Letters were mailed to all accounts in default that could be disconnected if no payment/payment plan arrangement is made with the City. Water was turned off April 20th for those accounts that do not come current by April 19th.

Special Events

- 4 special events packets have been received that are in review by City Staff.
 - **Clear Creek Pack Burro Racing** | May 28th
 - **Ride the Rockies** | June 15th
 - This application is still in the review and planning process. There were multiple concerns about this race originating at both the County and City Level. Staff is working with the applicant to determine whether these concerns can be addressed.
 - **Bob Cook Memorial Hill Climb** | July 8th | Application not complete.

- **Triple Bypass Bicycle Race** | July 22 | Application not complete.

City Clerk

- See attached report.

Finance

- Nothing to report.
-

Municipal Court

- 15 Traffic Tickets written in April
- No April Court Date
- May Court Date has 56 cases on the docket. 36 can pay tickets, 20 must appear.

Updates

- The Mayor and City Staff held City visits with both Best and Brightest Fellowship Candidates over the past few weeks. We should know soon whether we are matched with a fellow for the program.
- City Staff is working to complete a State Revolving Loan Fund pre-application for a Water Distribution project to include the Chicago Creek Main Water Line reconstruction and water distribution lines on both Virginia Canyon and Virginia Street. We should know later this year if we will move forward in the funding process.
- I have been working with the Project Management team for the Clear Path Home (IHOP) project that will be kicking off soon in Clear Creek County. The first task for the group is a community engagement/education project. The Community Leadership Group (PATH) will be meeting soon to finalize and begin publicizing plans for this project.
- On April 10th the Community Vitality Task Force met with the design group that is working on plans to bring elements of the Downtown Master Plan to fruition. Several topics related to design and function were discussed. The next meeting of the Task Force will be on April 24, and will be followed by 1:1 stakeholder meeting.
- The CDOT Technical Team has begun discussing the “West Segment” of the Floyd Hill project that includes project elements that most impact the City of Idaho Springs. The City will participate in what is known as “Section 106” review of this segment of the project soon.
- The Floyd Hill project has officially kicked off, with early projects including installation of wildlife crossings in Genesee and near the East end of Floyd Hill and construction of Roundabouts near Homestead Road. Construction of the roundabouts is estimated to be completed in the Fall of 2023. Construction of the Wildlife Crossings is estimated to be completed in the Fall of 2024. More information about these projects can be found at this link: <https://www.codot.gov/projects/i70floydhill/earlyprojects>
- The Mayor and I attended the Downtown Colorado Inc. “In the Game” conference in Downtown Loveland, CO from April 11-14. We attended several interesting sessions on

topics ranging from Affordable Housing to Managing Safety and Infrastructure in Downtown areas.

- The City has been invited to apply for a grant through the Department of Natural Resources to purchase Bear Proof Trash Cans for our Downtown. If we choose to apply for this grant applications are due at the beginning of May.

Office of the Deputy City Clerk

To: Mayor and City Council

From: Wonder Martell, Deputy City Clerk

Date: April 24, 2023

Subject: Staff Report Regular Meeting

- ✓ 9 encroachment agreements have been issued for the downtown marketplace on Miner Street.
- ✓ 27 Businesses have yet to apply for the encroachment agreements in the Downtown Marketplace.
- ✓ Attended special event meeting 04/19/2023 to go over three specific events. The Slacker, Canine on the Creek and Ride the Rockies.
- ✓ Working on the creation of a form for the remittance of the state mandated bag fee.



Idaho Springs Police Department
3000 Colorado Blvd. ★ Post Office Box 907
Idaho Springs, CO 80452
303-567-4291/303-567-1014 Fax
<https://cityofidahosprings.colorado.gov/ISPD>

To: Chuck Harmon, Mayor

City Council

From: Nate Buseck, Chief of Police

Date: April 20, 2023

Subject: City Council Report for April 24, 2023

Requests for Action:

Item #1 Authorization for the police department to donate the following City property to Clear Creek County Fire Authority to be used for training purposes: 2006 Dodge Durango, last four of VIN 7465, approximate mileage 180,000.

Item #2: Authorization for the police department to auction the following City property: 2015 Ford Interceptor Explorer, last four of VIN 1000.

Calls for Service: April 07, 2023-April 20, 2023= 150

Meetings/Events:

Chief Buseck Attended:

04/11/23: CIRSA Legal Meeting

04/12/23: Clear Creek County/ Summit County Traffic Incident Management Meeting
Dept. Heads Meeting

04/13/23: CDOT i-70 Mountain Corridor Meeting

04/18/23: Advocate Board Meeting

BOCC Meeting- (discuss county co-responder program, CCHAT)

04/19/23: Project Support Coffee Hour (went over ISPD Annual Report)

Blackhawk Police Department Simulator visit/analysis

04/20/23: Clear Creek County M.A.C. Meeting

County Mental Health Partners Meeting

Sgt. Frost Attended:

04/13/23: Emergency Response Meeting Carlson Elementary

04/19/23: Clear Creek County (C3) Event Meeting

Training:

04/12/23: Three Officers attended Domestic Violence Investigation (Georgetown, CO)

Upcoming Training:

04/24/23-04/27/23: One Officer will attend Field Training Officer School (Broomfield, CO)

05/02/23-05/05/23: One Officer will attend Scenario Training (Thornton, CO)

Code Enforcement:

Addressing a small number of abandoned motor vehicle complaints.

Staffing:

- ISPD has one patrol vacancies, and one applicant in background phase of hiring.
- ISPD hired Saleem Romo who will graduate from Arapahoe Community College LE Academy

Significant Incidents:

April 08, 2023, ISPD took a report from a female who sated that her ex-husband was violating the active restraining order by continually texting her, and having family members message her. ISPD issued a warrant for male party for Violation of Protection Order.

April 09, April 10, and April 18, ISPD took three reports of counterfeit bills that were passed in the historic district of Idaho Springs. **See Attached Press Release**

April 11, 2023, ISPD responded to a motel in the 2700 block of Colorado Blvd on reports of guests refusing to leave their room at checkout time. While in contact with the parties ISPD officer was made aware that the female party had six warrants out for her arrest out of multiple jurisdictions. The female was arrested on her warrants.

April 13, 2023, ISPD responded to the 200 block of 5th Ave on reports of a down powerline. When ISPD responded, the FED EX driver stated that he had hit the line causing it to come unattached from a home in the area. ISPD notified Xcel Energy and they were able to shut the power off from the line until the resident could fix the damage.

April 15, 2023, ISPD was dispatched 2500 block of Riverside Drive on reports of an assault that had occurred. ISPD officers contacted the victim who had been assaulted with a hammer. ISPD located the suspect and arrested him for felony assault in the 2nd degree, and felony menacing.



Idaho Springs Police Department

3000 Colorado Blvd. ★ Post Office Box 907

Idaho Springs, CO 80452

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

<https://cityofidahosprings.colorado.gov/ISPD>

To: Mayor Chuck Harmon
Idaho Springs City Council
From: Nathan Buseck, Chief of Police
Date: 04/24/2023
Subject: Disposal of two ISPD vehicles

ISPD currently has two vehicles that need to be retired from the fleet. Neither of the two vehicles is operational/functional.

Vehicle #1: 2006 Dodge Durango (unmarked), approximately 150,000 miles (last four of VIN: 7465) – Broken shift arm, transmission needs replacement. The vehicle is not drivable at this point and is seventeen years old.

Vehicle #1 would be donated to the Clear Creek County Fire Authority for training purposes.

Vehicle #2: 2015 Ford Explorer Interceptor, approximately 180,000 miles (last four of VIN: 1000) – Turbo needs replacement and replacement parts are on indefinite, pending, back order. Vehicle is not drivable at this point and this vehicle has needed prior repairs (council approved replacement of this specific vehicle on 2/28/2022, however ISPD temporarily put the vehicle back into service due to a lack of patrol vehicles due to supply chain issues).

Vehicle #2 will be put up for auction via a vendor with any funds being returned to the City's general fund.



Idaho Springs Police Department
3000 Colorado Blvd. ★ Post Office Box 907
Idaho Springs, CO 80452
303-567-4291/303-567-1014 Fax
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Spike in Counterfeit Currency being Passed.
04/20/2023

Idaho Springs Police have seen an influx in reports of counterfeit money being passed in Idaho Springs. April 09, 2023, and April 10, 2023, the female party below went into three business in the historic district and passed fake \$100 bills. She was successful in getting change at two businesses and staff members at the other business detected that bill was fake and notified police. On April 18, 2023, a black male went into a gas station in the 1300 block of Miner Street and used a fake \$100 dollar bill to purchase lottery tickets and received change at the time of his purchase. It is unknown currently if the cases are related and all three cases are still under investigation. ISPD wants to encourage businesses to have counterfeit pens on hand to check large bills for authenticity and to call law enforcement if they believe they have encountered counterfeit currency.

For more information and pictures of suspects that we need your help identifying visit our crime fighters page
<https://cityofidahosprings.colorado.gov/crime-fighters>





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:

DATE:

Re. STAFF REPORT PUBLIC WORKS

STREETS

- Street Sweeping
- Repair / replace damaged street signage
- Open Idaho Springs Reservoir road
- Gutter cleaning Downtown
- Equipment maintenance

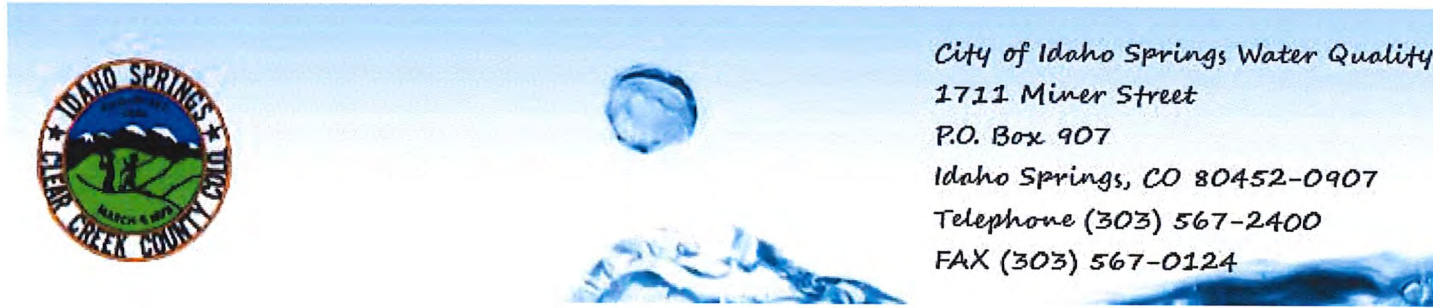
PARKS

- Repaint CRC Bathrooms
- General Policing, Spring maintenance of parks
- Boiler Maintenance City Hall
- Seasonal Equipment Maintenance ie; Mowers, weed trimmers
- Bridge Check-ups, for encampments

COLLECTION & DISTRIBUTION

- Meter Repairs
- Montane pump station installed, Load test 4/27/23
- Multiple locates
- Sewer inspections
- Updating water and collection maps
- System Checks, Nan-Carro, Siphons
- Water main Flushing, Lamertine Dr., Upper Pine Slope Line

Paul Crain
Public Works Supervisor



TO: MAYOR and COUNCIL

FROM: Edward Sigward

DATE: 4/24/2023

Re. STAFF REPORT WATER WASTEWATER

WASTEWATER

- ◆ Dump/ Water station planning
- ◆ Industrial/ High strength sewer user SOP/ Code review
- ◆ Continued efforts to tune in single tank mode
- ◆ Instrument calibrations completed

WATER

- ◆ Started Clearlogix TOC removal
- ◆ Revised CCR submitted
- ◆ CDPHE Sanitary Survey scheduled May the Fourth (be with you)
- ◆ Review Water System Monitoring plan for update