



City Council Regular Meeting Agenda

Monday, July 27, 2026

City Hall - 1711 Miner Street, Idaho Springs, CO 80452

Tel: (303) 567-4421 Fax: (303) 567-4955

Video from Meetings are viewable on the City's Website.

You must join the Zoom Meeting (<https://us02web.zoom.us/j/84204473555>)
to participate in a meeting remotely.

1. **Work Session Agenda & Packet (5:30 PM)**
 - a. 2025 Audit Presentation
 - b. 2026 Mid-Year Financial Presentation
 - c. 2027 Budget Schedule
 - d. Rural Technical Assistance Program (RTAP) application
2. **Call to Order**
3. **Roll Call**
4. **Pledge of Allegiance**
5. **Agenda Approval**
 - a. Motion to approve the agenda of July 27th, 2026
6. **Conflict of Interest**
7. **Approval of Minutes**
 - a. Motion to approve the minutes of July 13th, 2026
8. **Approval of Bills**
 - a. Motion to approve the bills through July 27th, 2026.
9. **Public Comment**
10. **Unscheduled Public Comment**
11. **Finance Officer**
 - a. June 2026 Financial Statements
12. **Resolutions**
 - a. Resolution No. 14, Series 2026, A Resolution adopting a Proposition 123 Affordable Housing Intergovernmental Agreement to share Idaho Springs' committed units with adjacent jurisdictions.

- b. PUBLIC HEARING: Resolution No. 15, Series 2026: A resolution conditionally approving a Final Development Plan on property known as 1300 Colorado Boulevard for a new multifamily affordable housing development.
- c. Resolution No. 16, Series 2026: A resolution granting a waiver request submitted by DW Development Group for Various Fees Related to the Development of a Multifamily Affordable Housing Project to be Located on Property Known as 1300 Colorado Boulevard.
- d. Resolution #17, Series 2026 A Resolution approving a First Modification to Restrictive Covenant and Agreement between the City and Alfred E. Brown related to a certain Restrictive Covenant encumbering property known as 839 CO-103. Idaho Springs, CO, 80452.

13. Ordinance First Reading

- a. Ordinance #15, Series 2026 an Ordinance approving an amended and restated occupancy agreement for 2060 Miner Street between the City and the Historical Society of Idaho Springs.
- b. Ordinance #18, Series 2026 an Ordinance imposing a temporary moratorium on the submission, acceptance, processing, and approval of any application for a City of Idaho Springs permit or licenses related to the operation of a private paid parking facility within the city.
- c. Ordinance #19, Series 2026 An Ordinance referring a Ballot Issue to city electors pursuant to Article X, Section 20 of the Colorado Constitution to establish a new occupational tax on the occupation of providing outdoor recreational experiences, dedicating all revenue from the new tax to address the impacts of those activities upon the city, and amending chapter 8 of the Idaho Springs Municipal Code to implement the tax, contingents upon voter approval.

14. City Attorney

15. City Administrator

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

16. Administration Department

- a. Assistant City Administrator – Staff report submitted with one request for action.

Request For Action: Motion to authorize the Mayor to sign the Letter of Commitment supporting the Clear Creek Regional Housing Authority's application to the Colorado Department of Local Affairs Housing Planning Grant Program.

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

action.

- c. Deputy City Clerk – No Staff report submitted

17. Police Department

- a. Staff Report

Request for Action: Motion to approve proposal from Desks Incorporated in the amount of \$47,878.83 from line item 21-00-6026 for furniture for the new police station.

18. Public Works Department

- a. Staff report with no request for action

19. City Clerk/Treasurer

20. Mayor/Council

21. Adjourn

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

Participation

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

General Guidelines

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

City of Idaho Springs Budget 2027 Preparation Schedule

Monday, July 27	Council Work Session - 2027 Budget Schedule
Monday, August 10	Budget worksheets distributed to Department Heads
Monday, August 24	Budget worksheets with Department requests due to City Administrator
Week of August 31	Mayor and City Administrator meet with Department Heads to discuss budget requests
Monday, Sept. 14	Council Work Session – Department Budget Presentations
Monday, Sept. 28	Council Work Session – Budget Discussion
Thursday, Oct. 15	Deadline for submittal of Proposed 2027 Budget to Council
Thursday, Oct. 22	City Clerk publishes Notice of Budget in the Clear Creek Courant
Monday, Oct. 26	Council Work Session – Review 2027 Proposed Budget
Monday, Dec. 14	Council Meeting – Budget Hearing and Resolutions for final budget adoption and certification of mill levy
Tuesday, Dec. 15	Deadline for certification of mill levy to County Commissioners
Weds, Jan. 31	Deadline to file adopted 2027 Budget with the Colorado Department of Local Affairs

**IDAHO SPRINGS CITY COUNCIL
REGULAR MEETING
July 13, 2026**

The City Council of the City of Idaho Springs held a regular meeting and executive session on July 13th, 2026, in the city council chambers. Mayor Chuck Harmon called the regular meeting to order at 7:00 p.m.

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

The Pledge of Allegiance was recited by all present.

AGENDA APPROVAL

Councilmember Manifold moved to approve the agenda of July 13th, 2026, Councilmember Mariania seconded. Second followed by an all in favor voice vote.

CONFLICT OF INTEREST

Mayor Pro Tem Jeremy Jones will be stepping out for the two public hearings as he is a referral agency that has previously reviewed this submission.

APPROVAL OF MINUTES

Councilmember Mariani moved to approve the minutes of June 22nd, 2026, Councilmember Reagon seconded. Second followed an all in favor voice vote.

APPROVAL OF BILLS

Mayor Pro Tem Jermey Jones moved to approve the bills to July 13th, 2026. Councilmember Manifold seconded, second followed by discussion. Councilmember Mariani asked if there was a big influx of bills this time as this is a much higher amount than last time. Councilmembers Mariana asked if the financial situation was different and was that why there is such an increase in bills this run. City Administrator Andrew Marsh advised council that its because of the way the bills come to us, sometimes there are very large ones and other times there not. Discussion followed by an all in favor roll call vote.

PUBLIC COMMENT – SCHEDULED

UNSCHEDULED PUBLIC COMMENT

Susan McOllough 2632 Soda Creek Road Idaho Springs - Ms. McOllough stated that she had gone to the hauled water station last week, and she met a few other people who were also hauling water. Three of those people were from Gilpin County. They are coming all the way here, which is affecting our water as we are on restrictions. Then the other say she met someone at the water station, and he said that he fills up 5500 gallons multiple times a day. Ms. McOllough wants to know if council is aware that Gilpin County is sending their people here for water and how does that impact our firefighting capabilities. Also, could we charge out of district people more money for the hauled water than we do for residents.

Mary Broyles 1848 Miner Street Idaho Springs – Lyons Club is trying to coordinate with the city to see what can be done with the playground. There have already been some updates done by the city. Next is the

playground surface. Trying to find a corporation that would be willing to lay the new playground surface if their name could be placed at the park. Is this an offer that is ok to make?

RESOLUTIONS

Councilmember Manifold moved to approve Resolution #13, Series 2026, A Resolution calling a Special Municipal Election to be coordinated with the State General Election on November 3rd, 2026, for purposes of referring at least one ballot question to city electors. Mayor Pro Tem Jeremy Jones seconded. Second followed by an all in favor roll call vote.

Mayor Pro Tem Jeremy Jones moved to approve Resolution #14, Series 2026 A Resolution Adopting an Intergovernmental Agreement Establishing the Clear Creek Trail Collaborative. Councilmember Reagon seconded, second followed by an all in favor roll call vote.

ORDINANCNE SECOND READING

Mayor Pro Tem Jones left the council chambers for the two public hearings.

1.Public Hearing: Ordinance #10, Series 2026 An Ordinance granting a Conditional Use to permit a private parking facility at property known as 2833 and 2821 Colorado Blvd with conditions.

Mayor Harmon opened the public hearing at 7:11 pm

Staff: Community Development Planner Dylan Graves went over his staff report with council. This is a request for a Conditional Use Permit (CUP) to allow for paid parking lot use to be established at 2833 Colorado Boulevard and 2821 Colorado Boulevard, with approximately 20 parking spaces. The subject property is located within the East End Overlay District (EEOD) and is zoned Commercial Two (C-2). The existing use of 2833 Colorado Boulevard is vacant, and the existing use of 2821 Colorado Boulevard is a towing company headquarters and storage yard.

The City of Idaho Springs Planning Commission reviewed this application on June 4, 2026. The Planning Commission voted to recommend approval of the subject application by a vote of 3-1.

Criteria 1. Traffic: A traffic study or analysis was not performed to assess the impact that the use would have on the roadway system or on adjacent properties. Previously, the use of the property was as a retail shop, as a restaurant, and more recently, was a storage parking lot for the adjacent towing business (nonconforming use). Compared to other uses historically present on the property, staff believe it will likely have a similar impact to these uses.

Staff believe that a private parking lot use would fit within the category of tourism services. The area currently consists largely of highway service commercial developments including food and beverage, retail, service and lodging establishments, but now also serves the Mighty Argo Cable Car (MACC) and the Virginia Canyon Mountain Park (VCMP), two new uses that are generating additional traffic on the east side of the city and are requiring additional demand for parking. The Comprehensive Plan identifies parking as a key ongoing issue for the city that is limiting potential economic growth. Mr. Graves also wanted to make note about the long term goals for the area, this was brought up at the planning commission meeting, there were some concerns of this use meeting long term goals for the area. While this use allows for paid parking it does not conclude other uses in the future. Staff believe that a parking lot use generally fits within the city's Comprehensive Plan by providing excess parking for other businesses on the East End, supporting those businesses and the city's Virginia Canyon Mountain Park.

The Planning Commission recommended two conditions of approval for this project:

1. No overnight parking is permitted on the property between the hours of 2:00 A.M. and 6:00 A.M.

2. No storage uses are permitted on the property

Councilmember Collier asked Mr. Graves about the turn lane and that it would not cause backups. Councilmember Collier does not agree with this statement because of the traffic in the roundabout. Councilmember Collier stated that the access is not great and this will cause more of a backup and more issues. Semi trucks use that middle lane to park to unload and deliver to the businesses in the area.

Applicant: Ken Nelson Jr. Mr. Nelson thanked council for their time on this. Mr. Nelson stated he has been making some improvements in the area to add more parking spots to help a known parking problem. That's why I want to do this. Mr. Nelson graduated high school in Clear Creek County. Mr. Nelson is looking for a solution to help the city thrive.

Council Questions to applicant: Councilmember Collier asked Mr. Nelson how long he has owned this, he replied 1990. Councilmember Collier asked Mr. Nelson if having a paid parking lot was his long term goal. Mr. Nelson stated that he's got a 5 year lease with the towing company that is in the space.

Public Comment: There were no comments for this hearing.

Mayor Harmon closed the hearing at 7:26 pm

Discussion: Mayor Harmon agreed with Councilmember Collier concern on the Semi Truck issue, but this may only be an early morning issue. Mayor Harmon said that this space has been a parking lot for many years. Parking lots are unique because they stop some congestion. We cannot put up a not welcome sign, they keep coming. We do have a parking problem here and this would provide some relief. Councilmember Collier stated that if she was on PC she would ask about the green space. Without any green space, we are creating hot spaces in town. Don't think the opportunity is to create more hot spaces in town, without any beautification of the area, it's a money grab. Anyone in town would have the right to ask for the similar exception. Mayor Harmon asked Mr. Graves about the green space requirement. City Attorney Carmen Berry advised Mayor Harmon that if he wanted to ask staff more questions, he would need to reopen the public hearing. Councilmember Collier asked Attorney Beery for the green space requirements, to which Ms. Beery did not know. Councilmember Manifold suggested that the hearing be reopened so they could get this information from staff.

Mayor Harmon Re-Opened the Public Hearing at 7:30 pm

This hearing was reopened so staff can weigh in. Mayor Harmon asked Mr. Graves about the greenspace or beautification requirements. Mr. Graves stated the open space requirement is 15%. Combo of land and water intended for the use and enjoyment of the public. Tonight we are talking about the potential of the use, not the specific site plan. With this requirement, in order to obtain a business license they would have to prove the 15% of open space, that does not include any parking spaces.

Applicant Ken Nelson Jr. - There are trees at 2815, there is some grass between my property and Carls. Jr. But not sure what I can do with pavement and concrete. Mayor Harmon asked if there is a green space area at 2833 2821 Colorado Blvd. Mr. Nelson stated that there is not, its all been a paved parking lot. Not sure what he can do.

Councilmember Manifold asked City Attorney Beery how long this conditional use is for. Attorney Beery stated currently we don't have authority to have a temporary conditional use permit that is not recorded and indefinite. We can require an annual check in. We as staff are working on a future way to accomplish this.

Applicant Ken Nelson Jr. – Racking my brain to remember if any other parking lots have this green space, and I don't think that they do.

Mayor Harmon Closed the hearing at 7:37 pm.

Discussion: Mayor Harmon understand the green space, this has been a parking lot for at least the past 20 years. Councilmember Mariani stated she is concerned with the criteria. Whater is there will cause traffic. The comprehensive plan, what we want to promote for the long term. For short term, we do have a parking problem, anything else can be built here at another time. For the time being, Councilmember Mariani doe4 snot have an issue with it.

Councilmember Manifold disagreed with Janine Mariania and stated that this CUP will grant the property owner this use for as long as they want. This does meet anything past our medium term goals. The applicant mentioned that no other parking lot's have green space. These are all not the same. I don't think this is the best and highest use. It's not appropriate to put a time limit, if we agree to this, we agree to this forever. Councilmember Mariani suggested a policy and procedure be created for this in the future, but this is predating and established and meets the criteria. Councilmember Collier stated that their long-term goal is not to fill up town with parking lots, that is not the purpose of the comprehensive plan. Councilmember Collier asked if this council would like to be responsible for what will turn into a surface parking lot in our lifetime. Councilmember Collier stated that because its on the agenda today, does not mean we have to approve this today. Opening this one door will cause us to lose control of this. Mayor Harmon stated thank goodness for CUP's, because we don't have to have them all over town. Mayor Harmon stated that we will not be allowing people to tear down their existing structure to create a parking lot.

Councilmember Collier stated that this property used to be a store, that made sales tax, she does not know how the city makes money off of this parking lot. This has not been a parking lot before, it's been a store. Mayor Harmon stated its over \$4,000.00 in sales tax for every parking spot we have. It's not just the paid parking fees, which we would not get as this would be a private paid lot, but the sales tax it generates by having available parking spots for people to come spend time in town. Councilmember Collier asked what the councils argument is on this not being the best use for this location. Mayor Harmon stated because this has been a parking lot for decades, its not a store being torn down to build a lo9t, its already been a lot for a significant amount of time. Councilmember Mariani stated that the catholic church is now doing paid parking and these keep popping up in town, and that we need a policy and approach to deal with these. She does not feel comfortable saying no on this because they don't have a process in place for this.

Mayor Harmon stated that we may reach a point where we have enough parking, we do0nt have to keep allowing. Councilmember Reagon asked what happens if they deny this, what happens, does it stay as it is, which is a parking lot? Then legally he cant use it as a parking lot? Councilmember Collier stated that he is already and that council has no control because he's parking there right now. He's not charging yet, but he's using it as a parking lot. We have no rules and people are doing whatever they want. City Attorney Beery mentioned that the conversation is to come about adopting different rules when it comes to parking, and the need to address that is being heard and will be addressed this year. This particular application needs to be looked at with the code as it is currently written, knowing that council can have future conversations on parking and conditional use permits.

Motion: Councilmember Mariani moved to approve Ordinance #10, Series 2026 An Ordinance granting a Conditional Use to permit a private parking facility at property known as 2833 and 2821 Colorado Blvd with conditions. Councilmember Reagon seconded. Second followed by roll call vote. Motion carries 3-2 with Councilmembers Collier and Manifold voting no.

2.Public Hearing: Ordinance No. 11, Series 2026 An Ordinance Granting a Conditional use to Permit a Private Parking Facility at Property Known as 2815 Miner Street with Conditions.

Mayor Harmon opened the public hearing at 7:51pm

Staff- Community Development Planner Dylan Graves went over his staff report with council. Mr. Graves wanted to point out some differences of this property. This one has some residential use, and access is on Miner Street opposed to Colorado Blvd which is closer to residential properties. The property currently has a small apartment complex on the western side of the property. No changes to this use are proposed. The parking use is anticipated to take up the eastern half of the lot, which is currently vacant and was previously used as a storage area for the towing company that previously occupied the adjacent property. The applicant has proposed 15 parking spaces at the subject property, each meeting the minimum parking space dimensional requirements found in the ISMC (8.5' x 18'). The drive lane proposed within the site is 24' wide. The parking lot is already paved and appear to meet the city's standards for surfacing. Additionally, the parking lot could be redeveloped in the future for a more "intensive" use if the property owner decided to go a different direction, keeping the property flexible as community needs and goals continue to evolve.

The Planning Commission recommended two conditions of approval for this project:

1. No overnight parking is permitted on the property between the hours of 2:00 A.M. and 6:00 A.M.
2. No storage uses are permitted on the property

Staff generally support the application, with the only potential concern revolving around traffic impacts in the immediate vicinity of the project, though staff note that traffic impacts are unlikely to be significantly different from by-right uses in the C-2 district.

Councilmember Manifold asked about criteria 2. Is this accurate? City Attorney Beery asked if she could answer that as she is the one who drafted the ordinance for the packet. Attorney Beery stated that there are two different versions of each ordinance in the packet depending on the action council wanted to take.

Applicant: Ken Nelson Jr – Just like the previous testimony that I already provided. I stand by my previous testimony. I'll also add I have tried my best to keep people off that, if people are currently parking there, its unlawful. I have put up barriers, chains and ropes. Trying to go by the law here. This property has been in disarray for many years, but it no longer is. This is something that is wholeheartedly needed. Solution to an ongoing problem.

Public Comment – None

Mayor Harmon closed the public hearing at 8:00 PM

Motion – Councilmember Mariani moved to approve Ordinance No. 11, Series 2026 An Ordinance Granting a Conditional use to Permit a Private Parking Facility at Property Known as 2815 Miner Street with Conditions. Councilmember Briana seconded. Second followed by a roll call vote. Motion carries 3-2 with councilmember Manifold and Councilmember Collier voting no.

Councilmember Manifold moved to approve Ordinance #12, Series 2026 An Ordinance amending the base rate for Water and Sewer service to Out-Of-City Commercial customers to correct an error in those 2026 rates and making amendments to the Idaho Springs Municipal Code. Councilmember Collier seconded. Second followed by an all in favor roll call vote.

Councilmember Collier moved to approve Ordinance #13, Series 2026 An Ordinance amending subsection 17-54(C) to remove Charcoal Grill Fires from the list of Fire Ban exemptions. Councilmember Manifold seconded, second followed by an all in favor roll call vote.

Councilmember Collier moved to approve Ordinance #14, Series 2026 An Ordinance of the City Council of the City of Idaho Springs granting the renewal of a non-exclusive franchise agreement for the use of city rights-of-ways with Comcast of California/Colorado/Florida/Oregon, Inc. Mayor Por Tem Jeremy Jones seconded. Second followed by an all in favor roll call vote.

CITY ATTORNEY

Attorney Beery mentioned that she is hearing councils concern on parking as a primary use. She is not suggesting that council do anything or not, but its in their preview for them to request her to prepare a moratorium ordinance to place a pause while council engages for some future study. Now would be a prime time for council to direct her to create such a moratorium ordinance. Attorney Beery wanted to remind them that is an option. Mayor Harmon stated this will be a work session item.

CITY ADMINISTRATOR

Staff report submitted with no requests for action. Councilmember Manifold asked if Mr. Graves was going to speak about CRC park. Mr. Marsh stated he did not think Dylan was going to speak about that. Councilmember Manifold asked for an update on the park. Mr. Marsh stated they were continuing the discussion on phasing the project, maybe doing some short-term improvements, going after bigger improvements maybe with a grant, how to best use the lottery money that has been accumulated. You heard tonight about the possibility about resurfacing, but we would not want to put too much money into resurfacing and then having to change it. Councilmember Collier asked Mr. Marsh about the Flock Cameras. She is hoping that Andy and the Chief can go onto the social media page and make a statement about this. Councilmember Mariani stated she has heard that license plates have been tagged incorrectly. Chief Busek stated that they only share with Colorado, there is a 21-day retention. Councilmember Collier also stated that multiple people have come to the library asking for an evacuation plan and could the city please post that information somewhere that people can find. Councilmember Collier also mentioned that sirens should come back to town as a lot of the aging population does not use cell phones so they would not get any red alerts to advise them to evacuate.

ADMINISTRATIVE DEPARTMENT

Assistant City Administrator – Staff report submitted with no requests for action.

Community Development Planner- No staff report submitted. Mr. Graves stated he has three items. One is a PSA that he is hosting a Comp Plan update open house tomorrow at City Hall from 5-7 pm. Two is the event at Hose House #2 on the west end of town, it's a window rehabilitation workshop, to teach people how to help maintain their windows. Three is we were awarded the \$75,000.00 grant to allow us to investigate and get ready for implementation of a scooter shuttle around town. Councilmember Manifold said that people are very supportive of the electric trolley idea. She is very excited for this.

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

POLICE DEPARTMENT

Staff report submitted with no requests for action. Chief Busek stated the evacuation routes are listed on the PD's website, they also have specific plans for Mitchell White and areas like that. Councilmember Collier stated that none of the seniors know what the evacuation plan is.

PUBLIC WORKS DEPARTMENT

Staff report submitted with no requests for action. Mr. Sigward stated that the water wheel is done. Councilmember Collier asked Ed if they could charge more for water for out of county residents. Mr. Sigward stated that the Montante tank is working perfectly and he's glad they got that done when they did. Mayor Harmon asked Mr. Sigward about the treatment of the inside of the tank, and it has to sit for 30 days, so when can the tank be filled? Mr. Sigward stated the tank would be filled in August.

CITY CLERK/TREASURER COMMITTEE REPORTS

MAYOR/COUNCIL

Mayor Harmon stated that Friday he had quite a meeting at Senior Support, they would like to hold a type of health fair for the seniors. They are looking to the end of September and are trying to get as many specialists involved as possible. Sadie and the County are going to try to get the word out on that.

ADJOURN

Mayor Harmon moved to adjourn the regular meeting at 8:25 pm. Second by councilmember Mariania, followed by an all in favor voice vote.

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
AlSCO - Denver Linen (13)								
3316079								
3316079	Invoice	Carpets	07/14/2026	07/24/2026	105.27	Open	07/26	10-30-5108
Total 3316079:					105.27			
Total AlSCO - Denver Linen (13):					105.27			
Aqua Aerobic Systems Inc (2261)								
1052881								
1052881	Invoice	seal kit	04/28/2026	07/28/2026	1,421.11	Open	06/26	52-00-5204
Total 1052881:					1,421.11			
Total Aqua Aerobic Systems Inc (2261):					1,421.11			
Blackwell Oil (284)								
6.30.26								
6.30.26	Invoice	Streets - Fuel	07/06/2026	08/05/2026	14.69	Open	06/26	10-10-6191
6.30.26	Invoice	Streets - Red	07/06/2026	08/05/2026	364.18	Open	06/26	10-10-6012
Total 6.30.26:					378.87			
Total Blackwell Oil (284):					378.87			
Browns Hill Engineering & Cont (1416)								
32834								
32834	Invoice	Service Work WWTP	07/06/2026	08/05/2026	1,259.28	Open	07/26	52-00-5208
Total 32834:					1,259.28			
32863								
32863	Invoice	Service Work WTP	07/09/2026	08/08/2026	574.64	Open	07/26	51-00-5208
Total 32863:					574.64			
32864								
32864	Invoice	Service Work WWTP	07/09/2026	08/08/2026	574.64	Open	07/26	52-00-5208
Total 32864:					574.64			
32895								
32895	Invoice	Service Work WWTP	07/16/2026	08/15/2026	4,672.28	Open	07/26	52-00-5207
Total 32895:					4,672.28			
Total Browns Hill Engineering & Cont (1416):					7,080.84			
CIRSA (1511)								
1001329								
1001329	Invoice	Workmen's Comp Coverage - Ad	07/01/2026	08/15/2026	335.62	Open	07/26	10-20-5300
1001329	Invoice	Workmen's Comp Coverage - Par	07/01/2026	08/15/2026	671.23	Open	07/26	10-60-5300
1001329	Invoice	Workmen's Comp Coverage - PD	07/01/2026	08/15/2026	6,376.73	Open	07/26	10-30-5300
1001329	Invoice	Workmen's Comp Coverage - Stre	07/01/2026	08/15/2026	6,712.34	Open	07/26	10-10-5300
1001329	Invoice	Workmen's Comp Coverage - Wat	07/01/2026	08/15/2026	1,342.47	Open	07/26	51-00-5300
1001329	Invoice	Workmen's Comp Coverage - W	07/01/2026	08/15/2026	1,342.47	Open	07/26	52-00-5300
Total 1001329:					16,780.86			
1004459								
1004459	Invoice	Property Casualty Premium - Adm	07/01/2026	08/15/2026	14,930.91	Open	06/26	10-20-5301
1004459	Invoice	Property Casualty Premium - Park	07/01/2026	08/15/2026	14,930.91	Open	06/26	10-60-5301
1004459	Invoice	Property Casualty Premium - PD	07/01/2026	08/15/2026	102,657.74	Open	06/26	10-30-5301

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
1004459	Invoice	Property Casualty Premium - Stre	07/01/2026	08/15/2026	15,180.91	Open	06/26	10-10-5301
1004459	Invoice	Property Casualty Premium - Wat	07/01/2026	08/15/2026	30,241.06	Open	06/26	51-00-5301
1004459	Invoice	Property Casualty Premium - WW	07/01/2026	08/15/2026	30,241.05	Open	06/26	52-00-5301
Total 1004459:					208,182.58			
1004702								
1004702	Invoice	PC6028308-1	07/09/2026	08/23/2026	2,109.50	Open	06/26	10-30-5314
Total 1004702:					2,109.50			
Total CIRSA (1511):					227,072.94			
City of Idaho Springs (289)								
7.27.26								
7.27.26	Invoice	Payroll Transfer	07/27/2026	07/27/2026	165,000.00	Open	07/26	10-00-1580
Total 7.27.26:					165,000.00			
Total City of Idaho Springs (289):					165,000.00			
Clear Creek County Clerk & Rec (61)								
319274								
319274	Invoice	Lien Recording	07/07/2026	08/06/2026	43.00	Open	07/26	10-20-5050
Total 319274:					43.00			
Total Clear Creek County Clerk & Rec (61):					43.00			
Clear Creek County Road & Bridge (1278)								
7.8.26								
7.8.26	Invoice	Fleet fuel/Parks	07/08/2026	08/07/2026	876.78	Open	06/26	10-60-6191
7.8.26	Invoice	Fleet fuel/Police	07/08/2026	08/07/2026	3,825.81	Open	06/26	10-30-6191
7.8.26	Invoice	Fleet fuel/Streets	07/08/2026	08/07/2026	1,314.10	Open	06/26	10-10-6191
7.8.26	Invoice	Fleet fuel/WasteWater	07/08/2026	08/07/2026	220.05	Open	06/26	52-00-6191
7.8.26	Invoice	Fleet fuel/Water	07/08/2026	08/07/2026	220.05	Open	06/26	51-00-6191
Total 7.8.26:					6,456.79			
Total Clear Creek County Road & Bridge (1278):					6,456.79			
Clear Creek Supply (291)								
22760								
22760	Invoice	wiper	07/07/2026	08/06/2026	27.98	Open	07/26	10-10-6150
Total 22760:					27.98			
22783								
22783	Invoice	spray paint	07/08/2026	08/07/2026	8.99	Open	07/26	10-10-6150
Total 22783:					8.99			
22802								
22802	Invoice	antifreeze	07/08/2026	08/07/2026	17.99	Open	07/26	10-10-6150
Total 22802:					17.99			
7522								
7522	Invoice	coolant	07/10/2026	08/09/2026	23.98	Open	07/26	52-00-6150
Total 7522:					23.98			

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
23245								
23245	Invoice	washer fluid	07/20/2026	08/19/2026	6.49	Open	07/26	51-00-6150
Total 23245:					6.49			
7535								
7535	Invoice	brakes, oil change door handle re	07/20/2026	08/19/2026	686.68	Open	07/26	10-10-6150
Total 7535:					686.68			
23279								
23279	Invoice	compressor belt	07/21/2026	08/20/2026	11.99	Open	07/26	51-00-5204
Total 23279:					11.99			
Total Clear Creek Supply (291):					784.10			
Colorado Analytical Lab (945)								
260707196								
260707196	Invoice	Water - Drinking	07/08/2026	08/07/2026	110.00	Open	07/26	51-00-5201
Total 260707196:					110.00			
260707189								
260707189	Invoice	TSS/testing	07/09/2026	08/08/2026	15.30	Open	07/26	51-00-5201
Total 260707189:					15.30			
260707192								
260707192	Invoice	bod-5	07/14/2026	08/13/2026	70.20	Open	07/26	52-00-5201
Total 260707192:					70.20			
260707186								
260707186	Invoice	Water Testing	07/16/2026	08/15/2026	567.00	Open	07/26	52-00-5201
Total 260707186:					567.00			
Total Colorado Analytical Lab (945):					762.50			
Comcast (1486)								
0194987-7052026								
0194987-7052026	Invoice	Pd internet	07/05/2026	07/30/2026	268.92	Open	07/26	10-30-5335
Total 0194987-7052026:					268.92			
Total Comcast (1486):					268.92			
Core & Main LP (959)								
Z319035								
Z319035	Invoice	lower stem	07/02/2026	08/01/2026	423.00	Open	07/26	51-15-5206
Total Z319035:					423.00			
Total Core & Main LP (959):					423.00			
Dietzler Construction Corp. (2154)								
2025.070.10								
2025.070.10	Invoice	Montane Park Water Tank Replac	07/11/2026	08/10/2026	20,915.72	Open	06/26	51-72-7320
Total 2025.070.10:					20,915.72			

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
2025.070.11								
2025.070.11	Invoice	Montane Park Water Tank Replac	07/20/2026	08/10/2026	70,120.26	Open	06/26	51-72-7320
Total 2025.070.11:					70,120.26			
Total Dietzler Construction Corp. (2154):					91,035.98			
DMC Auditing and Consulting, LLC (2294)								
IDAHOS2025								
IDAHOS2025	Invoice	Audit - Admin	07/13/2026	08/12/2026	14,600.00	Open	07/26	10-20-5102
IDAHOS2025	Invoice	Audit - Wastewater	07/13/2026	08/12/2026	7,300.00	Open	07/26	52-00-5102
IDAHOS2025	Invoice	Audit - Water	07/13/2026	08/12/2026	7,300.00	Open	07/26	51-00-5102
Total IDAHOS2025:					29,200.00			
Total DMC Auditing and Consulting, LLC (2294):					29,200.00			
Employee (2093)								
6.10.26								
6.10.26	Invoice	Training CCHAT Dallas M&I	07/20/2026	07/30/2026	280.00	Open	06/26	10-30-5212
Total 6.10.26:					280.00			
Total Employee (2093):					280.00			
Galls (527)								
035476068								
035476068	Invoice	Frost- Handcuff KEy	06/26/2026	07/26/2026	9.99	Open	06/26	10-30-6030
Total 035476068:					9.99			
035524022								
035524022	Invoice	Frost - Shirts	07/01/2026	07/31/2026	536.64	Open	07/26	10-30-6030
Total 035524022:					536.64			
Total Galls (527):					546.63			
Grainger Inc. (134)								
9976654443								
9976654443	Invoice	metering valve assembly	07/07/2026	08/06/2026	498.11	Open	06/26	10-60-5208
Total 9976654443:					498.11			
Total Grainger Inc. (134):					498.11			
Granite Property Services (2196)								
296								
296	Invoice	CRC Park Maintenance	06/23/2026	07/23/2026	4,009.08	Open	06/26	10-60-5108
Total 296:					4,009.08			
302								
302	Invoice	CRC Park Maintenance	07/14/2026	08/13/2026	4,009.08	Open	07/26	10-60-5108
Total 302:					4,009.08			
Total Granite Property Services (2196):					8,018.16			
Happy Llama (2221)								
12687								
12687	Invoice	glow wands	06/30/2026	07/15/2026	164.29	Open	06/26	10-21-5032

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total 12687:					164.29			
Total Happy Llama (2221):					164.29			
HD Supply (1895)								
9251351643								
9251351643	Invoice	tp	07/10/2026	08/09/2026	424.40	Open	07/26	10-60-6010
9251351643	Invoice	Trash Bags	07/10/2026	08/09/2026	816.15	Open	07/26	10-60-6010
9251351643	Invoice	urinal screens	07/10/2026	08/09/2026	114.16	Open	07/26	10-60-6010
Total 9251351643:					1,354.71			
Total HD Supply (1895):					1,354.71			
HRS Water Consultants (851)								
31612								
31612	Invoice	Reservoir Services	07/13/2026	08/12/2026	2,100.00	Open	06/26	52-00-5104
Total 31612:					2,100.00			
Total HRS Water Consultants (851):					2,100.00			
IC Group (2180)								
1028275								
1028275	Invoice	Tickets	07/21/2026	08/20/2026	1,580.23	Open	07/26	10-30-5108
Total 1028275:					1,580.23			
Total IC Group (2180):					1,580.23			
JVA Incorporated (1110)								
30748								
30748	Invoice	Hwy 103 Waterline Design	06/30/2026	07/30/2026	1,144.00	Open	06/26	51-72-7320
Total 30748:					1,144.00			
30792								
30792	Invoice	Development Review - Soda Cree	06/30/2026	07/30/2026	235.00	Open	06/26	10-00-2401
Total 30792:					235.00			
30794								
30794	Invoice	Police Station	06/30/2026	07/30/2026	1,461.15	Open	06/26	21-00-7045
Total 30794:					1,461.15			
30818								
30818	Invoice	montane tank construction	06/30/2026	07/30/2026	4,619.75	Open	06/26	51-72-7320
Total 30818:					4,619.75			
30991								
30991	Invoice	On Call Services Environmental	06/30/2026	07/30/2026	2,866.00	Open	06/26	51-00-5103
Total 30991:					2,866.00			
Total JVA Incorporated (1110):					10,325.90			
McDonald Farms (1588)								
0197038								
0197038	Invoice	WasteWater Hauled to Landfill	07/14/2026	07/29/2026	1,330.00	Open	07/26	52-00-5250

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total 0197038:					1,330.00			
0196859								
0196859	Invoice	WasteWater Hauled to Landfill	07/19/2026	07/29/2026	1,330.00	Open	07/26	52-00-5250
Total 0196859:					1,330.00			
Total McDonald Farms (1588):					2,660.00			
Pitney Bowes (1758)								
09861563-7092026								
09861563-7092026	Invoice	Postage	07/09/2026	08/05/2026	72.00	Open	06/26	10-20-5310
09861563-7092026	Invoice	Postage - W	07/09/2026	08/05/2026	53.75	Open	06/26	51-00-5310
09861563-7092026	Invoice	Postage - WW	07/09/2026	08/05/2026	53.75	Open	06/26	52-00-5310
09861563-7092026	Invoice	Postage -Streets	07/09/2026	08/05/2026	35.49	Open	06/26	10-10-5310
Total 09861563-7092026:					214.99			
3322893965								
3322893965	Invoice	meter rental	07/09/2026	08/27/2026	189.24	Open	07/26	10-20-5310
Total 3322893965:					189.24			
Total Pitney Bowes (1758):					404.23			
Ramey Environmental Compliance, INC (898)								
31461								
31461	Invoice	Grease Trap Inspections/McDonal	06/30/2026	07/30/2026	81.00	Open	06/26	52-00-5000
Total 31461:					81.00			
Total Ramey Environmental Compliance, INC (898):					81.00			
Roof Tech Restoration (2244)								
6.23.26								
6.23.26	Invoice	Replace roof pw shed - for snow l	06/23/2026	07/23/2026	4,250.00	Open	06/26	52-72-7310
Total 6.23.26:					4,250.00			
Total Roof Tech Restoration (2244):					4,250.00			
Ross Brier (2172)								
7.17.26								
7.17.26	Invoice	canva postcard and poster templa	07/17/2026	08/16/2026	881.25	Open	06/26	10-21-5109
Total 7.17.26:					881.25			
Total Ross Brier (2172):					881.25			
S&B Carwash (534)								
19								
19	Invoice	Car Wash	07/18/2026	08/17/2026	381.15	Open	06/26	10-30-6100
Total 19:					381.15			
Total S&B Carwash (534):					381.15			
SAFEbuilt, LLC Lockbox #88135 (1041)								
365831-COR								
365831-COR	Invoice	Credit from previously incorrect in	10/01/2024	07/30/2026	1,232.00-	Open	06/26	10-22-5000

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total 365831-COR:					1,232.00-			
Total SAFEbuilt, LLC Lockbox #88135 (1041):					1,232.00-			
Sketchy Faces Caricature Co. (2198)								
1448								
1448	Invoice	Multi Event - burro, 4th, fall fest	07/09/2026	08/08/2026	1,650.00	Open	06/26	10-21-5032
Total 1448:					1,650.00			
Total Sketchy Faces Caricature Co. (2198):					1,650.00			
The Publishing House (2295)								
10689								
10689	Invoice	Thirst Colorado Ad	06/01/2026	07/01/2026	600.00	Open	06/26	10-21-5109
Total 10689:					600.00			
Total The Publishing House (2295):					600.00			
Thrive 4 Corp. (2173)								
8128								
8128	Invoice	Commission	06/01/2026	06/30/2026	1,000.00	Open	05/26	10-21-5109
Total 8128:					1,000.00			
8157								
8157	Invoice	Commission	07/01/2026	08/01/2026	1,000.00	Open	06/26	10-21-5109
Total 8157:					1,000.00			
Total Thrive 4 Corp. (2173):					2,000.00			
Treatment Technology (1078)								
199319								
199319	Invoice	bleach	07/07/2026	08/06/2026	1,918.40	Open	07/26	51-00-6201
199319	Invoice	Drum, Delivery and Cleaning Char	07/07/2026	08/06/2026	205.00	Open	07/26	51-00-6201
Total 199319:					2,123.40			
Total Treatment Technology (1078):					2,123.40			
Veolia WTS Analytical Instruments (1803)								
903881634								
903881634	Invoice	acid cartridge	07/14/2026	08/13/2026	688.65	Open	07/26	51-00-5208
Total 903881634:					688.65			
Total Veolia WTS Analytical Instruments (1803):					688.65			
VISA (1827)								
MARSH - 7032026								
MARSH - 7032026	Invoice	icma - marsh	07/03/2026	07/29/2026	960.00	Open	06/26	10-20-5304
MARSH - 7032026	Invoice	tommyknockers- council retreat	07/03/2026	07/29/2026	379.20	Open	06/26	10-20-5210
Total MARSH - 7032026:					1,339.20			
PATTERSON - 7032026								
PATTERSON - 7032026	Invoice	network solutions domain name	07/03/2026	07/29/2026	49.59	Open	06/26	10-10-5108
PATTERSON - 7032026	Invoice	network solutions domain name	07/03/2026	07/29/2026	49.59	Open	06/26	10-20-5108
PATTERSON - 7032026	Invoice	network solutions domain name	07/03/2026	07/29/2026	49.59	Open	06/26	10-30-5108
PATTERSON - 7032026	Invoice	network solutions domain name	07/03/2026	07/29/2026	49.59	Open	06/26	51-00-5108

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
PATTERSON - 7032026	Invoice	network solutions domain name	07/03/2026	07/29/2026	49.58	Open	06/26	52-00-5108
PATTERSON - 7032026	Invoice	wix - marketing	07/03/2026	07/29/2026	29.00	Open	06/26	10-21-5108
PATTERSON - 7032026	Invoice	wix - marketing	07/03/2026	07/29/2026	36.00	Open	06/26	10-21-5108
Total PATTERSON - 7032026:					312.94			
PD-732026								
PD-732026	Invoice	chat gpt subscription	07/03/2026	07/29/2026	689.33	Open	06/26	10-30-5108
PD-732026	Invoice	postage	07/03/2026	07/29/2026	13.65	Open	06/26	10-30-5310
PD-732026	Invoice	postage	07/03/2026	07/29/2026	35.35	Open	06/26	10-30-5310
PD-732026	Invoice	postage	07/03/2026	07/29/2026	2.44	Open	06/26	10-30-5310
PD-732026	Invoice	postage	07/03/2026	07/29/2026	8.05	Open	06/26	10-30-5310
PD-732026	Invoice	sirchie - fingerprint pad	07/03/2026	07/29/2026	99.47	Open	06/26	10-30-6015
PD-732026	Invoice	sirchie drug tests	07/03/2026	07/29/2026	448.59	Open	06/26	10-30-6015
PD-732026	Invoice	sirchie evidence bags	07/03/2026	07/29/2026	32.45	Open	06/26	10-30-6015
PD-732026	Invoice	the darkroom photo prints	07/03/2026	07/29/2026	167.25	Open	06/26	10-30-5108
Total PD-732026:					1,496.58			
PW - 7032026								
PW - 7032026	Invoice	emich correct part	07/03/2026	07/29/2026	15.80	Open	06/26	10-10-6150
PW - 7032026	Invoice	emich part for truck	07/03/2026	07/29/2026	25.20	Open	06/26	10-10-6150
PW - 7032026	Invoice	emich return part	07/03/2026	07/29/2026	24.71	Open	06/26	10-10-6150
PW - 7032026	Invoice	pull and pay entry	07/03/2026	07/29/2026	2.00	Open	06/26	10-10-6150
Total PW - 7032026:					18.29			
SIGWARD-7032026								
SIGWARD-7032026	Invoice	central auto - brads truck fender a	07/03/2026	07/29/2026	656.00	Open	06/26	10-10-6150
SIGWARD-7032026	Invoice	pulsar	07/03/2026	07/29/2026	240.00	Open	06/26	10-10-5335
SIGWARD-7032026	Invoice	refund for damaged part	07/03/2026	07/29/2026	76.88	Open	06/26	10-10-6150
Total SIGWARD-7032026:					819.12			
WATER - 7032026								
WATER - 7032026	Invoice	amazon - chain link fence	07/03/2026	07/29/2026	54.94	Open	06/26	51-00-5204
WATER - 7032026	Invoice	amazon - filter adapter	07/03/2026	07/29/2026	17.43	Open	06/26	52-00-6004
WATER - 7032026	Invoice	amazon - parking signs reorder	07/03/2026	07/29/2026	435.27	Open	06/26	59-70-7901
WATER - 7032026	Invoice	amazon - speed bumps	07/03/2026	07/29/2026	51.89	Open	06/26	10-21-5050
WATER - 7032026	Invoice	undeliverable item refund - parkin	07/03/2026	07/29/2026	417.78	Open	06/26	59-70-7901
Total WATER - 7032026:					141.75			
Total VISA (1827):					4,127.88			
Grand Totals:					573,516.91			

Report GL Period Summary

GL Period	Amount
07/26	233,590.44
06/26	338,926.47
05/26	1,000.00
Grand Totals:	573,516.91

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
JUNE 30, 2026

COMBINED CASH ACCOUNTS

01-00-1110	OPERATING CHECKING -0056	76,210.31
01-00-1111	MONEY MARKET -3504	36,992.36
01-00-1112	XPRESS DEPOSIT ACCOUNT	47,564.99
01-00-1113	PETTY CASH CHECKING ACCOUNT	765.89
01-00-1115	EVERGREEN NAT'L-- PR CKG -2114	148,834.51
01-00-1117	COLOTRUST--GENERAL -8001	269,634.63
01-00-1118	COLOTRUST--RAMP FUND -8002	28,860.51
01-00-1119	CSAFE--GENERAL -97-01	24,779.90
01-00-1176	CASH CLEARING - COURT	357.93
01-00-1178	CASH CLEARING - ACCTS REC.	(870.44)

TOTAL COMBINED CASH 633,130.59

01-00-1000 COMBINED CASH FUND (633,130.59)

TOTAL UNALLOCATED CASH .00

CASH ALLOCATION RECONCILIATION

10	ALLOCATION TO GENERAL FUND	(636,288.34)
15	ALLOCATION TO HANSEN'S CEMETERY TRUST FUND	10,500.60
20	ALLOCATION TO RAMP FUND (COLORADO BLVD)	708,649.41
21	ALLOCATION TO IMPROVEMENT FUND	(1,593,283.70)
22	ALLOCATION TO CONSERVATION TRUST FD LOTTERY	144,368.05
23	ALLOCATION TO 1% STREET SALES TAX	1,474,086.17
51	ALLOCATION TO WATER FUND	(179,507.81)
52	ALLOCATION TO WASTEWATER FUND	(226,313.78)
59	ALLOCATION TO PARKING ENTERPRISE FUND	930,919.99

TOTAL ALLOCATIONS TO OTHER FUNDS 633,130.59

ALLOCATION FROM COMBINED CASH FUND - 01-00-1000 (633,130.59)

ZERO PROOF IF ALLOCATIONS BALANCE .00

CITY OF IDAHO SPRINGS
BALANCE SHEET
JUNE 30, 2026

GENERAL FUND

ASSETS

10-00-1000	CASH - COMBINED FUND	(636,288.34)	
10-00-1120	CASH W/COUNTY TREASURER	93,935.15	
10-00-1150	A/R--BILLED ACCOUNTS	(20,415.26)	
10-00-1165	OTHER RECEIVABLES	313,634.65	
10-00-1167	PROPERTY TAXES RECEIVABLE	277,991.00	
10-00-1170	A/R--COURT	(3,831.00)	
10-00-1171	LEASE RECEIVABLE	453,861.19	
10-00-1580	SUSPENSE	.86	
TOTAL ASSETS			478,888.25

LIABILITIES AND EQUITY

LIABILITIES

10-00-2010	WAGES PAYABLE	59,978.49	
10-00-2015	ACCRUED PAYROLL PAYABLE	20,457.63	
10-00-2020	ACCOUNTS PAYABLE	21,382.30	
10-00-2120	DEFERRED PROPERTY TAXES	277,991.00	
10-00-2141	DEF'D INFLOW OF RES--2017VERI	126,387.68	
10-00-2142	DEF'D INFLOW OF RES--2012VERI	327,473.51	
10-00-2220	FICA PAYABLE	6,553.50	
10-00-2221	MEDICARE PAYABLE	2,528.38	
10-00-2222	FEDERAL WITHHOLDINGS PAYABLE	9,050.42	
10-00-2223	STATE WITHHOLDINGS PAYABLE	10,318.00	
10-00-2230	HEALTH INSURANCE PAYABLE	38,360.00	
10-00-2231	DENTAL INSURANCE PAYABLE	1,658.20	
10-00-2234	FPPA CONTRIBUTIONS PAYABLE	11,858.44	
10-00-2235	DEFERRED COMP PAYABLE	5,701.79	
10-00-2236	UNEMPLOYMENT PAYABLE	1,314.75	
10-00-2237	MISC PAYROLL PAYABLE	1,669.41	
10-00-2238	LIFE INSURANCE PAYABLE	199.92	
10-00-2239	VISION - PAYABLE	231.00	
10-00-2240	LEGAL SHIELD PAYABLE	52.85	
10-00-2401	DEVELOPER LIABILITIES	(4,456.58)	
TOTAL LIABILITIES			918,710.69

FUND EQUITY

10-00-2600	FUND BALANCE	266,806.45	
UNAPPROPRIATED FUND BALANCE:			
REVENUE OVER EXPENDITURES - YTD		(706,628.89)	
BALANCE - CURRENT DATE		(706,628.89)	
TOTAL FUND EQUITY			(439,822.44)
TOTAL LIABILITIES AND EQUITY			478,888.25

CITY OF IDAHO SPRINGS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

GENERAL FUND

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
<u>PROPERTY, SALES & USE TAXES</u>						
10-00-3110 PROPERTY TAXES	178,545.60	147,564.74	28,094.62	178,231.17	282,237	63.2
10-00-3111 INTEREST -DELINQUENT PROP TAX	.00	29.19	18.44	49.81	0	.0
10-00-3120 SPECIFIC OWNERSHIP TAX	11,570.10	12,026.79	2,793.46	12,413.86	25,000	49.7
10-00-3130 SALES TAX (1/2)	843,317.88	871,361.05	123,267.13	857,968.02	2,433,600	35.3
10-00-3135 BUILDING USE TAX (2/3)	10,183.09	7,991.33	2,833.26	8,948.60	25,000	35.8
10-00-3136 MOTOR VEHICLE USE TAX	43,644.44	35,910.25	6,742.97	37,427.30	80,000	46.8
10-00-3182 FRANCHISE-PUBLIC SERVICE	53,595.36	59,683.92	7,355.52	56,428.81	106,000	53.2
10-00-3183 FRANCHISE-CABLE--COMCAST	15,192.98	14,533.44	9,900.00	14,318.16	23,000	62.3
10-00-3184 FRANCHISE-QWEST/CENTURYLINK	119.50	81.00	.00	64.25	200	32.1
TOTAL PROPERTY, SALES & USE TAXES	1,156,168.95	1,149,123.33	181,005.40	1,165,849.98	2,975,037	39.2
<u>LICENSES & PERMITS</u>						
10-00-3211 LIQUOR LICENSE	3,450.00	3,826.25	200.00	5,066.25	7,000	72.4
10-00-3216 BUSINESS LICENSE FEE	2,014.60	2,305.00	175.00	7,235.00	36,000	20.1
10-00-3218 SHOPPING BAG FEES	7,524.17	4,039.80	.00	3,350.94	5,000	67.0
10-00-3221 BUILDING PERMITS	14,910.38	35,099.71	4,005.02	18,950.91	100,000	19.0
10-00-3222 CONTRACTOR'S LICENSE	4,400.00	5,700.00	700.00	5,500.00	11,000	50.0
10-00-3225 FINGERPRINTS	.00	.00	.00	15.00	0	.0
10-00-3227 REPORTS/COPIES/FAX	1,484.50	942.00	438.50	838.50	2,500	33.5
10-00-3229 OTHER LICENSES/PERMITS	11,953.36	19,930.75	625.00	13,317.00	70,000	19.0
10-00-3240 PLAN REVIEW/COMMISSION FEES	6,331.95	11,448.40	117.34	2,665.10	50,000	5.3
TOTAL LICENSES & PERMITS	52,068.96	83,291.91	6,260.86	56,938.70	281,500	20.2
<u>OTHER TAXES</u>						
10-00-3301 MOTOR VEHICLE REG. FEES	3,149.29	3,243.88	684.96	3,264.41	7,000	46.6
10-00-3304 MARIJUANA SPECIAL SALES TAX	28,538.29	22,970.81	891.45	5,790.50	50,000	11.6
10-00-3305 STATE SHARED CIGARETTE TAX	1,893.57	1,872.36	370.46	1,864.54	4,800	38.8
10-00-3306 COUNTY ROAD & BRIDGE TAX	191,264.72	192,358.69	.00	196,156.86	425,000	46.2
10-00-3307 SEVERENCE TAX	.00	.00	.00	.00	70,000	.0
10-00-3309 HIGHWAY USERS TAX	36,327.57	35,530.33	6,279.14	35,482.51	65,000	54.6
10-00-3380 DOLA GRANT EIAF 9689-B & B	9,131.97	15,776.70	20,000.00	20,000.00	75,000	26.7
10-00-3382 TOURISM MANAGEMENT GRANT	.00	.00	.00	.00	40,000	.0
TOTAL OTHER TAXES	270,305.41	271,752.77	28,226.01	262,558.82	736,800	35.6
<u>FINES</u>						
10-00-3550 FINES	124,540.00	236,860.10	32,356.00	204,198.68	460,000	44.4
TOTAL FINES	124,540.00	236,860.10	32,356.00	204,198.68	460,000	44.4

CITY OF IDAHO SPRINGS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

GENERAL FUND

		YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
	MISCELLANEOUS						
10-00-3601	INTEREST EARNED	29,115.99	10,193.28	(1,977.11)	(7,643.03)	15,000	(51.0)
10-00-3602	ARGO MINE/DEVELOPER ACCOUNT	.00	500.00	.00	.00	0	.0
10-00-3604	DONATIONS	2,391.00	.00	.00	.00	2,500	.0
10-00-3610	CEMETERY FEES	300.00	1,750.00	1,650.00	1,650.00	5,000	33.0
10-00-3620	LEASES/RENT	36,338.22	39,459.31	5,910.72	48,631.54	68,000	71.5
10-00-3680	REIMBURSEMENT/REFUNDS	29,473.51	15,059.14	5,417.91	7,700.27	70,000	11.0
10-00-3690	MISCELLANEOUS REVENUE	2,009.86	14,261.87	15,169.33	122,659.06	30,000	408.9
	TOTAL MISCELLANEOUS	99,628.58	81,223.60	26,170.85	172,997.84	190,500	90.8
	TOTAL FUND REVENUE	1,702,711.90	1,822,251.71	274,019.12	1,862,544.02	4,643,837	40.1

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

GENERAL FUND

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
<u>STREETS EXPENDITURES</u>						
10-10-4102 SALARIES	13,072.80	25,273.52	5,309.60	34,512.40	69,020	50.0
10-10-4103 HOURLY	58,108.26	67,080.24	20,784.38	108,365.49	99,136	109.3
10-10-4104 OVERTIME	5,710.26	4,745.50	488.34	8,184.85	10,000	81.9
10-10-4201 FICA	4,556.65	5,773.20	1,560.95	8,964.59	10,426	86.0
10-10-4202 MEDICARE	1,065.58	1,352.02	365.07	2,096.66	2,438	86.0
10-10-4203 HEALTH INS.	12,673.19	14,481.26	5,300.36	24,515.16	33,754	72.6
10-10-4204 LIFE INS.	102.90	93.66	29.33	159.53	198	80.6
10-10-4205 DEFERRED COMP	4,188.97	5,268.59	1,154.51	6,861.75	10,269	66.8
10-10-4206 UNEMPLOYMENT INS.	151.28	194.22	53.18	302.16	388	77.9
10-10-4207 DISABILITY INSURANCE	765.65	792.70	259.50	1,048.82	1,629	64.4
10-10-4209 DENTAL INSURANCE	493.20	485.01	171.20	817.20	1,176	69.5
10-10-5103 ENGINEERING	.00	726.60	.00	.00	1,000	.0
10-10-5106 IT SERVICES	.00	.00	.00	1,407.63	0	.0
10-10-5108 OTHER PROFESSIONAL SERVICES	12,552.29	18,096.01	1,829.88	20,404.53	40,000	51.0
10-10-5202 DISPOSAL-TRASH	2,894.22	1,854.40	510.51	2,590.67	4,500	57.6
10-10-5207 MAINT./REPAIRS-SERVICES	8,256.66	5,602.42	.00	.00	7,500	.0
10-10-5208 MAINT./REPAIRS-BUILDING	1,184.37	1,798.59	.00	.00	2,500	.0
10-10-5212 TRAINING	75.00	.00	.00	.00	500	.0
10-10-5213 MEDICAL	.00	160.00	.00	985.50	200	492.8
10-10-5215 EMPLOYEE INCENTIVE	25.00	.00	.00	.00	1,000	.0
10-10-5300 CIRSA W/C INSURANCE	10,604.96	15,679.86	.00	14,838.72	29,144	50.9
10-10-5301 CIRSA P/C INSURANCE	23,297.05	51,346.95	.00	31,901.31	59,724	53.4
10-10-5303 TELEPHONE	864.48	1,169.29	141.76	859.36	2,000	43.0
10-10-5304 DUES & PUBLICATIONS	421.99	238.99	.00	.00	400	.0
10-10-5305 TRAVEL & MEALS	.00	.00	.00	.00	100	.0
10-10-5306 EQUIPMENT RENTAL	.00	.00	.00	.00	500	.0
10-10-5310 POSTAGE	.00	78.03	35.49	70.98	100	71.0
10-10-5313 ADVERTISING	.00	260.00	.00	400.00	100	400.0
10-10-5314 INSURANCE CLAIMS	1,000.00	3,427.37	.00	.00	2,000	.0
10-10-5325 PRINTING	.00	69.43	.00	141.88	100	141.9
10-10-5330 COMMUNICATION EQUIPMENT	.00	761.88	.00	.00	100	.0
10-10-5335 CELL/INTERNET SERVICE	1,727.18	3,201.84	255.96	3,492.02	5,500	63.5
10-10-6001 ELECTRICITY & GAS	31,929.28	43,588.13	8,831.12	53,836.63	67,000	80.4
10-10-6007 MATERIALS/SUPPLIES/EQUIP	2,233.48	641.78	.00	775.95	5,500	14.1
10-10-6010 MATERIALS/SUPPLIES/OFFICE	257.27	990.34	.00	1,135.62	2,000	56.8
10-10-6012 GAS/OIL-EQUIPMENT	1,944.46	2,281.34	69.90	1,198.56	4,500	26.6
10-10-6020 TOOLS	307.62	888.03	.00	.00	1,500	.0
10-10-6022 SAFETY ITEMS	.00	.00	.00	148.87	500	29.8
10-10-6040 OCCUPATIONAL EQUIP/SAFETY	195.26	122.21	.00	.00	500	.0
10-10-6050 WATER/SEWER	1,530.58	2,691.11	637.81	1,648.27	5,300	31.1
10-10-6085 STREET LAMPS	2,909.66	10,134.22	5,995.55	5,995.55	20,000	30.0
10-10-6091 SIGNS	18,846.65	2,342.75	.00	343.96	10,000	3.4
10-10-6093 PAINT	.00	.00	.00	.00	1,000	.0
10-10-6095 SAND/GRAVEL	.00	.00	.00	.00	1,000	.0
10-10-6096 ASPHALT/CURB & GUTTER--R&M	.00	.00	.00	1,200.00	0	.0
10-10-6097 DOWNTOWN PAVERS	.00	.00	.00	.00	150	.0
10-10-6098 TREE TRIMMING	.00	.00	.00	.00	5,000	.0
10-10-6099 SALTED SAND	4,765.99	.00	.00	.00	15,000	.0
10-10-6150 FLEET MAINT	4,433.73	1,133.18	306.55	1,671.66	8,000	20.9
10-10-6191 FLEET FUEL	7,224.83	6,091.53	.00	5,811.90	12,000	48.4
10-10-6192 FLEET TIRES	471.91	7,148.09	.00	.00	3,000	.0
10-10-6193 FLEET SUPPLIES	803.38	1,261.53	28.74	28.74	3,000	1.0

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

GENERAL FUND

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
10-10-7010 OFFICE EQUIPMENT/COMPUTER	.00	.00	.00	.00	1,000	.0
10-10-7011 COMPUTER SOFTWARE	79.96	.00	.00	678.00	0	.0
TOTAL STREETS EXPENDITURES	241,726.00	309,325.82	54,119.69	347,394.92	561,352	61.9

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

GENERAL FUND

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
<u>ADMINISTRATION EXPENDITURES</u>						
10-20-4101 MAYOR/COUNCIL	17,760.00	17,760.00	7,380.00	16,200.00	52,560	30.8
10-20-4102 SALARY	190,954.34	109,256.97	17,204.96	111,832.24	260,512	42.9
10-20-4103 HOURLY	81,907.82	70,851.35	11,512.45	49,990.92	75,089	66.6
10-20-4104 OVERTIME	1,381.07	244.28	.00	72.24	500	14.5
10-20-4201 FICA	17,558.76	11,748.54	2,164.28	10,599.33	20,807	50.9
10-20-4202 MEDICARE	4,106.66	2,749.51	506.17	2,478.93	4,866	50.9
10-20-4203 HEALTH INS.	41,603.60	35,625.70	4,524.92	27,191.76	82,470	33.0
10-20-4204 LIFE INS.	247.45	182.98	25.55	153.30	354	43.3
10-20-4205 DEFERRED COMP	18,506.47	8,386.72	1,341.64	8,682.13	16,136	53.8
10-20-4206 UNEMPLOYMENT	534.61	346.11	46.40	301.75	656	46.0
10-20-4207 DISABILITY INSURANCE	2,110.77	1,387.44	201.58	1,204.26	2,645	45.5
10-20-4209 DENTAL INSURANCE	1,643.60	898.10	137.10	822.60	1,882	43.7
10-20-5050 COUNTY TREASURER'S FEES	3,295.56	2,925.61	1,078.25	4,866.02	5,500	88.5
10-20-5101 LEGAL	74,969.77	77,465.66	16,720.20	61,804.62	140,000	44.2
10-20-5102 AUDIT	4,250.00	6,306.56	.00	.00	6,500	.0
10-20-5103 ENGI'RING SVCES--DEVEL REVIEW	1,243.72	316.80	.00	507.60	1,000	50.8
10-20-5104 FINANCIAL SERVICES	14,265.64	7,094.06	.00	8,342.83	12,000	69.5
10-20-5105 PLANNING SERVICES	5,787.00	253.11	2,000.00	2,000.00	10,000	20.0
10-20-5106 IT SERVICES	10,692.74	10,856.40	1,387.88	8,385.26	20,000	41.9
10-20-5107 SURVEYING	29,193.75	.00	.00	.00	5,000	.0
10-20-5108 OTHER CONTRACTUAL SERVICES	38,575.61	71,514.41	1,177.25	97,252.91	100,000	97.3
10-20-5207 REPAIR/MAINT.-SERVICES	.00	.00	.00	.00	1,000	.0
10-20-5208 REPAIR/MAINTENANCE-BUILDING	894.85	1,850.47	254.92	509.84	2,000	25.5
10-20-5210 MEETING EXPENSE	821.36	1,098.18	.00	.00	1,500	.0
10-20-5212 EDUCATION & TRAINING	5,997.42	8,195.20	.00	1,031.00	8,000	12.9
10-20-5215 EMPLOYEE INCENTIVE	605.00	759.25	.00	300.00	1,900	15.8
10-20-5220 ELECTION	.00	.00	.00	.00	1,000	.0
10-20-5225 BOARDS & COMMISSIONS	.00	1,012.18	.00	.00	1,500	.0
10-20-5300 CIRSA W/C INSURANCE	530.24	784.00	.00	741.95	1,457	50.9
10-20-5301 CIRSA P/C INSURANCE	22,797.05	48,405.20	.00	31,401.32	59,724	52.6
10-20-5303 TELEPHONE	864.48	886.62	141.77	859.36	1,800	47.7
10-20-5304 DUES & MEMBERSHIPS	4,306.00	6,915.07	.00	4,875.59	9,500	51.3
10-20-5305 TRAVEL & MEALS	4,441.18	3,809.47	845.00	2,101.76	8,000	26.3
10-20-5309 CONTRACT OFFICE EQUIP.	2,953.62	2,434.81	495.07	1,877.67	5,500	34.1
10-20-5310 POSTAGE, SHIPPING, BOX RENT	727.85	504.66	72.00	637.47	2,000	31.9
10-20-5312 LEGAL PUBLICATIONS	5,312.76	3,361.14	497.50	3,159.90	2,000	158.0
10-20-5313 ADVERTISING	706.12	528.86	.00	380.00	1,500	25.3
10-20-5314 INSURANCE CLAIMS	.00	.00	.00	.00	1,000	.0
10-20-5316 RECORDING DOCUMENTS	1,213.00	628.35	172.00	258.00	1,200	21.5
10-20-5322 CODIFICATION	3,118.00	3,851.40	.00	.00	4,000	.0
10-20-5325 PRINTING	.00	101.59	.00	952.52	1,000	95.3
10-20-5335 CELL/INTERNET SERVICE	2,892.83	3,927.65	591.60	3,097.18	7,500	41.3
10-20-6001 ELECTRICITY & GAS	2,867.45	2,732.93	413.93	3,173.91	5,000	63.5
10-20-6010 MATERIALS/SUPPLIES/OFFICE	1,820.51	1,106.56	310.02	917.10	3,000	30.6
10-20-6020 FLAGS	.00	.00	.00	.00	500	.0
10-20-6050 WATER/SEWER	873.09	1,650.74	601.23	1,954.62	5,500	35.5
10-20-6060 REFUNDS	1,000.00	.00	.00	.00	1,000	.0
10-20-6500 MISCELLANEOUS EXPENSE	.00	.00	.00	.00	2,000	.0
10-20-7010 OFFICE EQUIPMENT/COMPUTERS	2,213.23	592.03	.00	1,597.98	3,000	53.3
10-20-7011 COMPUTER SOFTWARE	699.88	2,146.87	1,495.00	2,977.00	1,000	297.7
10-20-7020 PUBLIC ENGAGEMENT	9,121.50	.00	.00	.00	0	.0
10-20-8010 MISC. CASH OVER/SHORT	1.16-	6.25	.00	.16	0	.0

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

GENERAL FUND

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
TOTAL ADMINISTRATION EXPENDITURES	637,365.20	533,459.79	73,298.67	475,493.03	962,558	49.4
COMMUNITY PROMOTION						
10-21-5030 HSIS/ VISITOR CENTER	30,000.00	30,000.00	15,000.00	30,000.00	60,000	50.0
10-21-5032 EVENTS	1,700.00	5,906.25	2,409.61	7,439.40	68,000	10.9
10-21-5033 K-GOAT ANNUAL FEE	.00	.00	.00	3,500.00	3,500	100.0
10-21-5036 MAYOR & COMMISSIONER AWARDS	2,000.00	2,000.00	2,000.00	2,000.00	2,000	100.0
10-21-5038 MISC. ORGANIZATION REQUEST	10,150.00	1,639.38	150.00	10,622.79	10,000	106.2
10-21-5039 BEAUTIFICATION	.00	237.16	213.00	12,279.67	9,500	129.3
10-21-5040 HOLIDAY DECORATING	.00	.00	.00	.00	21,609	.0
10-21-5041 HISTORIC SITES & FACILITIES	.00	.00	.00	.00	5,000	.0
10-21-5050 4TH OF JULY	23,055.00	32,007.09	5.99	5.99	0	.0
10-21-5055 CONTRIBUTION TO OTHERS	.00	.00	.00	10,000.00	10,000	100.0
10-21-5108 OTHER CONTRACTUAL SERVICES	.00	62,627.67	1,773.33	15,788.29	21,000	75.2
10-21-5109 WEBSITE & MARKETING	.00	.00	453.84	22,711.59	70,000	32.5
10-21-5430 VISITOR CTR BLDG MAINTENANCE	3,335.54	16,529.84	.00	4,911.89	10,000	49.1
10-21-7600 CONTINGENCY	.00	.00	.00	285.00	1,000	28.5
TOTAL COMMUNITY PROMOTION	70,240.54	150,947.39	22,005.77	119,544.62	291,609	41.0
BUILDING INSPECTOR						
10-22-5000 OPERATIONS CONTRACTUAL	15,353.01	35,050.93	4,336.18	11,140.01	75,000	14.9
10-22-5108 OTHER PROFESSIONAL SERVICES	.00	.00	.00	.00	1,000	.0
TOTAL BUILDING INSPECTOR	15,353.01	35,050.93	4,336.18	11,140.01	76,000	14.7

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

GENERAL FUND

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
<u>POLICE EXPENDITURES</u>						
10-30-4102 SALARIES	63,710.40	77,927.20	12,240.00	79,560.00	111,389	71.4
10-30-4103 HOURLY WAGES--SWORN	297,003.38	297,040.94	64,238.13	383,320.38	586,346	65.4
10-30-4104 OVERTIME--REGULAR	10,684.72	6,937.27	3,394.88	11,528.93	15,000	76.9
10-30-4105 HOLIDAY	8,433.12	7,476.32	2,570.80	12,854.00	15,000	85.7
10-30-4106 OVERTIME--HOLIDAY WORKED-SWORN	13,590.30	10,892.75	3,959.04	12,904.91	21,000	61.5
10-30-4108 BONUS PAY	.00	1,000.00	.00	1,000.00	1,000	100.0
10-30-4109 HOURLY WAGES--CIVILIAN	88,402.92	83,587.25	13,074.37	84,169.42	138,427	60.8
10-30-4110 OVERTIME--HOLIDAY WKD-CIVILIAN	353.30	610.04	469.88	1,820.68	2,000	91.0
10-30-4201 FICA	5,561.64	5,221.71	837.67	5,426.97	8,582	63.2
10-30-4202 MEDICARE	6,731.26	6,750.29	1,401.18	8,225.25	12,124	67.8
10-30-4203 HEALTH INS.	66,321.00	71,429.60	11,947.20	71,683.20	157,081	45.6
10-30-4204 LIFE INS.	491.40	466.48	72.52	435.12	912	47.7
10-30-4205 DEFERRED COMP	4,606.92	4,732.46	743.14	4,838.19	9,200	52.6
10-30-4206 UNEMPLOYMENT	961.98	970.91	199.87	1,174.20	1,900	61.8
10-30-4207 DISABILITY INSURANCE	3,949.42	3,911.42	743.28	4,131.51	8,300	49.8
10-30-4209 DENTAL INSURANCE	3,979.20	4,012.00	657.60	3,945.60	8,261	47.8
10-30-4210 PENSION FPPA	42,754.18	45,976.27	8,186.06	58,903.43	92,582	63.6
10-30-5101 LEGAL	.00	1,424.50	840.00	1,012.50	5,000	20.3
10-30-5105 OTHER CONTRACT SERVICES	159,384.54	100,053.80	.00	102,443.40	198,851	51.5
10-30-5106 IT SERVICES	.00	.00	.00	1,407.63	0	.0
10-30-5108 OTHER PROFESSIONAL SERVICES	64,757.06	58,869.27	2,274.19	52,795.36	90,000	58.7
10-30-5109 POLYGRAPH/PSY EXAM	150.00	425.70	.00	.00	2,000	.0
10-30-5207 REPAIR/MAINT-SERVICES	.00	.00	.00	.00	1,000	.0
10-30-5208 REPAIRS/MAINTENANCE/BLDG.	810.63	366.19	15.97	48.93	2,000	2.5
10-30-5212 TRAINING	11,702.51	8,536.22	1,441.75	9,981.99	18,000	55.5
10-30-5213 MEDICAL/BLOOD DRAW	.00	.00	.00	.00	1,000	.0
10-30-5215 EMPLOYEE INCENTIVE	340.00	548.95	.00	598.60	2,000	29.9
10-30-5300 CIRSA W/C INSURANCE	10,074.72	14,896.19	.00	14,096.86	27,687	50.9
10-30-5301 CIRSA P/C INSURANCE	114,921.92	168,533.05	.00	217,167.21	410,631	52.9
10-30-5303 TELEPHONE	864.48	860.47	141.77	859.36	1,800	47.7
10-30-5304 DUES & PUBLICATIONS	3,221.42	1,045.00	.00	885.00	2,000	44.3
10-30-5305 TRAVEL & MEALS	51.77	.00	.00	12.00	1,000	1.2
10-30-5309 CONTRACT OFFICE EQUIP.	710.35	373.06	72.56	272.65	1,500	18.2
10-30-5310 POSTAGE, SHIPPING, BOX RENT	99.91	210.91	.00	343.78	500	68.8
10-30-5314 INSURANCE CLAIMS	2,000.00	.00	3,245.00	6,396.08	5,000	127.9
10-30-5325 PRINTING	2,744.17	3,793.42	.00	2,567.14	3,200	80.2
10-30-5326 TOWING	232.00	300.00	.00	.00	1,000	.0
10-30-5330 COMMUNICATIONS EQUIPMENT	553.34	570.00	.00	.00	1,000	.0
10-30-5335 CELL/INTERNET SERVICE	3,519.66	5,859.39	974.42	7,117.53	10,000	71.2
10-30-5350 PUBLIC EDUCATION/RELATIONS	1,865.66	3,869.73	.00	2,212.70	4,000	55.3
10-30-6001 ELECTRICITY & GAS	2,093.68	5,478.04	308.02	3,147.97	5,000	63.0
10-30-6010 MATERIALS/SUPPLIES/OFFICE	2,319.34	1,068.95	.00	928.31	2,500	37.1
10-30-6015 MATERIALS/SUPPLIES-INVESTIG.	1,788.16	1,066.16	.00	279.35	1,700	16.4
10-30-6022 SAFETY ITEMS	.00	.00	.00	.00	1,000	.0
10-30-6030 UNIFORMS	3,889.54	4,147.86	341.00	6,098.17	15,000	40.7
10-30-6040 OCCUPATIONAL EQUIP/SAFETY	5,212.69	4,854.00	.00	1,780.92	9,000	19.8
10-30-6045 AMMUNITION	1,237.70	.00	.00	.00	4,000	.0
10-30-6050 WATER/SEWER	1,902.43	1,847.02	599.49	1,834.63	3,700	49.6
10-30-6100 FLEET MAINTENANCE	33,660.29	16,897.24	3,389.66	35,596.13	30,000	118.7
10-30-6191 FLEET FUEL	16,550.99	18,043.79	634.20	19,089.36	33,000	57.9
10-30-6192 FLEET TIRES	1,263.10	806.32	736.64	1,837.63	3,000	61.3
10-30-6193 FLEET SUPPLIES	1,878.31	526.02	.00	354.28	2,000	17.7

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

GENERAL FUND

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
10-30-7010 COMPUTERS / OFFICE EQUIPMENT	.00	.00	.00	.00	3,000	.0
10-30-7011 COMPUTER SOFTWARE	18,061.90	23,478.26	3,600.00	56,337.58	30,000	187.8
TOTAL POLICE EXPENDITURES	1,085,397.41	1,077,692.42	143,350.29	1,293,424.84	2,121,173	61.0

COURT EXPENDITURES

10-40-4103 HOURLY	15,269.37	10,296.23	3,771.72	12,947.23	16,347	79.2
10-40-4104 OVERTIME	495.87	129.31	.00	.00	200	.0
10-40-4201 FICA	945.69	623.47	229.54	776.90	1,207	64.4
10-40-4202 MEDICARE	221.14	145.79	53.69	181.73	285	63.8
10-40-4203 HEALTH INS.	1,900.80	1,380.88	261.13	1,566.75	3,135	50.0
10-40-4204 LIFE INS.	21.00	13.44	2.24	13.44	42	32.0
10-40-4205 DEFERRED COMP	458.06	308.92	48.30	313.95	606	51.8
10-40-4206 UNEMPLOYMENT	31.51	20.88	7.54	25.89	41	63.2
10-40-4207 WORKMANS COMP	138.77	92.85	16.01	95.38	186	51.3
10-40-4209 DENTAL INSURANCE	74.40	49.14	8.70	52.20	104	50.2
10-40-5101 LEGAL FEES	112.50	.00	.00	.00	200	.0
10-40-5110 JUDGE RETAINER	9,600.00	11,200.00	1,600.00	9,600.00	19,200	50.0
10-40-5115 PROSECUTOR	10,900.75	10,928.26	1,563.37	9,380.22	18,734	50.1
10-40-5209 JURY/WITNESS FEES	.00	.00	.00	.00	100	.0
10-40-5212 TRAINING	.00	.00	.00	50.00	100	50.0
10-40-5304 DUES & PUBLICATIONS	.00	.00	.00	.00	50	.0
10-40-5310 POSTAGE	.00	.00	.00	.00	50	.0
10-40-5320 INTERPRETORS	21.32	96.76	.00	34.44	100	34.4
10-40-5325 PRINTING	.00	.00	.00	295.36	25	1181.4
10-40-6010 MATERIALS/SUPPLIES-MISC.	119.97	.00	.00	240.87	200	120.4
10-40-6030 CLOTHING/ROBE	.00	.00	.00	.00	30	.0
10-40-6035 RESTITUTION	.00	.00	.00	757.07	100	757.1
TOTAL COURT EXPENDITURES	40,311.15	35,285.93	7,562.24	36,331.43	61,042	59.5

FIRE DEPARTMENT

10-50-5050 CONTRIBUTION TO CCCESD	149,937.50	154,770.00	.00	198,137.50	396,275	50.0
TOTAL FIRE DEPARTMENT	149,937.50	154,770.00	.00	198,137.50	396,275	50.0

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

GENERAL FUND

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
<u>PARKS EXPENDITURES</u>						
10-60-4103 HOURLY	45,122.47	46,039.88	3,168.00	22,872.52	74,030	30.9
10-60-4104 OVERTIME	5,700.94	5,356.47	264.00	2,940.96	11,511	25.6
10-60-4105 HOLIDAY	831.60	685.12	.00	.00	913	.0
10-60-4201 FICA	3,141.44	3,159.92	212.79	1,561.38	4,590	34.0
10-60-4202 MEDICARE	734.72	739.03	49.77	365.17	1,073	34.0
10-60-4203 HEALTH INS.	3,801.60	4,315.20	.00	2,448.00	9,795	25.0
10-60-4204 LIFE INS.	81.20	67.20	.00	12.60	107	11.8
10-60-4205 DEFERRED COMP	1,378.66	1,401.73	.00	487.53	2,882	16.9
10-60-4206 UNEMPLOYMENT	103.34	104.19	6.87	51.64	189	27.3
10-60-4207 DISABILITY INSURANCE	437.38	438.85	.00	133.45	743	18.0
10-60-5108 OTHER PROFESSIONAL SERVICES	6,382.98	10,165.61	4,009.08	4,009.08	40,000	10.0
10-60-5202 DISPOSAL	.00	2,238.48	236.91	6,884.08	5,000	137.7
10-60-5207 REPAIR/MAINT-SERVICES	.00	7,796.73	23.84	23.84	10,000	.2
10-60-5208 MAINT./REPAIRS-BUILDING	906.01	2,034.08	.00	329.55	2,000	16.5
10-60-5209 VANDALISM MAINTENANCE	401.25	198.64	.00	259.68	500	51.9
10-60-5210 GREENWAY MAINTENANCE	.00	.00	.00	.00	1,000	.0
10-60-5211 TRAIL MAINTENANCE-VCMP	.00	5,725.26	.00	.00	10,000	.0
10-60-5212 TRAINING	.00	.00	.00	.00	100	.0
10-60-5213 MEDICAL	.00	.00	.00	.00	100	.0
10-60-5215 EMPLOYEE INCENTIVE	.00	.00	.00	.00	250	.0
10-60-5300 CIRSA W/C INSURANCE	1,060.50	1,567.99	.00	1,483.87	2,915	50.9
10-60-5301 CIRSA P/C INSURANCE	.00	.00	.00	29,861.82	59,724	50.0
10-60-5305 TRAVEL & MEALS	.00	204.82	.00	.00	100	.0
10-60-5306 EQUIPMENT RENTAL	.00	.00	.00	.00	500	.0
10-60-5335 CELL/INTERNET SERVICE	152.41	610.73	.00	81.48	1,000	8.2
10-60-6001 ELECTRICITY & GAS	4,001.33	4,407.15	463.49	3,561.89	7,500	47.5
10-60-6010 MATERIALS/SUPPLIES-MISC.	5,036.56	3,951.47	985.33	3,342.25	9,000	37.1
10-60-6012 GAS, OIL-EQUIPMENT	37.64	156.11	.00	.00	500	.0
10-60-6020 TOOLS	375.92	886.94	.00	38.30	1,000	3.8
10-60-6022 SAFETY ITEMS	457.28	159.89	.00	134.99	300	45.0
10-60-6040 OCCUPATIONAL EQUIP/SAFETY	.00	277.82	.00	.00	300	.0
10-60-6045 SPRINKLER PARTS	39.20	1,279.66	155.93	178.53	1,800	9.9
10-60-6050 WATER/SEWER	3,102.23	5,631.63	1,097.36	3,401.26	16,000	21.3
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	.00	.00	.00	9,000	.0
10-60-6099 SALTED SAND	.00	.00	.00	.00	1,600	.0
10-60-6150 FLEET MAINT	2,862.28	.00	142.84	159.70	2,000	8.0
10-60-6191 FLEET FUEL	1,522.77	2,345.87	.00	1,571.87	3,500	44.9
10-60-6192 FLEET TIRES	.00	.00	.00	.00	1,000	.0
10-60-6193 FLEET SUPPLIES	.00	639.42	.00	.00	1,000	.0
10-60-6200 PARKS MAINT. & PARTS	3,805.99	3,566.74	76.98	1,256.51	8,000	15.7
10-60-6204 WEED CONTROL	.00	.00	.00	.00	500	.0
10-60-6206 CHEMICALS/FERTILITZER	.00	.00	33.47	212.67	500	42.5
10-60-6207 CHEM/PESTICIDES/HERBICIDES	.00	.00	.00	.00	150	.0
10-60-7007 EQUIPMENT PURCHASE	.00	.00	.00	.00	1,000	.0
TOTAL PARKS EXPENDITURES	91,477.70	116,152.63	10,926.66	87,664.62	304,622	28.8

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

GENERAL FUND

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
<u>CEMETERY EXPENDITURES</u>						
10-70-7100 CEMETERY MAINTENANCE	.00	.00	.00	41.94	5,000	.8
TOTAL CEMETERY EXPENDITURES	.00	.00	.00	41.94	5,000	.8
TOTAL FUND EXPENDITURES	2,331,808.51	2,412,684.91	315,599.50	2,569,172.91	4,779,631	53.8
NET REVENUE OVER EXPENDITURES	629,096.61-	590,433.20-	(41,580.38)	(706,628.89)	135,794-	(520.4)

CITY OF IDAHO SPRINGS
BALANCE SHEET
JUNE 30, 2026

HANSEN'S CEMETERY TRUST FUND

ASSETS

15-00-1000	CASH - COMBINED FUND	10,500.60	
	TOTAL ASSETS		10,500.60

LIABILITIES AND EQUITY

FUND EQUITY

15-00-2600	FUND BALANCE	10,360.52	
	UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	140.08	
	BALANCE - CURRENT DATE	140.08	
	TOTAL FUND EQUITY		10,500.60
	TOTAL LIABILITIES AND EQUITY		10,500.60

CITY OF IDAHO SPRINGS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

HANSEN'S CEMETERY TRUST FUND

		<u>YTD ACTUAL 2024-</u>	<u>YTD ACTUAL 2025-</u>	<u>PERIOD ACTU</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>PCNT</u>
	<u>MISCELLANEOUS</u>						
15-00-3601	INTEREST EARNED	188.19	169.38	31.48	140.08	300	46.7
	TOTAL MISCELLANEOUS	188.19	169.38	31.48	140.08	300	46.7
	TOTAL FUND REVENUE	188.19	169.38	31.48	140.08	300	46.7
	NET REVENUE OVER EXPENDITURES	188.19	169.38	31.48	140.08	300	46.7

CITY OF IDAHO SPRINGS
BALANCE SHEET
JUNE 30, 2026

RAMP FUND (COLORADO BLVD)

ASSETS

20-00-1000	CASH - COMBINED FUND	708,649.41	
	TOTAL ASSETS		708,649.41

LIABILITIES AND EQUITY

LIABILITIES

20-00-2015	ACCRUED PAYROLL PAYABLE	15.56	
20-00-2020	ACCOUNTS PAYABLE	(169.20)	
	TOTAL LIABILITIES		(153.64)

FUND EQUITY

20-00-2600	FUND BALANCE	699,036.84	
	UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	9,766.21	
	BALANCE - CURRENT DATE	9,766.21	
	TOTAL FUND EQUITY		708,803.05
	TOTAL LIABILITIES AND EQUITY		708,649.41

CITY OF IDAHO SPRINGS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

RAMP FUND (COLORADO BLVD)

		<u>YTD ACTUAL 2024-</u>	<u>YTD ACTUAL 2025-</u>	<u>PERIOD ACTU</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>PCNT</u>
	<u>MISCELLANEOUS</u>						
20-00-3601	INTEREST EARNED	18,563.37	16,403.57	2,213.44	10,597.06	25,000	42.4
	TOTAL MISCELLANEOUS	18,563.37	16,403.57	2,213.44	10,597.06	25,000	42.4
	TOTAL FUND REVENUE	18,563.37	16,403.57	2,213.44	10,597.06	25,000	42.4

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

RAMP FUND (COLORADO BLVD)

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
20-00-4103 ADMINISTRATIVE HOURLY	.00	643.50	100.61	653.95	1,262	51.8
20-00-4104 OVERTIME	.00	8.08	.00	.00	8	.0
20-00-4201 FICA	.00	38.94	5.96	38.88	77	50.5
20-00-4202 MEDICARE	.00	9.14	1.40	9.13	18	50.7
20-00-4203 HEALTH INS.	.00	86.30	16.32	97.92	173	56.6
20-00-4204 LIFE INS.	.00	.84	.14	.84	2	42.0
20-00-4205 RETIREMENT	.00	19.32	3.02	19.63	38	51.7
20-00-4206 UNEMPLOYMENT	.00	1.31	.20	1.30	2	65.0
20-00-4207 DISABILITY INSURANCE	.00	5.81	1.00	5.96	0	.0
20-00-4209 DENTAL INSURANCE	.00	3.06	.54	3.24	0	.0
20-00-6016 ASPHALT, CURB & GUTTER	.00	.00	.00	.00	200,000	.0
TOTAL DEPARTMENT 00	.00	816.30	129.19	830.85	201,580	.4
TOTAL FUND EXPENDITURES	.00	816.30	129.19	830.85	201,580	.4
NET REVENUE OVER EXPENDITURES	18,563.37	15,587.27	2,084.25	9,766.21	176,580-	5.5

CITY OF IDAHO SPRINGS
BALANCE SHEET
JUNE 30, 2026

IMPROVEMENT FUND

ASSETS

21-00-1000	CASH - COMBINED FUND	(1,593,283.70)	
21-00-1120	CASH W/COUNTY TREASURER	3,998.29	
21-00-1165	OTHER RECEIVABLES	19,440.55	
TOTAL ASSETS			(1,569,844.86)

LIABILITIES AND EQUITY

LIABILITIES

21-00-2015	ACCRUED PAYROLL PAYABLE	510.63	
21-00-2020	ACCOUNTS PAYABLE	1,128,583.71	
21-00-2021	RETAINAGE PAYABLE	37,952.36	
TOTAL LIABILITIES			1,167,046.70

FUND EQUITY

21-00-2600	FUND BALANCE	(885,881.58)	
UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD		(1,851,009.98)	
BALANCE - CURRENT DATE		(1,851,009.98)	
TOTAL FUND EQUITY			(2,736,891.56)
TOTAL LIABILITIES AND EQUITY			(1,569,844.86)

CITY OF IDAHO SPRINGS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

IMPROVEMENT FUND

		YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
<u>TAXES</u>							
21-00-3130	SALES TAX (1/4)	421,658.95	435,680.53	61,633.56	428,984.01	1,216,800	35.3
21-00-3135	BUILDING USE TAX (1/3)	5,084.46	4,559.69	1,639.13	4,809.29	15,000	32.1
21-00-3136	MOTOR VEHICLE USE TAX	21,822.21	17,955.13	3,371.48	18,713.64	40,000	46.8
	TOTAL TAXES	448,565.62	458,195.35	66,644.17	452,506.94	1,271,800	35.6
<u>MISCELLANEOUS</u>							
21-00-3601	INTEREST EARNED	8,888.65	3,603.66	(4,776.83)	(20,201.73)	8,000	(252.5)
21-00-3695	SALE OF EQUIPMENT/INS. PROCEED	.00	.00	.00	.00	250,000	.0
	TOTAL MISCELLANEOUS	8,888.65	3,603.66	(4,776.83)	(20,201.73)	258,000	(7.8)
<u>SOURCE 37</u>							
21-00-3760	FOUNDATION GRANTS	125,000.00	.00	.00	.00	0	.0
21-00-3769	AFFODABLE HSG GRANT--IHOP--FED	.00	.00	21,702.96	21,702.96	0	.0
21-00-3770	LWCF GRANT--SHELLY QUINN--FED	.00	17,643.12	.00	.00	0	.0
21-00-3771	GOCO GRANT	.00	.00	122,531.85	122,531.85	0	.0
21-00-3773	DOLA GRANT-EIAF 9908PD RENOVAT	366,466.20	.00	.00	.00	0	.0
21-00-3774	DOLA GRANT-EIAF 9908 POLICE	.00	.00	.00	315,067.68	800,000	39.4
	TOTAL SOURCE 37	491,466.20	17,643.12	144,234.81	459,302.49	800,000	57.4
<u>INTERFUND TRANSFERS</u>							
21-00-3922	TRANSFER FROM CTF	.00	.00	.00	.00	120,000	.0
	TOTAL INTERFUND TRANSFERS	.00	.00	.00	.00	120,000	.0
	TOTAL FUND REVENUE	948,920.47	479,442.13	206,102.15	891,607.70	2,449,800	36.4

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

IMPROVEMENT FUND

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
<u>IMPROVEMENT FUND EXPENDITURES</u>						
21-00-4102 ADMINISTRATIVE SALARY	.00	20,199.80	3,261.92	21,202.48	31,825	66.6
21-00-4103 ADMINISTRATIVE HOURLY	.00	643.50	100.61	653.95	1,262	51.8
21-00-4104 OVERTIME	.00	8.08	.00	.00	8	.0
21-00-4201 FICA	.00	1,271.39	200.92	1,309.76	2,498	52.4
21-00-4202 MEDICARE	.00	297.47	47.00	306.38	500	61.3
21-00-4203 HEALTH INS.	.00	2,683.10	465.76	2,799.84	5,366	52.2
21-00-4204 LIFE INS.	.00	11.76	1.96	11.76	20	58.8
21-00-4205 RETIREMENT	.00	1,151.02	194.86	1,266.59	1,234	102.6
21-00-4206 UNEMPLOYMENT	.00	42.44	6.72	43.68	70	62.4
21-00-4207 DISABILITY INSURANCE	.00	158.98	26.78	160.34	0	.0
21-00-4209 DENTAL INSURANCE	.00	109.62	14.46	86.76	0	.0
21-00-5102 AUDIT	.00	.00	.00	.00	408	.0
21-00-5103 ENGINEERING--AFFORDABLE HSG	40,625.10	608.00	.00	.00	0	.0
21-00-6013 CITY HALL FURNISHING/EQUIPMENT	219.90	.00	.00	.00	0	.0
21-00-6023 PARK IMPROVEMENTS-CRC	.00	569.70	.00	.00	0	.0
21-00-6024 VCMP TRAILS CONSTRUCTION	283,670.16	330,671.22	88,010.30	233,064.39	0	.0
21-00-6026 PD EQUIPMENT	11,540.36	114,570.90	41,639.43	103,240.65	108,000	95.6
21-00-6028 STREETSCAPE/MALL IMPROVEMENTS	6,101.00	2,531.00	.00	.00	0	.0
21-00-6032 SHELLY QUINN PARK	12,017.31	330,102.49	.00	.00	0	.0
21-00-7041 MUSEUM BUILDING IMPROVEMENT	10,000.00	.00	.00	.00	0	.0
21-00-7042 LIBRARY BUILDING IMPROVEMENT	20.77	575.00	.00	.00	0	.0
21-00-7043 LAND ACQUISITION	375,000.00	761,000.00	.00	.00	0	.0
21-00-7044 PW FACILITY PROJECT	1,314,544.31	6,814.00	.00	.00	0	.0
21-00-7045 POLICE STATION IMPROVEMENTS	108,792.47	313,480.13	568,031.60	2,364,465.79	2,500,000	94.6
21-00-7046 DOWNTOWN PARKING IMPROVEMENTS	2,829.43	.00	.00	.00	0	.0
TOTAL IMPROVEMENT FUND EXPENDITURE	2,165,360.81	1,887,499.60	702,002.32	2,728,612.37	2,651,191	102.9
<u>HSF PROJECTS</u>						
21-61-7040 CITY HALL IMPROVEMENTS	355,422.58	.00	.00	.00	0	.0
21-61-7042 SITES & FACILITIES IMPROVEMENT	104,877.77	83,303.11	7,002.66	14,005.31	0	.0
TOTAL HSF PROJECTS	460,300.35	83,303.11	7,002.66	14,005.31	0	.0
TOTAL FUND EXPENDITURES	2,625,661.16	1,970,802.71	709,004.98	2,742,617.68	2,651,191	103.5
NET REVENUE OVER EXPENDITURES	1,676,740.69-	1,491,360.58-	(502,902.83)	(1,851,009.98)	201,391-	(919.1)

CITY OF IDAHO SPRINGS
BALANCE SHEET
JUNE 30, 2026

CONSERVATION TRUST FD LOTTERY

ASSETS

22-00-1000	CASH - COMBINED FUND	144,368.05	
	TOTAL ASSETS		144,368.05

LIABILITIES AND EQUITY

FUND EQUITY

22-00-2600	FUND BALANCE	137,254.70	
	UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	7,113.35	
	BALANCE - CURRENT DATE	7,113.35	
	TOTAL FUND EQUITY		144,368.05
	TOTAL LIABILITIES AND EQUITY		144,368.05

CITY OF IDAHO SPRINGS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

CONSERVATION TRUST FD LOTTERY

		YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
	<u>INTERGOVERNMENTAL</u>						
22-00-3358	CONSERVATION TRUST FUNDS	5,844.02	5,038.22	2,009.84	5,216.31	10,000	52.2
	TOTAL INTERGOVERNMENTAL	5,844.02	5,038.22	2,009.84	5,216.31	10,000	52.2
	<u>MISCELLANEOUS</u>						
22-00-3601	INTEREST EARNED	1,992.97	2,106.72	432.83	1,897.04	1,000	189.7
	TOTAL MISCELLANEOUS	1,992.97	2,106.72	432.83	1,897.04	1,000	189.7
	TOTAL FUND REVENUE	7,836.99	7,144.94	2,442.67	7,113.35	11,000	64.7

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

CONSERVATION TRUST FD LOTTERY

		<u>YTD ACTUAL 2024-</u>	<u>YTD ACTUAL 2025-</u>	<u>PERIOD ACTU</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>PCNT</u>
	<u>CONSERVATION FUND EXPENDITURES</u>						
22-00-8240	PROJECTS	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>120,000</u>	<u>.0</u>
	TOTAL CONSERVATION FUND EXPENDITUR	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>120,000</u>	<u>.0</u>
	TOTAL FUND EXPENDITURES	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>120,000</u>	<u>.0</u>
	NET REVENUE OVER EXPENDITURES	<u>7,836.99</u>	<u>7,144.94</u>	<u>2,442.67</u>	<u>7,113.35</u>	<u>109,000-</u>	<u>6.5</u>

CITY OF IDAHO SPRINGS
BALANCE SHEET
JUNE 30, 2026

1% STREET SALES TAX

ASSETS

23-00-1000	CASH - COMBINED FUND	1,474,086.17	
23-00-1165	OTHER RECEIVABLES	142,717.81	
	TOTAL ASSETS		1,616,803.98

LIABILITIES AND EQUITY

LIABILITIES

23-00-2015	ACCRUED PAYROLL PAYABLE	15.56	
	TOTAL LIABILITIES		15.56

FUND EQUITY

23-00-2600	FUND BALANCE	1,458,017.14	
	UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	158,771.28	
	BALANCE - CURRENT DATE	158,771.28	
	TOTAL FUND EQUITY		1,616,788.42
	TOTAL LIABILITIES AND EQUITY		1,616,803.98

CITY OF IDAHO SPRINGS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

1% STREET SALES TAX

		YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
	SOURCE 31						
23-00-3133	SALES TAX (1/4) STREETS CIP	421,658.92	435,680.51	61,633.56	428,983.99	1,216,800	35.3
	TOTAL SOURCE 31	421,658.92	435,680.51	61,633.56	428,983.99	1,216,800	35.3
	SOURCE 36						
23-00-3601	INTEREST EARNED	27,525.24	21,435.09	4,419.46	20,393.39	40,000	51.0
	TOTAL SOURCE 36	27,525.24	21,435.09	4,419.46	20,393.39	40,000	51.0
	TOTAL FUND REVENUE	449,184.16	457,115.60	66,053.02	449,377.38	1,256,800	35.8

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

1% STREET SALES TAX

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
23-00-4103 ADMINISTRATIVE HOURLY	.00	643.50	100.61	653.95	1,262	51.8
23-00-4104 OVERTIME	.00	8.08	.00	.00	8	.0
23-00-4201 FICA	.00	38.94	5.96	38.88	51	76.2
23-00-4202 MEDICARE	.00	9.14	1.40	9.13	12	76.1
23-00-4203 HEALTH INS.	.00	86.30	16.32	97.92	173	56.6
23-00-4204 LIFE INS.	.00	.84	.14	.84	1	84.0
23-00-4205 RETIREMENT	.00	19.32	3.02	19.63	38	51.7
23-00-4206 UNEMPLOYMENT	.00	1.31	.20	1.30	2	65.0
23-00-4207 DISABILITY INSURANCE	.00	5.81	1.00	5.96	0	.0
23-00-4209 DENTAL INSURANCE	.00	3.06	.54	3.24	0	.0
23-00-5101 LEGAL AND PROFESSIONAL	.00	.00	.00	.00	250	.0
23-00-5102 AUDIT	.00	.00	.00	.00	226	.0
23-00-5103 ENGINEERING	436,577.12	2,798.00	.00	.00	20,000	.0
23-00-6016 ASPHALT, CURB & GUTTER	.00	.00	100,619.00	100,619.00	500,000	20.1
23-00-8114 NOTES PAYABLE BONDS - PRIN	.00	.00	.00	.00	290,000	.0
23-00-8115 NOTES PAYABLE BONDS-INT	196,956.25	193,206.25	.00	189,156.25	378,313	50.0
TOTAL DEPARTMENT 00	633,533.37	196,820.55	100,748.19	290,606.10	1,190,336	24.4
TOTAL FUND EXPENDITURES	633,533.37	196,820.55	100,748.19	290,606.10	1,190,336	24.4
NET REVENUE OVER EXPENDITURES	184,349.21-	260,295.05	(34,695.17)	158,771.28	66,464	238.9

CITY OF IDAHO SPRINGS
BALANCE SHEET
JUNE 30, 2026

WATER FUND

ASSETS

51-00-1000	CASH - COMBINED FUND	(179,507.81)	
51-00-1150	A/R--BILLED ACCOUNTS	79,552.47	
51-00-1161	UTILITY ACCOUNTS RECEIVABLE	368,692.55	
51-00-1165	OTHER RECEIVABLES	72,035.82	
51-00-1201	DEPOSIT ON EQUIPMENT	46,630.00	
51-00-1300	LEASE ASSET - SBITAS	4,194.10	
51-00-1310	ACCUMULATED DEPRECIATION-LEASE	(838.78)	
51-00-1350	CONSTRUCTION IN PROGRESS	2,801,447.14	
51-00-1610	LAND	522,238.83	
51-00-1620	WATER RIGHTS	10,440.00	
51-00-1630	IMPROVEMENTS OTHER THAN BLDGS	18,813,555.95	
51-00-1631	ACCUMULATED DEPRECIATION	(10,349,261.48)	
51-00-1640	MACHINERY & EQUIPMENT	501,370.16	
	TOTAL ASSETS		12,690,548.95

LIABILITIES AND EQUITY

LIABILITIES

51-00-2010	ACCR'D COMP'D ABS--LT	20,089.55	
51-00-2011	ACCR'D COMP'D ABS-CURR PORTION	2,232.17	
51-00-2015	ACCRUED PAYROLL PAYABLE	3,113.78	
51-00-2020	ACCOUNTS PAYABLE	(31,512.01)	
51-00-2021	RETAINAGE PAYABLE	98,869.74	
51-00-2143	LEASE LIABILITY	2,474.95	
51-00-2251	2004 CWCB NOTE PAYABLE--LT	378,000.68	
51-00-2254	2004 CWCB LOAN ACCR'D INT PAYA	16,346.43	
51-00-2255	2004 CWCB NOTE PAYABLE--CURR	54,778.01	
	TOTAL LIABILITIES		544,393.30

FUND EQUITY

51-00-2600	FUND BALANCE	9,337,909.04	
51-00-2611	CONTRIBUTED CAPITAL	150,585.00	
51-00-2612	CONTRIB CAPITAL - GRANTS	583,086.00	
	UNAPPROPRIATED FUND BALANCE:		
51-00-2900	RETAINED EARNINGS	1,692,302.74	
	REVENUE OVER EXPENDITURES - YTD	382,272.87	
	BALANCE - CURRENT DATE	2,074,575.61	
	TOTAL FUND EQUITY		12,146,155.65
	TOTAL LIABILITIES AND EQUITY		12,690,548.95

CITY OF IDAHO SPRINGS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

WATER FUND

		YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
<u>CARRY OVER</u>							
51-00-3130	SALES TAX	210,829.44	217,840.24	30,816.78	214,491.99	608,400	35.3
	TOTAL CARRY OVER	210,829.44	217,840.24	30,816.78	214,491.99	608,400	35.3
<u>CHARGES FOR SERVICES</u>							
51-00-3411	USAGE FEES	858,291.91	614,869.04	218,975.96	633,252.77	1,341,343	47.2
51-00-3415	LATE CHARGES	5,506.77	12,126.50	5,811.55	15,578.92	20,000	77.9
51-00-3421	SERVICE CHARGE	.00	.00	301.00	1,641.25	200	820.6
51-00-3422	TAP FEES	.00	.00	.00	.00	50,000	.0
	TOTAL CHARGES FOR SERVICES	863,798.68	626,995.54	225,088.51	650,472.94	1,411,543	46.1
<u>FINES/LEASES</u>							
51-00-3500	WATER LEASE	36,983.02	38,428.64	.00	(20,323.97)	50,000	(40.7)
	TOTAL FINES/LEASES	36,983.02	38,428.64	.00	(20,323.97)	50,000	(40.7)
<u>MISCELLANEOUS</u>							
51-00-3601	INTEREST EARNED	43,445.78	8,933.91	(538.18)	(4,298.89)	15,000	(28.7)
51-00-3606	HAULED/BULK WATER	21,635.93	81,091.73	24,514.40	111,801.85	250,000	44.7
51-00-3690	NSF FEES	.00	.00	15.00	150.00	0	.0
51-00-3699	OTHER INCOME	500.00	.00	.00	.00	500	.0
	TOTAL MISCELLANEOUS	65,581.71	90,025.64	23,991.22	107,652.96	265,500	40.6
<u>GRANTS</u>							
51-00-3720	CDPHE GRANTS	.00	10,000.00	.00	.00	0	.0
	TOTAL GRANTS	.00	10,000.00	.00	.00	0	.0
<u>SOURCE 38</u>							
51-00-3890	DOLA EIAF 9582-VA CYN RD.	.00	121,623.86	.00	.00	0	.0
51-00-3891	CWCB GRANT	.00	289,824.10	.00	.00	0	.0
51-00-3893	DOLA GRANT EIAF 9983-MONTANE	.00	.00	.00	37,038.20	0	.0
51-00-3894	EIAF 9648--CHI CRK WATER-DOLA	.00	200,000.00	.00	14,093.36	1,000,000	1.4
	TOTAL SOURCE 38	.00	611,447.96	.00	51,131.56	1,000,000	5.1
	TOTAL FUND REVENUE	1,177,192.85	1,594,738.02	279,896.51	1,003,425.48	3,335,443	30.1

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

WATER FUND

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
<u>OPERATIONAL EXPENDITURES</u>						
51-00-4102 SALARIES	25,766.00	61,250.44	6,513.52	42,337.88	89,588	47.3
51-00-4103 HOURLY	46,052.32	65,577.46	8,175.67	49,244.65	144,565	34.1
51-00-4104 OVERTIME	2,200.31	1,490.55	167.23	4,136.54	4,000	103.4
51-00-4105 HOLIDAY	458.00	546.00	139.35	696.75	1,020	68.3
51-00-4201 FICA	4,337.13	7,555.03	872.39	5,642.95	14,517	38.9
51-00-4202 MEDICARE	1,014.45	1,770.60	204.03	1,319.77	3,395	38.9
51-00-4203 HEALTH INS.	17,739.43	26,560.76	3,530.53	20,633.56	61,290	33.7
51-00-4204 LIFE INS.	86.64	119.56	16.45	84.70	240	35.3
51-00-4205 DEFERRED COMP	6,301.50	9,938.50	857.24	5,780.73	20,000	28.9
51-00-4206 UNEMPLOYMENT	149.10	258.38	30.00	192.92	300	64.3
51-00-4207 DISABILITY INSURANCE	697.84	1,061.05	133.46	702.58	2,000	35.1
51-00-4209 DENTAL INSURANCE	765.40	879.76	85.44	487.04	1,890	25.8
51-00-5000 PLANT OPERATIONS CONTRACTUAL	1,893.44	41,872.50	8,620.00	24,613.75	75,000	32.8
51-00-5101 LEGAL	719.73	298.71	.00	4,248.75	3,000	141.6
51-00-5102 AUDIT	2,125.00	3,981.56	.00	.00	3,000	.0
51-00-5103 DESIGN/ENGINEERING	762.00	3,680.00	466.00	466.00	5,000	9.3
51-00-5104 FINANCIAL SERVICES	11,559.81	4,288.03	.00	4,171.39	12,000	34.8
51-00-5106 IT CONSULTING	.00	1,358.93	693.93	4,192.62	10,000	41.9
51-00-5108 OTHER PROFESSIONAL FEES	12,986.50	19,749.38	3,426.02	18,316.86	30,000	61.1
51-00-5109 PROCESS CONTROL EQUIPMENT	1,538.36	3,461.27	.00	.00	4,000	.0
51-00-5201 LAB TESTS	2,476.80	4,403.50	2,317.90	4,534.60	6,000	75.6
51-00-5202 TRASH DISPOSAL	1,263.45	1,081.44	204.88	1,672.48	2,500	66.9
51-00-5204 REPAIR/MAINT-PLANT	2,083.21	1,666.40	229.36	304.62	5,000	6.1
51-00-5206 CH. CK. SAN DIST. MAINT FEE	.00	.00	206.00	1,227.00	0	.0
51-00-5207 REPAIR/MAINT.-SERVICES	5,385.64	3,543.22	.00	3,543.38	10,000	35.4
51-00-5208 REPAIR/MAINT. - INSTRUMENTS	1,215.83	2,053.50	14.99	765.48	4,000	19.1
51-00-5209 INSTRUMENT CALIBRATION	16,830.00	18,212.80	.00	18,293.00	22,000	83.2
51-00-5212 TRAINING	2,978.98	.00	.00	.00	3,000	.0
51-00-5215 EMPLOYEE INCENTIVE	140.00	156.80	.00	.00	500	.0
51-00-5300 CIRSA W/C INSURANCE	2,121.00	3,135.82	.00	2,967.76	5,828	50.9
51-00-5301 CIRSA P/C INSURANCE	11,397.67	23,187.48	.00	61,251.87	119,447	51.3
51-00-5302 DISCHARGE PERMITS/LICENSES	260.18	227.91	.00	201.00	2,400	8.4
51-00-5303 TELEPHONE	837.42	1,321.24	305.58	1,849.69	2,500	74.0
51-00-5304 DUES & PUBLICATIONS	862.00	2,582.00	.00	2,505.00	2,500	100.2
51-00-5305 TRAVEL & MEALS	.00	.00	.00	168.58	0	.0
51-00-5309 CONTRACT OFFICE EQUIPMENT	49,428.00	8,238.00	.00	3,240.00	30,000	10.8
51-00-5310 POSTAGE	1,069.44	1,091.82	53.75	582.34	2,500	23.3
51-00-5313 ADVERTISING	.00	.00	.00	890.00	0	.0
51-00-5325 PRINTING	1,744.90	34.73	.00	347.21	0	.0
51-00-5335 CELL/INTERNET SERVICE	3,652.80	2,252.66	497.08	7,572.74	5,000	151.5
51-00-6001 ELECTRICITY & GAS	45,416.66	39,855.50	4,392.07	45,968.82	70,000	65.7
51-00-6004 MATERIALS/SUPPLIES/PLANT	562.12	.00	.00	.00	2,000	.0
51-00-6007 MATERIALS/SUPPLIES/EQUIP	16.00	5.99	.00	23.57	1,000	2.4
51-00-6010 MATERIALS/SUPPLIES/OFFICE	606.21	172.25	.00	.00	500	.0
51-00-6012 GAS/OIL-EQUIPMENT	710.74	.00	.00	.00	1,000	.0
51-00-6022 SAFETY ITEMS	548.53	150.62	.00	.00	800	.0
51-00-6025 TOOLS & SUPPLIES	21.97	.00	.00	50.91	200	25.5
51-00-6040 OCCUPATIONAL EQUIP/SAFETY	.00	64.88	.00	.00	400	.0
51-00-6150 FLEET REPAIR & MAINTENANCE	590.32	17.61	6.27	39.04	1,000	3.9
51-00-6191 FLEET FUEL	995.23	850.58	.00	945.47	2,000	47.3
51-00-6192 FLEET TIRES	.00	.00	.00	.00	1,200	.0
51-00-6201 CHEMICALS-CHLORINE	10,830.28	6,884.80	.00	4,153.40	18,000	23.1

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

WATER FUND

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
51-00-6207 CHEMICALS/LAB	307.72	602.74	.00	149.73	2,000	7.5
51-00-6210 CHEMICALS-MISC.	2,790.72	5,684.16	.00	4,391.58	8,000	54.9
51-00-6215 CHEMICALS - CITRIC ACID	.00	.00	.00	1,511.75	2,000	75.6
51-00-6216 CHEMICALS-SODIUM HYDROXIDE	873.80	1,820.60	.00	1,567.95	4,000	39.2
51-00-6500 MISCELLANEOUS EXPENSES	.00	431.00	.00	.00	0	.0
51-00-7010 OFFICE EQUIP/COMPUTERS	2,475.00	.00	.00	218.49	2,000	10.9
51-00-7011 COMPUTER SOFTWARE	54.03	.00	.00	147.00	0	.0
TOTAL OPERATIONAL EXPENDITURES	307,699.61	385,428.52	42,159.14	358,353.90	824,080	43.5

DISTRIBUTION EXPENDITURES

51-15-4102 SALARIES	19,609.20	3,107.40	.00	.00	0	.0
51-15-4103 HOURLY	20,598.38	22,476.96	1,873.21	16,406.06	74,670	22.0
51-15-4104 OVERTIME	1,956.24	1,869.22	225.63	1,579.32	4,000	39.5
51-15-4201 FICA	2,540.25	1,640.96	128.46	1,091.14	4,630	23.6
51-15-4202 MEDICARE	594.12	383.87	30.05	255.21	1,083	23.6
51-15-4203 HEALTH INS.	4,495.81	3,844.92	102.00	1,658.70	9,080	18.3
51-15-4204 LIFE INS.	50.51	37.18	3.51	25.79	90	28.7
51-15-4205 DEFERRED COMP	3,305.12	1,600.12	56.20	731.40	3,200	22.9
51-15-4206 UNEMPLOYMENT	83.15	54.91	4.20	35.98	170	21.2
51-15-4207 DISABILITY INSURANCE	398.25	250.56	19.94	110.23	500	22.1
51-15-4209 DENTAL INSURANCE	168.60	129.81	3.40	51.00	273	18.7
51-15-5205 REPAIR/MAINT-DISTRIBUTION	75.64	.00	.00	573.09	5,000	11.5
51-15-5206 REPAIR/MAINT HYDRANTS	387.69	300.59	.00	86.32	1,000	8.6
51-15-5212 TRAINING	.00	.00	.00	170.00	0	.0
51-15-6003 MATERIALS/SUPPLIES/RESERVOIR	420.00	420.00	.00	604.22	3,000	20.1
51-15-6005 MATERIALS/SUPPLIES/DISTRIB.	1,185.99	803.92	.00	4,137.71	5,000	82.8
51-15-6006 MATERIALS/SUPPLIES/HYDRANT	.00	.00	.00	473.07	3,000	15.8
51-15-6022 SAFETY ITEMS	64.99	.00	.00	.00	500	.0
51-15-6025 TOOLS	.00	49.78	.00	34.99	500	7.0
51-15-6150 FLEET REPAIR & MAINTENANCE	.00	.00	.00	.00	30,000	.0
51-15-7006 METERS/ANTENNA READ BOX	30,870.05	.00	.00	5,253.77	50,000	10.5
TOTAL DISTRIBUTION EXPENDITURES	86,803.99	36,970.20	2,446.60	33,278.00	195,696	17.0

DEPARTMENT 72

51-72-7310 WTP UPGRADES	131,131.93	12,250.00	50.00	3,800.00	50,000	7.6
51-72-7320 WATER DISTRIBUTION PROJECTS	680,524.20	1,979,432.72	416.00	136,300.06	3,650,000	3.7
TOTAL DEPARTMENT 72	811,656.13	1,991,682.72	466.00	140,100.06	3,700,000	3.8

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

WATER FUND

		YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
<u>CAPITAL EXP. PROJECTS</u>							
51-73-7313	MEMBRANES	.00	.00	.00	1,142.40	0	.0
51-73-7315	CAPITAL OUTLAY - EQUIPMENT	.00	.00	.00	.00	15,000	.0
51-73-7320	HIGHWAY 103 WATER IMPVMTS	.00	.00	.00	11,705.00	0	.0
51-73-7325	VIRGINIA CANYON WATER SYS IMPR	.00	238,765.30	.00	.00	0	.0
	TOTAL CAPITAL EXP. PROJECTS	.00	238,765.30	.00	12,847.40	15,000	85.7
<u>DEBT SERVICE</u>							
51-79-8140	2004 CWCBC NOTE--PRINCIPAL	49,576.09	52,112.25	.00	54,778.01	54,778	100.0
51-79-8141	2004 CWCBC NOTE--INTEREST	26,997.16	24,461.00	.00	21,795.24	21,795	100.0
	TOTAL DEBT SERVICE	76,573.25	76,573.25	.00	76,573.25	76,573	100.0
	TOTAL FUND EXPENDITURES	1,282,732.98	2,729,419.99	45,071.74	621,152.61	4,811,349	12.9
	NET REVENUE OVER EXPENDITURES	105,540.13-	1,134,681.97-	234,824.77	382,272.87	1,475,906-	25.9

CITY OF IDAHO SPRINGS
BALANCE SHEET
JUNE 30, 2026

WASTEWATER FUND

ASSETS

52-00-1000	CASH - COMBINED FUND	(226,313.78)	
52-00-1150	A/R--BILLED ACCOUNTS	2,200.00	
52-00-1161	UTILITY ACCOUNTS RECEIVABLE	327,946.51	
52-00-1165	OTHER RECEIVABLES	71,358.90	
52-00-1201	DEPOSIT ON EQUIPMENT	65,157.00	
52-00-1300	LEASE ASSET - SBITAS	4,194.56	
52-00-1310	ACCUMULATED DEPRECIATION-LEASE	(839.24)	
52-00-1610	LAND VALUE	616,889.16	
52-00-1630	IMPROVEMENTS OTHER THAN BLDGS	21,810,613.72	
52-00-1631	ACCUMULATED DEPRECIATION	(8,409,670.66)	
52-00-1640	MACHINERY & EQUIPMENT	403,878.57	
TOTAL ASSETS			14,665,414.74

LIABILITIES AND EQUITY

LIABILITIES

52-00-2010	ACCR'D COMP'D ABS-LT	20,089.55	
52-00-2011	ACCR'D COMP'D ABS-CURR PORTION	2,232.17	
52-00-2015	ACCRUED PAYROLL PAYABLE	3,113.75	
52-00-2020	ACCOUNTS PAYABLE	32,016.81	
52-00-2143	LEASE LIABILITY	2,474.95	
52-00-2530	2019 CWRPDA LOAN	2,370,284.61	
52-00-2531	2019 CWRPDA LOAN--CURR PORTION	97,008.39	
52-00-2532	2019 CWRPDA ACCR'D INT PAY	2,056.08	
52-00-2550	2020 CWRPDA LOAN--LT	2,515,615.83	
52-00-2551	2020 CWRPDA LOAN--CURR PORTION	96,284.44	
52-00-2552	2020 CWRPDA ACCR'D INT PAY	2,176.58	
TOTAL LIABILITIES			5,143,353.16

FUND EQUITY

52-00-2600	FUND BALANCE	7,948,865.00	
52-00-2611	PLANT INVESTMENT FEES	124,940.00	
52-00-2612	CAPITAL GRANT	464,981.00	
UNAPPROPRIATED FUND BALANCE:			
52-00-2900	RETAINED EARNINGS	810,258.30	
	REVENUE OVER EXPENDITURES - YTD	173,017.28	
BALANCE - CURRENT DATE			983,275.58
TOTAL FUND EQUITY			9,522,061.58
TOTAL LIABILITIES AND EQUITY			14,665,414.74

CITY OF IDAHO SPRINGS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

WASTEWATER FUND

		YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
	<u>CARRY OVER</u>						
52-00-3130	SALES TAXES	210,829.43	217,840.22	30,816.78	214,491.98	608,400	35.3
	TOTAL CARRY OVER	210,829.43	217,840.22	30,816.78	214,491.98	608,400	35.3
	<u>CHARGES FOR SERVICES</u>						
52-00-3411	USER FEES	579,302.55	582,873.58	204,147.80	604,216.28	1,266,025	47.7
52-00-3415	LATE CHARGES	4,519.31	9,798.18	5,333.39	13,613.60	16,000	85.1
52-00-3421	SERVICE	.00	350.21-	122.79	133.98	0	.0
52-00-3422	TAP FEES	.00	.00	.00	.00	20,000	.0
	TOTAL CHARGES FOR SERVICES	583,821.86	592,321.55	209,603.98	617,963.86	1,302,025	47.5
	<u>MISCELLANEOUS</u>						
52-00-3601	INTEREST EARNED	32,031.74	7,722.17	(678.52)	(4,065.27)	10,000	(40.7)
52-00-3699	OTHER INCOME	2,200.00	2,300.00	100.00	4,600.00	4,800	95.8
	TOTAL MISCELLANEOUS	34,231.74	10,022.17	(578.52)	534.73	14,800	3.6
	<u>SOURCE 38</u>						
52-00-3890	DOLA EIAF 9582-VA CYN RD	.00	121,623.85	.00	.00	0	.0
	TOTAL SOURCE 38	.00	121,623.85	.00	.00	0	.0
	TOTAL FUND REVENUE	828,883.03	941,807.79	239,842.24	832,990.57	1,925,225	43.3

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

WASTEWATER FUND

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
<u>OPERATIONAL EXPENDITURES</u>						
52-00-4102 SALARIES	25,766.00	61,250.44	6,513.52	42,337.88	89,588	47.3
52-00-4103 HOURLY	46,052.15	65,577.35	4,175.65	36,344.55	144,565	25.1
52-00-4104 OVERTIME	2,200.18	1,490.46	167.21	3,433.24	6,000	57.2
52-00-4105 HOLIDAY	458.00	546.00	139.35	696.75	825	84.5
52-00-4201 FICA	4,336.87	7,554.57	637.79	4,839.66	14,517	33.3
52-00-4202 MEDICARE	1,014.09	1,770.28	149.16	1,131.85	3,395	33.3
52-00-4203 HEALTH INSURANCE	17,739.38	26,560.67	2,714.51	18,185.48	59,588	30.5
52-00-4204 LIFE INS.	86.61	119.56	9.45	63.70	229	27.8
52-00-4205 DEFERRED COMP	6,301.40	9,938.41	737.23	5,393.62	18,548	29.1
52-00-4206 UNEMPLOYMENT	148.74	258.07	21.97	165.51	484	34.2
52-00-4207 DISABILITY INSURANCE	697.70	1,060.83	93.67	583.16	2,011	29.0
52-00-4209 DENTAL INSURANCE	765.40	893.16	58.24	405.44	1,834	22.1
52-00-5000 PLANT OPERATIONS CONTRACTUAL	5,338.86	10,949.00	8,620.00	40,502.75	52,200	77.6
52-00-5101 LEGAL	.00	.00	.00	.00	1,000	.0
52-00-5102 AUDIT	2,125.00	3,981.56	.00	.00	4,000	.0
52-00-5103 DESIGN/ENGINEERING	306.00	.00	466.00	2,437.00	2,000	121.9
52-00-5104 FINANCIAL SERVICES	7,132.80	7,817.54	.00	9,400.37	18,000	52.2
52-00-5106 IT CONSULTING	.00	1,358.93	693.93	4,192.59	4,000	104.8
52-00-5108 OTHER PROFESSIONAL FEES	13,357.47	8,756.80	268.07	11,627.68	20,000	58.1
52-00-5109 PROCESS CONTROL EQUIPMENT	1,061.93	735.63	.00	.00	2,000	.0
52-00-5201 LAB TESTS	3,603.62	4,514.45	484.20	2,996.11	10,000	30.0
52-00-5202 DISPOSAL-TRASH	2,718.00	3,234.12	453.00	2,971.62	6,200	47.9
52-00-5204 REPAIR/MAINT.-PLANT	1,395.32	454.64	45.40	45,317.35	6,000	755.3
52-00-5206 CH. CREEK SAN DIST MAINT FEE	2,671.00	1,485.00	.00	.00	0	.0
52-00-5207 REPAIR/MAINT-SERVICES	3,340.22	5,293.50	.00	5,880.50	10,000	58.8
52-00-5208 REPAIR MAINT - INSTRUMENTS	3,502.18	7,074.91	.00	1,679.21	10,000	16.8
52-00-5209 INSTRUMENT CALIBRATION	21,849.25	25,004.80	.00	25,450.00	33,000	77.1
52-00-5212 TRAINING	2,345.00	379.99	.00	85.00	2,000	4.3
52-00-5213 MEDICAL	.00	.00	.00	600.00	0	.0
52-00-5215 EMPLOYEE INCENTIVE	110.00	.00	.00	.00	300	.0
52-00-5250 SLUDGE REMOVAL	20,280.00	13,238.00	.00	22,464.50	40,000	56.2
52-00-5300 CIRSA W/C INSURANCE	2,120.99	3,135.82	.00	2,967.82	5,828	50.9
52-00-5301 CIRSA P/C INSURANCE	11,397.66	23,187.48	.00	61,251.87	119,447	51.3
52-00-5302 DISCHARGE PERMITS/LICENSES	5,370.80	.00	.00	.00	6,500	.0
52-00-5303 TELEPHONE	648.12	1,321.91	228.97	1,250.99	2,300	54.4
52-00-5305 TRAVEL & MEALS	.00	71.89	.00	.00	150	.0
52-00-5309 CONTRACT OFFICE EQUIPMENT	9,720.00	1,620.00	.00	3,240.00	5,000	64.8
52-00-5310 POSTAGE & SHIPPING	1,069.43	1,091.82	53.75	582.35	2,500	23.3
52-00-5314 INSURANCE CLAIMS	.00	8,083.97	.00	.00	2,000	.0
52-00-5316 RECORDING DOCUMENTS	260.16	.00	.00	.00	0	.0
52-00-5325 PRINTING	785.68	34.73	.00	347.21	500	69.4
52-00-5335 CELL/INTERNET SERVICE	15,868.35	15,787.13	157.09	7,853.31	30,000	26.2
52-00-5390 UCCWA	2,062.00	.00	.00	.00	2,062	.0
52-00-6001 UTILITIES	106,970.21	58,020.97	19,182.20	80,843.88	180,000	44.9
52-00-6004 MATERIALS/SUPPLIES/PLANT	2,667.38	392.34	.00	952.16	3,000	31.7
52-00-6007 MATERIALS/SUPPLIES/EQUIP	.00	.00	.00	39.94	2,000	2.0
52-00-6010 MATERIALS/SUPPLIES/OFFICE	240.08	464.35	.00	26.91	1,000	2.7
52-00-6012 GAS/OIL-EQUIPMENT	1,595.40	1,570.97	.00	31.63	2,100	1.5
52-00-6022 SAFETY ITEMS	548.53	246.29	.00	34.98	500	7.0
52-00-6025 TOOLS	100.12	115.94	.00	2,224.30	500	444.9
52-00-6030 UNIFORMS	.00	.00	.00	.00	200	.0
52-00-6040 OCCUPATIONAL EQUIP/SAFETY	.00	64.87	.00	.00	500	.0

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

WASTEWATER FUND

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
52-00-6150 FLEET MAINT	386.24	91.71	74.93	234.93	1,000	23.5
52-00-6191 FLEET FUEL	995.25	850.60	.00	815.73	2,000	40.8
52-00-6192 FLEET TIRES	.00	.00	.00	.00	1,500	.0
52-00-6193 FLEET SUPPLIES	5.99	.00	.00	.00	250	.0
52-00-6201 CHEMICALS-CHLORINE	.00	.00	.00	.00	200	.0
52-00-6205 CHEMICALS-SULFUR DIOXIDE	.00	.00	.00	.00	350	.0
52-00-6206 CHEMICALS-POLYMER	.00	9,617.71	.00	12,431.03	15,000	82.9
52-00-6207 CHEMICALS/LAB	1,764.97	1,406.70	.00	1,817.13	5,000	36.3
52-00-6210 CHEMICALS-MISC.	10,682.43	.00	.00	.00	15,000	.0
52-00-6500 MISCELLANEOUS EXPENSES	.00	475.00	.00	.00	5,000	.0
52-00-7010 OFFICE EQUIP/COMPUTER	2,475.00	.00	.00	38.49	1,000	3.9
52-00-7011 COMPUTER SOFTWARE	47.98	.00	.00	147.00	100	147.0
TOTAL OPERATIONAL EXPENDITURES	374,485.94	398,950.87	46,145.29	466,317.18	974,771	47.8

COLLECTIONS EXPENDITURES

52-16-4102 SALARIES	19,609.20	3,107.40	.00	.00	0	.0
52-16-4103 HOURLY	20,598.35	22,476.19	1,873.21	16,405.96	74,670	22.0
52-16-4104 OVERTIME	1,956.20	1,869.16	225.63	1,579.28	4,000	39.5
52-16-4201 FICA	2,540.01	1,640.98	128.44	1,091.02	4,630	23.6
52-16-4202 MEDICARE	594.10	383.65	30.03	255.12	1,083	23.6
52-16-4203 HEALTH INSURANCE	4,495.79	3,843.63	102.00	1,658.70	8,453	19.6
52-16-4204 LIFE INS.	50.29	37.02	3.49	25.66	90	28.5
52-16-4205 DEFERRED COMP	3,305.00	1,600.06	56.18	731.24	3,077	23.8
52-16-4206 UNEMPLOYMENT	82.90	54.86	4.20	35.96	170	21.2
52-16-4207 DISABILITY INSURANCE	398.12	250.40	19.95	110.26	488	22.6
52-16-4209 DENTAL INSURANCE	168.60	129.78	3.40	51.00	273	18.7
52-16-5205 REPAIR/MAINT.-COLLECTION	.00	.00	.00	2,249.64	75,000	3.0
52-16-6005 MATERIALS/SUPPLIES/COLLECTION	2,317.92	1,745.58	.00	28.67	3,000	1.0
52-16-6022 SAFETY ITEMS	.00	.00	.00	.00	750	.0
52-16-6025 TOOLS	.00	.00	.00	.00	1,000	.0
TOTAL COLLECTIONS EXPENDITURES	56,116.48	37,138.71	2,446.53	24,222.51	176,684	13.7

DEPARTMENT 72

52-72-7310 WWTP UPGRADES	.00	.00	247.86	60,209.86	50,000	120.4
52-72-7320 WW COLLECTION PROJECTS	20.18	1,380,295.17	.00	.00	0	.0
TOTAL DEPARTMENT 72	20.18	1,380,295.17	247.86	60,209.86	50,000	120.4

CAPITAL EXP. PROJECTS

52-73-7315 CAPITAL OUTLAY EQUIPMENT	.00	13,794.04	.00	.00	15,000	.0
TOTAL CAPITAL EXP. PROJECTS	.00	13,794.04	.00	.00	15,000	.0

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

WASTEWATER FUND

		YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
<u>DEBT SERVICE</u>							
52-79-8101	2020 CWRPDA--PRINCIPAL	47,604.29	47,842.61	.00	48,082.12	96,284	49.9
52-79-8102	2020 CWRPDA--INTEREST	7,007.58	6,769.26	.00	6,529.75	12,939	50.5
52-79-8109	2019 CWRPDA--PRINCIPAL	47,962.21	48,202.32	.00	48,443.64	97,008	49.9
52-79-8110	2019 CWRPDA--INTEREST	6,649.66	6,409.55	.00	6,168.23	12,215	50.5
	TOTAL DEBT SERVICE	109,223.74	109,223.74	.00	109,223.74	218,446	50.0
	TOTAL FUND EXPENDITURES	539,846.34	1,939,402.53	48,839.68	659,973.29	1,434,901	46.0
	NET REVENUE OVER EXPENDITURES	289,036.69	997,594.74-	191,002.56	173,017.28	490,324	35.3

CITY OF IDAHO SPRINGS
BALANCE SHEET
JUNE 30, 2026

PARKING ENTERPRISE FUND

ASSETS

59-00-1000	CASH - COMBINED FUND	930,919.99	
59-00-1150	A/R--BILLED ACCOUNTS	326.08	
59-00-1165	OTHER RECEIVABLES	30,859.37	
59-00-1178	CASH CLEARING - ACCTS REC.	172.94	
59-00-1350	CONSTRUCTION IN PROGRESS	1,162,627.44	
59-00-1610	LAND	914,000.00	
59-00-1630	IMPROVEMENTS OTHER THAN BLDGS	131,081.13	
59-00-1631	ACCUMULATED DEPRECIATION	(5,561.00)	
	TOTAL ASSETS		3,164,425.95

LIABILITIES AND EQUITY

LIABILITIES

59-00-2010	ACCR'D COMP ABS--LT	4,316.13	
59-00-2011	ACCR'D COMP ABS--CURRENT	479.57	
59-00-2015	ACCRUED PAYROLL PAYABLE	926.09	
59-00-2020	ACCOUNTS PAYABLE	178,533.95	
59-00-2140	ACCRUED INTEREST	17,137.50	
59-00-2560	LEASE PURCH PAY--1856 COLO-LT	218,750.00	
59-00-2561	LEASE PURCH PAY-1856 COLO-CURR	218,750.00	
59-00-2565	LEASE PURCH PAY-HARMON PROP-LT	9,750.00	
59-00-2566	LEASE PURCH PAY--HARMON--CURR	9,750.00	
	TOTAL LIABILITIES		658,393.24

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
59-00-2900	RETAINED EARNINGS	2,917,566.00	
	REVENUE OVER EXPENDITURES - YTD	(411,533.29)	
	BALANCE - CURRENT DATE		2,506,032.71
	TOTAL FUND EQUITY		2,506,032.71
	TOTAL LIABILITIES AND EQUITY		3,164,425.95

CITY OF IDAHO SPRINGS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

PARKING ENTERPRISE FUND

		YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
	<u>CHARGES FOR SERVICES</u>						
59-00-3491	PARKING FEES	228,057.08	197,221.38	63,157.98	242,867.42	970,000	25.0
	TOTAL CHARGES FOR SERVICES	228,057.08	197,221.38	63,157.98	242,867.42	970,000	25.0
	<u>MISCELLANEOUS</u>						
59-00-3601	INTEREST EARNED	12,155.90	14,640.41	2,791.00	13,158.34	35,000	37.6
	TOTAL MISCELLANEOUS	12,155.90	14,640.41	2,791.00	13,158.34	35,000	37.6
	<u>SOURCE 37</u>						
59-00-3791	FEDERAL HIGHWAY ADMIN GRANT	.00	70,665.50	.00	178,417.88	1,710,000	10.4
	TOTAL SOURCE 37	.00	70,665.50	.00	178,417.88	1,710,000	10.4
	<u>SOURCE 38</u>						
59-00-3891	P.I.L.O. CONSTRUCTION	833.35	1,000.02	166.67	1,000.02	2,000	50.0
	TOTAL SOURCE 38	833.35	1,000.02	166.67	1,000.02	2,000	50.0
	TOTAL FUND REVENUE	241,046.33	283,527.31	66,115.65	435,443.66	2,717,000	16.0

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

PARKING ENTERPRISE FUND

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
<u>CAPITAL EXPENSES</u>						
59-70-4102 SALARIES	.00	27,466.51	4,434.88	28,826.72	46,379	62.2
59-70-4103 ADMINISTRATIVE HOURLY	.00	8,541.96	1,406.72	9,143.68	107,469	8.5
59-70-4104 OVERTIME	.00	56.83	.00	10.32	227	4.6
59-70-4201 FICA	.00	2,178.65	345.82	2,256.65	4,268	52.9
59-70-4202 MEDICARE	.00	510.62	80.80	527.32	2,231	23.6
59-70-4203 HEALTH INS.	.00	5,610.49	1,003.75	6,027.81	11,332	53.2
59-70-4204 LIFE INS.	.00	27.16	4.34	26.04	53	49.1
59-70-4205 RETIREMENT	.00	1,703.84	307.74	1,994.80	2,127	93.8
59-70-4206 UNEMPLOYMENT INS.	.00	73.48	11.68	75.94	144	52.7
59-70-4207 DISABILITY INSURANCE	.00	285.69	48.96	292.64	575	50.9
59-70-4209 DENTAL INSURANCE	.00	196.28	30.58	183.48	396	46.3
59-70-5102 AUDIT	.00	.00	.00	.00	204	.0
59-70-5104 FINANCIAL SERVICES	.00	.00	.00	.00	1,260	.0
59-70-5108 DESIGN/ENGINEERING	12,600.00	379,313.68	49,759.67	535,123.71	1,710,000	31.3
59-70-7901 CAPITAL PROJECTS	228,500.00	3,714.01	.00	2,995.76	1,000,000	.3
59-70-7906 CAPITAL PROJ - PARKING IMPROVE	.00	.00	.00	.00	50,000	.0
TOTAL CAPITAL EXPENSES	241,100.00	429,679.20	57,434.94	587,484.87	2,936,665	20.0
<u>DEBT SERVICE</u>						
59-79-8140 LEASE PURCH 1856 COLO-PRINCIPA	.00	218,750.00	.00	227,379.08	218,750	103.9
59-79-8141 LEASE PURCH 1856 COLO--INT	.00	32,812.50	.00	21,875.00	21,875	100.0
59-79-8145 LEASE PURCH HARMON-PRINCIPAL	.00	9,750.00	.00	9,750.00	9,750	100.0
59-79-8146 LEASE PURCH HARMON-INTEREST	.00	1,462.50	.00	488.00	488	100.0
TOTAL DEBT SERVICE	.00	262,775.00	.00	259,492.08	250,863	103.4
TOTAL FUND EXPENDITURES	241,100.00	692,454.20	57,434.94	846,976.95	3,187,528	26.6
NET REVENUE OVER EXPENDITURES	53.67-	408,926.89-	8,680.71	(411,533.29)	470,528-	(87.5)

CITY OF IDAHO SPRINGS
County of Clear Creek
State of Colorado

Resolution No. 14, Series 2026

**A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT
ESTABLISHING THE CLEAR CREEK TRAIL COLLABORATIVE**

WHEREAS, in 2012 and 2014, Jefferson County Open Space convened regional agencies (“Regional Agencies”) to discuss pressing conservation issues, as well as demonstrate commitment to ongoing regional collaboration, including the ongoing efforts to connect segments of the 65-mile Clear Creek Trail; and

WHEREAS, in 2016, as part of the “Colorado the Beautiful” initiative, then-Colorado Governor Hickenlooper designated the Clear Creek Trail as one of the sixteen critical trails in the State; and

WHEREAS, in 2021, the Regional Agencies convened again and discussed dividing the Clear Creek Trail into three segments (Mountain Segment, Canyon Segment, and Plains Segment) in recognition of the need to implement different strategies for connecting and enhancing each segment; and

WHEREAS, over the last five years, various portions of the Clear Creek Trail have been completed, while further funding and build-out for the remaining sections of trail in the Mountain Segment are still being identified; and

WHEREAS, the Regional Agencies wish to formalize their cooperation and agreement to achieve a common vision for the Clear Creek Trail corridor; to elevate the importance of the Clear Creek Trail at both a regional and local level; and to hold each other accountable to the name “Clear Creek Trail;” and

WHEREAS, in furtherance of that desire, the parties have drafted an intergovernmental agreement, to which each is authorized pursuant to Article XIV, Section 18 of the Colorado Constitution and CRS § 29-1-203; and

WHEREAS, the City of Idaho Springs, Colorado (“City”) is a Regional Agency and stakeholder in the Clear Creek Trail collaborative group; and

WHEREAS, the Idaho Springs City Council finds that the Clear Creek Trail is a valuable public amenity for residents, business owners and visitors to the City and that access to outdoor recreation serves individuals’ physical and mental health; and

WHEREAS, the City Council therefore wishes to approve the intergovernmental agreement establishing the Clear Creek Trail Collaborative and commit the City to continuing to participate in the multi-jurisdictional effort to complete the trail and achieve other goals related to the trail project, all in furtherance of the public health and welfare.

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

The attached Intergovernmental Agreement Establishing The Clear Creek Trail Collaborative is hereby approved. The Mayor and City Clerk are authorized to execute the same, and City Staff is hereby directed to take all steps necessary to effectuate the City's approval.

PASSED, ADOPTED AND APPROVED at a regular meeting of the City Council of the City of Idaho Springs, Colorado, held on the 13th day of July, 2026.

Chuck Harmon, Mayor

ATTESTED AND CERTIFIED:

Jennie Kim, City Clerk

**INTERGOVERNMENTAL AGREEMENT REGARDING
PROPOSITION 123 SHARED AFFORDABLE HOUSING CREDITS**

THIS INTERGOVERNMENTAL AGREEMENT (“Agreement”) is made and entered into this _____ day of _____, 2026, by and between the City of Idaho Springs, a Colorado statutory municipality (“Idaho Springs”); Clear Creek County, a political subdivision of the State of Colorado (“County”); Gilpin County, a political subdivision of the State of Colorado (“Gilpin County”); the Town of Georgetown, a territorial charter municipality; the Town of Silver Plume, a home rule town; the Town of Empire, a statutory town; and the City of Central, a home rule city (referred to individually as a “Party” and collectively, the “Parties”).

WHEREAS, pursuant to Article XIV, Section 18(2)(a) of the Colorado Constitution and C.R.S. § 29-1-203, governments may cooperate and contract with one another to provide any function, service, or facility each is authorized to perform; and

WHEREAS, in 2022, Colorado voters approved Proposition 123, codified at C.R.S. § 29-32-101, *et seq.*, to make additional state funding available to participating jurisdictions that commit to increasing their affordable housing stock by three percent (3%) annually over a three-year period; and

WHEREAS, the Parties included in this agreement have formally submitted their respective Proposition 123 Commitments to the Department of Local Affairs (“DOLA”) and the Colorado Division of Housing (“Division”), agreeing to increase the number of affordable housing units within their respective jurisdictions by three percent (3%) annually from their established baselines for the 2024-2026 grant cycle (“Current Grant Cycle”); and

WHEREAS, the Parties recognize that the Fieldhouse Apartments, an affordable housing development located within Idaho Springs’ municipal boundaries, located at 905 Miner Street, 995 Miner Street, and 97 11th Avenue, Idaho Springs, Colorado 80452 (“the Development”) could contribute to meeting both Idaho Springs’ and the other Parties’ Proposition 123 unit growth targets for the Current Grant Cycle; and

WHEREAS, Idaho Springs is willing to allocate affordable housing units located within its boundaries to other area jurisdictions similarly committed to affordable housing goals in order to facilitate and support affordable housing within the entire region; and

WHEREAS, the Parties therefore desire to enter into this Agreement to formalize a shared unit crediting arrangement for the Current Grant Cycle for the affordable units at the Development and to commit to such collaboration on potential future developments, as allowed under C.R.S. § 29-32-105(3)(d)(II), which encourages intergovernmental agreements to allocate affordable housing credits among participating jurisdictions; and

WHEREAS, the Parties further intend to coordinate and cooperate for the purpose of tracking, reporting, and documenting shared affordable housing units to satisfy applicable compliance requirements under Proposition 123.

NOW, THEREFORE, in consideration of the foregoing, and the mutual promises and covenants contained herein, the Parties agree as follows:

1. The Parties enter into this Agreement to allocate and track affordable housing units from the Development for the purpose of Proposition 123 compliance. This Agreement is intended to support each Party's obligations under their respective commitments filed with the Division.
2. The Development is an affordable housing project located within Idaho Springs and includes a total of 120 dwelling units that meet the eligibility criteria for affordable housing under Proposition 123.
3. The Parties agree that the 120 affordable housing units within the Development shall be counted toward the Parties' individual Proposition 123 commitments as follows:
 - a. City of Idaho Springs: 50 units
 - b. Clear Creek County: 19 units
 - c. Gilpin County: 18 units
 - d. Town of Georgetown: 14 units
 - e. City of Central: 13 units
 - f. Town of Empire: 4 units
 - g. Town of Silver Plume: 2 units
4. To the extent permitted, the Parties agree to collaborate to identify and potentially share future affordable housing units constructed or created in one Party's jurisdiction when said Party does not require all such units to meet its individual Proposition 123 commitment. The Parties agree that they may memorialize the allocation of future shared units amongst them by letter agreement signed by an authorized representative of each Party; in such event, the provisions of this Agreement may apply to the newly-allocated units if expressly stated so in the letter agreement. In the event the Parties wish to amend any term of this Agreement other than the allocation of specific units, a written amendment hereto shall be required.
5. Each Party shall be responsible for submitting its own reports and documentation to the Division in accordance with applicable state requirements. To the extent permitted by law, the Parties agree to reasonably cooperate and share relevant project data or certifications, when required, to ensure accurate reporting and crediting of the Development units in accordance with the allocation described in this Agreement.
6. This Agreement shall take effect upon execution by all Parties and shall continue thereafter indefinitely until terminated by mutual agreement of all Parties or until only one Party remains. Any Party may withdraw from this Agreement by providing written notice to the remaining Parties.
7. Although nothing in this Agreement shall be construed to create a financial obligation on the part of any Party, any contribution of funds by any of them is subject to the

annual appropriations of such jurisdiction for such purpose. Any decision to contribute funds or resources in support of the Development shall be addressed separately and is not governed by this Agreement. No debt or fiscal year financial obligation is created by this Agreement.

8. The parties to this Agreement do not intend to benefit any person not a party to this Agreement. No other person or entity, other than the Parties to this Agreement, shall have any right, legal or equitable, to enforce any provision of this Agreement.
9. The Parties may not assign any rights or delegate any duties under this Agreement, whether by assignment, subcontract, or other means, unless granted prior written permission by Idaho Springs. Any such attempted assignment or delegation shall be void and shall constitute a breach of this Agreement.
10. Nothing in this Agreement shall be construed as a waiver of the rights, protections, or limitations of liability provided to each Party under the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as amended. Each Party agrees to be responsible for its own acts and omissions and those of its officers, employees, and agents in the performance of this Agreement. This provision shall survive the termination of this Agreement.
11. Notice and Communications: Any notice to the parties required under this Agreement shall be in writing, delivered to the person designated below for the parties at the indicated address unless otherwise designated in writing. Only mailing by United States mail or hand delivery shall be utilized for notice required to be given under this Agreement. E-mail addresses are provided for convenience only. However, copies of mailed or hand-delivered notices may be sent to the Parties via e-mail.

Idaho Springs: City of Idaho Springs 1711 Miner Street POB 907 Idaho Springs, Colorado 80452 Attn: City Manager Telephone: 303-567-4421 Email: admin@idahospringsco.com	Clear Creek County: Clear Creek County 405 Argentine Street POB 2000 Georgetown, CO 80444 Attn: County Manager Telephone: 303-679-2300 Email: CRohloff@clearcreekcounty.us
Silver Plume: Town of Silver Plume PO Drawer F Silver Plume, CO 80476 Attn: Town Clerk Telephone: 303-569-2363 Email: clerk@silverplumetown.com	Empire: Town of Empire PO Box 100 Empire, CO 80438 Atten: Town Administrator Telephone: 303-569-2978 Email: clerk@empirecolorado.us

Georgetown: Town of Georgetown PO Box 426 Georgetown, CO 80444 Attn: Town Clerk Telephone: 303-569-2555 Email: townclerk@townofgeorgetown.us	City of Central: City of Central PO Box 249 Central City, CO 80427 Attn: City Clerk Telephone: 303-582-5251 Email: cityclerk@cityofcentral.co
Gilpin County: 203 Eureka Street P.O. Box 366 Central City, Colorado 80427 Attn: Community Development Director Telephone: 303-582-5214 Email: communitydevelopment@gilpincounty.org	

12. The waiver by any Party of any breach by the other of any term, covenant, or condition contained in this Agreement shall not be deemed to be a waiver of any subsequent breach of the same or other term, covenant, or condition.
13. This Agreement represents the entire understanding between the Parties with respect to the subject matter hereof and supersedes any prior or contemporaneous agreements or understandings, whether oral or written.
14. The invalidity or unenforceability of any particular term or provision of this Agreement shall not affect the validity or enforceability of any other term or provision and this Agreement shall be construed in all respects as if such invalid or unenforceable term or provision was omitted.
15. Excepting the allocation of future units by letter agreement in accordance with Section 4 hereof, this Agreement may be modified only by written amendment executed by the Parties.
16. The Parties consent to the use of electronic signatures and agree that the transaction may be conducted electronically pursuant to the Uniform Electronic Transactions Act, C.R.S. § 24-71.3-101, *et seq.* The Agreement and any other documents requiring a signature may be signed electronically by either Party. The Parties agree not to deny the legal effect or enforceability of the Agreement solely because it is in electronic form or because an electronic record was used in its formation. The Parties agree not to object to the admissibility of the Agreement in the form of an electronic record, a paper copy of an electronic document, or a paper copy of a document bearing an electronic signature on the grounds that it is an electronic record or an electronic

signature or that it is not in its original form or is not an original. Nothing herein shall be construed as a waiver of any other good faith objection any Party may raise or assert regarding the validity, admissibility or form of this Agreement.

17. Upon the execution of this Agreement by all Parties, a copy of this Agreement shall be transmitted by Idaho Springs to DOLA and the Division.
18. Unless otherwise agreed in writing, the Agreement and the interpretation thereof shall be governed by the laws of the State of Colorado and venue for any civil action between the Parties arising out of or relating to this Agreement shall be in the State of Colorado District Court for Clear Creek County, Colorado.

City of Idaho Springs

ATTEST:

Charles Harmon, Mayor

Jennie Kim, City Clerk

Date

Date

Clear Creek County

ATTEST:

Rebecca Lloyd, Chair

Deputy Clerk and Recorder for
Brenda L. Corbett
Clear Creek County
Clerk and Recorder

Date

Date

Town of Silver Plume

ATTEST:

Name, Title

Name, Title

Date

Town of Empire

Name, Title

Date

Town of Georgetown

Name, Title

Date

City of Central

Jeremy Fey, Mayor
Name, Title

Date

Gilpin County

Date

ATTEST:

Name, Title

Date

ATTEST:

Name, Title

Date

ATTEST:

Reba Bechtel, City Clerk
Name, Title

Date

ATTEST:

Name, Title

Date

Name, Title

Date

CITY OF IDAHO SPRINGS
County of Clear Creek
State of Colorado

Resolution No. 15, Series 2026

A RESOLUTION CONDITIONALLY APPROVING A FINAL DEVELOPMENT PLAN ON PROPERTY KNOWN AS 1300 COLORADO BOULEVARD FOR A NEW MULTIFAMILY AFFORDABLE HOUSING DEVELOPMENT

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, Austin Richardson, representing DW Development Group (the “Applicant”), applied to the City for approval of a multifamily affordable housing development (the “Project”) upon property located at 1300 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 July 20, 2026, 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 July 27, 2026, 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 July 27, 2026, at which time interested parties were afforded an opportunity to be heard; and

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

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

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

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

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

1. A sight distance triangle analysis of the driveway connections to 13th Avenue and 14th Avenue shall be provided before building permits will be issued for this project, at the developer's expense.
2. Final civil plans, including detailed engineering plans, final drainage reports and stormwater management calculations, final detention design and water quality calculations, geotechnical investigations, final utility reports, final water and sewer system design, final erosion and sediment control plans for construction management, final public improvement plans and cost estimates, and construction specifications and details are required prior to issuance of building permits associated with the subject property.
3. A Right-of-Way vacation request shall be submitted to the city for review that includes an exhibit, prepared by a licensed Colorado surveyor, showing the extent of Right-of-Way to be vacated. This Right-of-Way vacation request shall be approved prior to issuance of building permits for the subject property.
4. The applicant shall provide an access and utility easement for the city's existing sewer main that runs through the subject property. This easement shall be prepared at the applicant's expense and shall be submitted in concert with Condition #3 for review and approval prior to building permit issuance.
5. The applicant shall provide three (3) parking spaces on the subject property for use by library employees. An agreement shall be executed for these parking spaces prior to the issuance of any building permits for the subject property.
6. Final landscaping plans will be reviewed and approved prior to the issuance of building permits associated with the subject property. Plant species shall be appropriate for the Idaho Springs climate and appropriate irrigation shall be required.
7. Garbage enclosure details shall be submitted and approved prior to building permit issuance. The garbage enclosure shall be of similar architectural design to the proposed buildings to match the overall site design.
8. Exterior lighting shall be installed to illuminate included parking areas. Lighting shall include fully cut off and downcast fixtures to minimize light pollution to adjacent properties.
9. Decorative trims and parapet caps associated with the building shall be designed to complement a late 19th century / early 20th century architectural aesthetic and be enhanced to create a stronger horizontal expression, with clearly defined first floor and upper floors.
10. The Development shall be designed to be compatible with the Comprehensive Plan recommendations to fit into the setting of the City and protect scenic view corridors, historic districts and historic landscapes.

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 27th day of July, 2026.

Chuck Harmon, Mayor

ATTESTED AND CERTIFIED:

Jennie Kim, City Clerk

IDAHO SPRINGS CITY COUNCIL STAFF REPORT

Meeting Date: Monday, July 27, 2026	Page 1 of 12	Item: FDP26-001: Final Development Plan for a 50-unit Affordable Multifamily Residential Development at 1300 Colorado Blvd
Presented by: Dylan Graves Community Development Planner		

PROPOSAL:

This is a request for a Final Development Plan (FDP) for a 50-unit affordable multifamily residential development at 1300 Colorado Boulevard, the site of the former Carlson Elementary School, which is zoned Commercial Two (C-2). The property is currently owned by the Clear Creek School District RE-1 and the applicant is under contract on the property. The school district has authorized the applicant to apply for this FDP application.

This is an affordable housing project seeking Low Income Housing Tax Credits (LIHTC) to finance this project. The LIHTC requirements would require that the project be deed restricted, with all units offered at a maximum Area Median Income (AMI) of 60%. The average proposed AMI for this project is below this standard, at approximately 48.6% AMI. The units will range from 30-60% of the AMI for the community. 16 of these units would be priced at 30% of the city's AMI. These would help address the city's needs as identified in the adopted Regional Housing Needs Assessment (HNA) for the community, which calls for approximately 70 units needed in the 0-60% range by 2032 to keep up with the city's housing needs.

Because this is an affordable housing project, the city has expedited this review in keeping with the city's commitment for expedited / fast track review, which was established via Resolution #18, Series 2025. This ensured that the city meets state Proposition 123 requirements for affordable housing policies. This expedited review process requires a maximum of 90 days from complete submission to final decision. With this in mind, there are some items in the submission that will require additional detail. As such, a number of conditions are proposed to ensure that these items are addressed prior to any building permit or engineering approvals are granted for the property.

The Clear Creek Regional Housing Authority (CCRHA) on July 20th approved a resolution to move forward with an intent to enter into a special partnership to support the development. The applicant is submitting for the 4% LIHTC funding round with an application due August 3rd.

APPLICANT: Austin Richardson, DW Development Group

ATTACHMENTS:

1. Site plan, floor plans, and elevation drawings
2. Applicant narrative
3. Applicant architectural review
4. Traffic study
5. Written public comments

BACKGROUND:

The ISMC requires that no building permit shall be issued in the R-3, R-M, C-1, C-2, C-3, I-1, L-I or HD Zone Districts for new buildings, expansions/additions of more than twenty percent (20%) of the gross floor area of

existing structures, or for any new development proposed in a PD Zone District, until an FDP meeting the requirements of this Article has been approved for it.

The subject property is zoned Commercial Two (C-2). By-right uses in the C-2 zone district include a variety of commercial uses. It also allows residential multifamily development as a by-right use. The proposed use is a by-right use in the C-2 zone district.

The historical use of the property is an institutional / educational use, the former Carlson Elementary School. This change of use to multifamily residential is permitted by code in the C-2 zone district, per the Use Table in Section 21-50 of the Idaho Springs Municipal Code (ISMC).

The proposed plans, including the site plan, floor plans, and elevation drawings, are included in the packet. The proposed development would require the demolition of the existing improvements on the property and the construction of new, three-story buildings.

The subject property is directly adjacent to the city's Downtown Miner Street National Historic District, abutting the city-owned Central Hose House and Carnegie Library properties.

Several public benefits are proposed as part of the project, including a small "gateway" park on the corner of Miner Street and Thirteenth Avenue.

The applicant, DW Development Group, is requesting that a portion of City Right-of-Way (ROW) be vacated to accommodate this project. The city owns ROW through the middle of the proposed parking lot, in which a city sewer main is located. This ROW vacation request is discussed further in the following section of this report.

PLANNING COMMISSION ROLE:

The ISMC requires that this Final Development Plan (FDP) application go before the Planning Commission for review and recommendation of either approval or denial to City Council.

The Planning Commission reviewed this application at a public hearing on July 20, 2026. The Planning Commission ultimately voted to recommend approval with conditions by a vote of 3-2. The Planning Commission's recommended conditions are included at the end of this report.

At the Planning Commission meeting, there was substantial public concern brought up during public comment. Some concerns included architectural design and whether the proposal complements the Idaho Springs Historic District; concerns about traffic on 13th and 14th Avenues; and concerns about whether this is a suitable project in an Idaho Springs "Gateway" area. The applicant has made a few updates to their plans in response to these comments and this report will attempt to address these changes, where relevant.

REFERRAL COMMENTS:

City staff referred this application to the following organizations and departments: Clear Creek Fire Authority, JVA (city engineer), SAFEbuilt (city building department), City of Idaho Springs Public Works Director, City of Idaho Springs Police Department, City of Idaho Springs attorneys, Clear Creek EMS, Lumen, Xcel Energy, Clear Creek School District, City of Idaho Springs Administrator, the Business and Community Promotions Director, and the City of Idaho Springs' Historic Preservation Review Commission (HPRC).

Comments were sent to the applicant after a fourteen-day referral, as per ISMC requirements. Resubmitted materials addressing referral comments were referred back to the aforementioned agencies and departments.

After a second review, staff agreed to move forward under the expedited / fast track review policy. In order to maintain compliance with the fast track policy and keep the application moving forward, staff recommended a number of conditions that would ensure that the approval criteria are met. Staff believe that the conditions included in the Planning Commission's recommendation are suitable to ensure that all ISMC and *Standards and Specifications for Design and Construction* requirements are met. If the subject application is approved and the applicant is unable to meet any of the conditions, an FDP amendment would be required to come back and address those conditions, which would involve a new public process.

CRITERIA FOR APPROVAL:

Per Sec. 21-106(F) of the ISMC, when reviewing the requested revision, the Commission shall ensure that it meets the following criteria:

Final development plans shall conform to all use and development standards of the Idaho Springs Municipal Code as well as the Idaho Springs Standards and Specifications for Design and Construction and any underlying Planned Development.

The next section of this report will detail whether the proposed development meets the city's use and development standards.

LAND USE AND ZONING STANDARDS:

The property is zoned C-2, which allows for multifamily residential development as a by-right use. The proposed development consists of two (2) buildings containing a total of 50 residential units with no commercial space. The proposed development contains 11 one-bedroom, 24 two-bedroom, and 15 three-bedroom units.

The one-bedroom units are proposed at 613 square feet, the two-bedroom units at 755 square feet, and the three-bedroom units at 900 square feet.

The C-2 zone district allows multifamily residential construction as a use by right. As such, the proposed development conforms with the city's use standards contained in Sec. 21-41 of the ISMC.

DENSITY:

The ISMC does not specify a maximum density. Maximum feasible density is based on the ability of the proposed development to meet required development standards, including setbacks, open space percentages, parking requirements, height restrictions, and other standards that will ultimately limit the total number of units feasible for the property. The proposed density is for 50 units on ~1.54 acres of land, a density of 32.56 units per acre. This is a similar density to the Fieldhouse Apartments project several blocks west. This density would be allowed, on the condition that lot coverage, open space requirements, height and setback standards, and other city requirements are met.

LOT COVERAGE AND BUILDING COVERAGE:

The ISMC requires properties in the C-2 zone district to maintain a minimum of 15 percent of the lot area unoccupied by buildings and structures across a development. The Applicant is proposing to meet this requirement by utilizing landscaped areas around the buildings and small medians in the proposed parking area. Several features, including a playground and dog run that will be available to residents, add to the open space areas on-site. A small community features on the Southwest corner of the property will be available for public use. The proposed development features an open space percentage of 25.52%, meeting this requirement. Parking areas do not count towards open space calculations.

SETBACKS:

The C-2 zone district requires the following setbacks:

Front and Rear: 10'

Sides: 5'

The submitted FDP appears to comply with these required setbacks. Staff would confirm final compliance with setbacks at the time of building permit submittal, if this FDP is approved.

MAXIMUM HEIGHT:

The ISMC requires a maximum building height of 35' in the C-2 zone district. Height limit is measured as follows, per Sec. 21-15 of the ISMC:

Building height. Building height is measured from the average of finished grade at the center of all walls of the building to the top of the parapet or highest roof beam (whichever is higher) on a flat or shed roof, to the top of the parapet or deck level (whichever is higher) of a mansard roof, or the average distance between the highest ridge and its eave of a gable, hip or gambrel roof.

The proposed building is a flat roof with varying heights. Based on how flat roofs are calculated, the development appears to meet the city's required height limits for the C-2 zone district.

TRAFFIC STUDY:

A traffic study performed by CivTrans Engineering Inc. was submitted as part of the applicant's submittal materials. The city's engineering team from JVA reviewed this traffic study to determine compliance with engineering best practices.

The traffic study used the Institute of Transportation Engineers (ITE) Trip Generation Manual to estimate trip generation.

The overall takeaway of the traffic study, per the engineering report, is as follows:

It is anticipated that this project will generate approximately 240 daily trips with 18 AM peak hour and 23 PM peak hour trips, which is significantly fewer trips than what was generated by the elementary school that historically operated on this site. Furthermore, with the proximity to the core downtown area of Idaho Springs and a transit stop, a significant portion of the trips are anticipated to be multi-modal or transit-oriented. Based on these factors, the proposed development is unlikely to have a traffic impact on the adjacent roadway infrastructure. Therefore, additional traffic analysis for this project should not be required.

The traffic study provided did not include any traffic counts to determine existing traffic levels on 13th Avenue or 14th Avenue in the vicinity of the property.

ACCESS:

The city's *Standards and Specifications for Design and Construction* require roadways systems to provide at least two (2) access points to a development. There are two primary access points to the property, one each on 13th Avenue and 14th Avenue. These are proposed as two-way access points, allowing residents and visitors to access and exit the site via either avenue. 14th Avenue is a one-way road from south to north, so any vehicles exiting onto 14th Avenue will need to turn left and then turn onto Colorado Boulevard. Vehicles exiting onto 13th Avenue could turn in either direction as proposed. These accesses are not quite in the historical alignment of Center Alley, though they are in similar locations to the existing Center Alley alignment elsewhere in the city.

Since new driveway accesses will be added to these avenues, a sight distance triangle analysis will need to be performed to determine whether any existing parking resources on the roadway network would need to be altered to accommodate site line requirements. This is recommended as a condition of approval, to be completed before building permits are submitted and construction commences.

The access meets the *Standards and Specifications for Design and Construction* document's standards for distance from intersections. This document requires at least 125' of distance from the centerline of a driveway access to the centerline of a roadway intersection, which this development meets.

The city's Public Works Director and contracted engineer both reviewed this application and did not provide comments regarding the proposed accesses to the property.

PARKING:

The FDP indicates the following parking requirement and proposed supply:

	Proposed Units	Spaces per Unit	Spaces Require	Spaces Proposed
Studio	0	1.25	0	
1-Bedroom	11	1.5	16.5	
2-Bedroom under 800 square feet	24	1.5	36	
3-Bedroom under 900 square feet	15	1.75	26.25	
4-Bedroom	0	2.5	0	
Total:	50		78.75	79

The proposed development meets the off-street parking requirements listed in Sec. 21-127 of the ISMC.

Staff would anticipate that 2-3 parallel street parking spaces on 14th Avenue would be lost to accommodate the driveway access for this development. These are not accounted for in the parking counts but are important to note since that will result in a slight decrease in public parking available in the downtown area. The ISMC does not contemplate the loss of public parking spaces resulting from a development that requires a driveway access.

GARBAGE FACILITIES:

Garbage locations have been indicated on the plans. The enclosure will be screened from public view with fencing, in accordance with ISMC requirements. Details of the enclosures (architectural design, height of fencing, etc.) are required prior to building permit issuance to ensure compliance with city standards.

SNOW REMOVAL:

The city's *Standards and Specifications for Design and Construction* requires that all sites provide snow storage on-site. The use of the City Right-of-Way for a development's snow storage shall not be permitted. The snow storage area required is 25% of the total area of impervious surfaces. Per the ISMC:

Designated snow storage areas should be located to ensure that runoff from these areas will drain to the appropriate drainage facility (inlets, detention ponds, etc.).

Reviewing the proposed site plan for the development, there are open space areas in the vicinity of paved parking and drive lanes within the development, which the ISMC allows to be used for snow storage. However, snow storage is not specifically called out on the submitted site plans.

Full drainage plans will be reviewed by the city's engineering team prior to building permit issuance, as is required as a proposed condition of approval as is discussed below.

LANDSCAPING:

Landscaping standards are included in Sec. 21-131 of the ISMC. The ISMC requires that landscape materials be selected, sited, and planted to produce a hardy and drought resistant landscaped area. Xeriscape landscaping principles are required, and native plant species are recommended. Irrigation is required as needed for plant establishment and maintenance. The ISMC also seeks to anchor structures in the landscape through the use of trees, shrubs and groundcover. The size and intensity of plantings shall be appropriate to the size and context of the improvements, with the goal of creating an attractive streetscape and site design.

The proposed development calls for extensive landscaping to include tree cover, plantings, and functional grass areas. Xeriscaping is also proposed in proximity to existing buildings and in parking lot areas. The plant species makeup across the site has not yet been finalized, though the amount of landscaping proposed for the project appears to meet the city's requirements for landscaping. A final irrigation plan for the property will be reviewed as part of the full construction plan set, to be approved prior to building permit issuance.

If approved, staff recommend that a condition be established stating that xeriscaping standards be met across the site and that plant species appropriate for the Idaho Springs environment be used.

COMPLIANCE WITH CIVIL STANDARDS (GRADING, DRAINAGE, EROSION CONTROL, ETC.):

The city's engineering team at JVA reviewed the submitted concept plans for the site as part of the referral and review process. JVA indicated a need for detailed grading, drainage, and erosion control plans, which were not included in the submittal. The applicant has expressed a willingness to provide said plans, but requested that these items be deferred to final engineering and building permit review as conditions of approval, which Engineering accepted to maintain compliance with fast-track review requirements.

These plans would include:

- Detailed civil engineering plans.
- Final drainage report and stormwater management calculations.
- Final detention design and water quality calculations.
- Geotechnical investigation and recommendations.
- Final utility report.
- Final water system design.
- Final sewer system design.
- Fire flow analysis, if required by the Fire Department.
- Final erosion and sediment control plans.
- Construction specifications and engineering details.
- Final public improvement plans and cost estimates.

JVA indicated that they were willing to accept that these be deferred with the condition that they be reviewed and approved prior to building permit issuance. They are critical items that will be required to confirm that they meet city standards, though engineering staff agreed that they could be deferred with the understanding that any issues

or discrepancies identified during the final review process will result in the need for an amended Final Development Plan to address issues.

With that in mind, staff recognize that the engineering associated with the current submitted plans is insufficient to confirm compliance with engineering requirements. Staff believe that the proposed conditions imposed on the development will be suitable to require compliance before construction may commence and protect the city from any drainage, grading, erosion, or other engineering issues.

ARCHITECTURAL DESIGN STANDARDS:

The applicant heard significant concerns during the Planning Commission public comment period. The Planning Commission recommended a condition that they hoped would address these concerns:

Developments shall be designed to be compatible with the Comprehensive Plan recommendations to fit into the setting of the City and protect scenic view corridors, historic districts and historic landscapes.

In response to these concerns and the Planning Commission's recommended condition, the applicant submitted revised drawings that update the materials that are proposed in the development. The Planning Commission reviewed plans that included significant stucco, which was a concern that the applicant wanted to immediately address. This has been removed in favor of an updated material list that includes shingle shake siding, board and batten, horizontal woodtone siding, standing metal seam roof, and stained and sealed wood. These updated elevations are included in the provided packet.

The overall building footprints and building forms have not been altered, so staff's review has not significantly changed. However, review of the proposed new building materials is included.

Compliance with Sec. 21-220: Multifamily and Commercial Architecture:

The buildings appear to be compliant with Sec. 21-220 standards from the ISMC, which pertain to architectural design for commercial and multifamily residential buildings.

Massing:

Each building is made up of two or more separate foundations, connected by breezeways. This ensures that the building's massing is broken up along the longer façades that will face Miner Street and Colorado Boulevard. The ISMC's goal for massing is to ensure complex massing configurations through the use of varied building forms, orientations, rooflines, façades, and other details. The façades are broken up with different roof heights along all sides, creating a varied roofline. Further, all walls are broken up with recesses, projections, and reveals to reduce the feeling of a single, monolithic wall along any individual façade. Wall planes of more than 50' are avoided. Building foundations are broken up by breezeways, so on each identified building, the proposal includes several separate foundations, breaking up the overall building length, though separate sections are connected with breezeways to provide covered entrances that are otherwise outdoors.

Roofs:

The proposed buildings are designed with flat roofs. Parapet walls vary in both height and width along the roof at an interval of less than 50', in keeping with ISMC requirements.

Windows:

The ISMC requires all elevations to contain windows, which this proposed development achieves.

Stairways:

The ISMC states that stairways serving as a primary point of entry/exit in multi-family buildings shall not be located outside of the building footprint unless it is designed to serve as an architectural feature, which this development achieves, as stairways are located within the overall footprints.

Primary entrances:

The ISMC requires that primary entrances to apartment buildings be identifiable by an architectural treatment such as a covered portico. The development proposes awnings above each entrance to the building. The design also includes welcome signage and trim in the vicinity of the primary ground floor entrances to the building on the front elevation of each building. These could be enlarged to create an even more identifiable entry to the building, though meet the broad requirements of the ISMC.

Exterior Wall Materials:

The ISMC states that wall areas of each building elevation shall employ distinctive materials, colors and/or design features. Distinctive materials may include full-width brick or stone, wood, stucco or cement lap siding. Distinctive design features include: dormers, bay, sidelight or transom windows; functional or simulated chimneys and a covered front porch. The proposed building materials appear to reflect several of these recommended exterior wall materials.

Compliance with Sec. 21-205: Design Setting:

In addition to Sec. 21-220, the development must also comply with Sec. 21-205 of the ISMC, which governs design setting within different areas of the city.

Sec. 21-205(A)(2) states the following:

Beginning at 17th Avenue and extending west to 13th Avenue, the Idaho Springs Historic Commercial District is the centerpiece of the community. Chapter 22: Historic Preservation applies to this area and other locally designated or listed on the State Register of Historic Properties or National Register of Historic Places. New developments within a two-block radius of the outside boundary of the District should build upon and support the architectural features of the District itself. Use of Historic District building materials, architectural styles and designs based upon historic City sites are strongly encouraged.

Sec. 21-205(A)(4) states the following:

Gateway entrances to the City include lands at and near Interstate 70 interchanges, including Exit 243, Hidden Valley; Exit 241, East End; Exit 240, Historic Downtown; and Exit 239, West End. New projects within the immediate vicinity (three hundred [300] feet of the edge of Colorado Department of Transportation right-of-way at the interchange) of these Community Gateways shall develop elements of signage, landscaping and site design to create and support a sense of entry to the City. Design work at gateways to the City should reflect the historic mining heritage of the community.

The subject property is directly adjacent to the Historic District, bordering it on the eastern property line. The property sits just west of the Idaho Springs Carnegie Library and the Central Hose House. Because of the property's proximity to the city's Historic District and its commercial downtown, design setting is important to ensure that the architecture builds upon and complements the District. This site serves as a "gateway" to the city at Exit 240, so ensuring that it provides a high-quality, attractive welcome to visitors is also important.

This area serves as a gateway to the commercial downtown District. The applicant proposes a welcome monument on the Southwest corner of the property that is intended to serve as a gateway feature. A rendering of what this feature may look like is included in the packet, and shows public seating and landscaped areas in addition to the monument, which may be a public benefit.

Importantly, the section states that new developments within two-blocks should “complement”, “build upon”, and “support” the architectural features of the Idaho Springs Historic District. It encourages the use of Historic District building materials and architectural styles. The ISMC does not require buildings within this buffer to match the Historic District’s architecture, which is characterized by late 19th century and early 20th century commercial architecture that was common in the late Victorian era. However, it does strongly encourage that buildings build upon and complement that architecture and use similar styles and building materials.

The proposed building is a multifamily building, of which the city does not have any examples that are designated as historic sites. Reviewing the proposed plans for the building, staff thus did not have a direct comparison for review. As such, staff used the city’s *Design Guidelines for Historic Structures* and National Park Service standards for new, non-contributing structures to determine whether the applicant’s plans meet Sec. 21-205(A)(2) recommendations. City staff referred this to the city’s Historic Preservation Review Commission (HPRC) board, which has several experienced historic preservationists and architects in its ranks. Overall, city staff’s review was done to ensure that the development functions as a transition between the commercial historic district along Miner Street and the residential areas west and north of the development.

The HPRC’s vice chair reviewed the application and stated that the proposed development looks like it could fit well within a larger urban setting, but it appears different from the architectural style and character of the Historic Downtown District, either as a traditional design or as a contemporary interpretation of the historic character of the district. The applicant argues that the historical use of the site – an institutional facility (elementary school) – is important to the design of the new building, arguing that the architecture should acknowledge the civic scale of the former school property, respect the adjacent historic context, and create a transition between downtown Idaho Springs and the surrounding residential and institutional neighborhood fabric, rather than replicate the Historic District.

As noted, the overall architectural design of the buildings is different from the architectural designs that strongly contribute to the District, though the applicant in response to public concerns has revised the materials of proposed façades in an attempt to be more in keeping with materials found elsewhere in the District. Staff believe that there are some architectural design characteristics that attempt to complement the District and create a reasonable transition between the city’s historic commercial downtown and the rest of the city. These include flat roofs that vary in height along the building length (like downtown Miner Street), recessed entrances like we see along Miner Street, the use of wood and shake shingles on portions of the building, and cornice trim that the plans identify as “decorative”.

A recommended condition of approval is that the applicant increase the ornamentation associated with the parapet caps, decorative trim elements (corner trim, band board, etc.) and ensure that this ornamentation is consistent with a late 19th / early 20th century architectural design to better define the first floor from the upper floors and create a more pronounced cornice that would improve the buildings’ horizontal expressions. This is included as a condition of approval, however that was based on the design presented at the Planning Commission meeting, which has been updated. With an updated design that alters the materials used, this condition may need to be revised, though decorative cornice features may still be desirable.

PROPERTY TO BE VACATED OR DEDICATED:

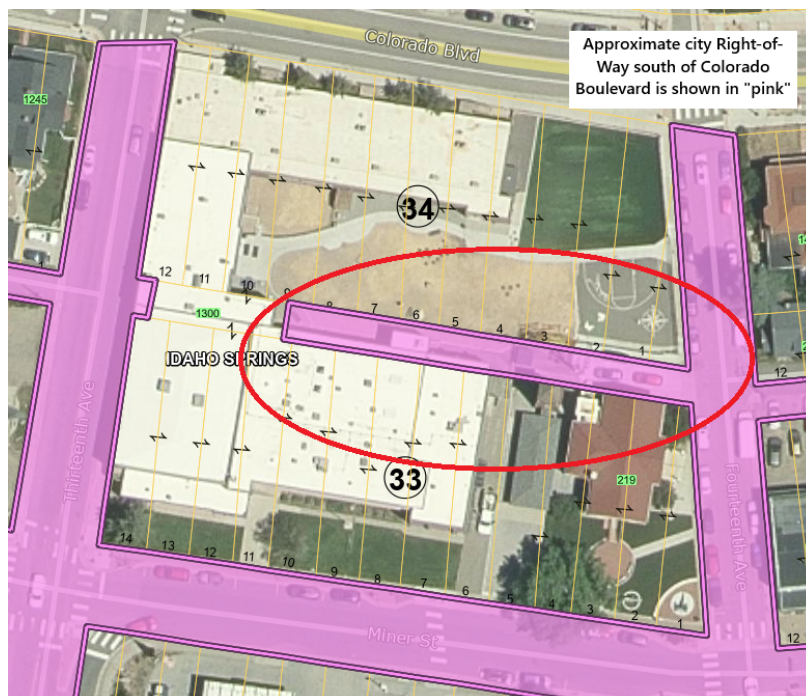
The applicant is requesting that a portion of city Right-of-Way (ROW) be vacated to accommodate the proposed development. The ROW to be vacated runs through the middle of the property, as shown with the approximate vicinity map on the next page. The ROW area is proposed to be used as part of the development's parking area.

This ROW has existed since the original plat for the city was approved in the late 1800s. The ROW is the former location of Center Alley, which at one point ran through this area, though this no longer exists. However, there is an existing city sewer main that runs through this ROW area. The city had previously vacated a portion of this ROW when an addition to the existing school building was added some time in the past, but the city did not vacate the remainder of the ROW in this vicinity. When the property was in use as an elementary school, a portion of the school's playground was built over the ROW.

The city's public works department has indicated that they would be willing to vacate this portion of ROW if an access and utility easement for the sewer main is granted for the area to ensure that the city can maintain the line.

This portion of ROW is relevant because library employees currently use the eastern portion of the area for staff parking. There is a curb cut to access the area from 14th Avenue. This use has been in place for this portion of ROW for decades. The applicant has stated that they need the full portion of the ROW to accommodate the required off-street parking for the property and to meet open space requirements. It is possible that the site plan could be amended to exclude the area that library employees use for parking; however, this is likely to reduce the project's included open space and may result in a loss of off-street parking associated with the development. The applicant has stated an willingness to work with the city regarding the library's parking needs. The applicant is willing to consider accommodating a limited number of library parking spaces within their proposed parking area.

Vicinity Map:



Staff believe that this ROW vacation may be acceptable if three conditions are imposed.

First, a condition of approval would be needed to require the applicant to provide the city with an exhibit, prepared by a licensed surveyor, showing the area of ROW to be vacated, must be provided to the city as a separate application for review and action.

Second, the applicant would be required to provide an access and utility easement to the city for the sewer main that crosses the property. This would need to be prepared by a licensed surveyor at the applicant's cost.

Finally, staff recommend a condition of approval that the developer provide library employees with access to off-street parking to make up for the lost parking spaces resulting from the ROW vacation in this area that historically has been used by library staff.

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission reviewed this application at a public hearing on July 20, 2026. The Planning Commission ultimately voted to recommend approval with conditions by a vote of 3-2, with the findings that the proposal meets the criteria for approval for a Final Development Plan. The Planning Commission's recommended conditions are on the next page.

The following conditions are recommended by the Planning Commission:

1. A sight distance triangle analysis of the driveway connections to 13th Avenue and 14th Avenue shall be provided before building permits will be issued for this project, at the developer's expense.
2. Final civil plans, including detailed engineering plans, final drainage reports and stormwater management calculations, final detention design and water quality calculations, geotechnical investigations, final utility reports, final water and sewer system design, final erosion and sediment control plans for construction management, final public improvement plans and cost estimates, and construction specifications and details are required prior to issuance of building permits associated with the subject property.
3. A Right-of-Way vacation request shall be submitted to the city for review that includes an exhibit, prepared by a licensed Colorado surveyor, showing the extent of Right-of-Way to be vacated. This Right-of-Way vacation request shall be approved prior to issuance of building permits for the subject property.
4. The applicant shall provide an access and utility easement for the city's existing sewer main that runs through the subject property. This easement shall be prepared at the applicant's expense and shall be submitted in concert with Condition #3 for review and approval prior to building permit issuance.
5. The applicant shall provide three (3) parking spaces on the subject property for use by library employees. An agreement shall be executed for these parking spaces prior to the issuance of any building permits for the subject property.
6. Final landscaping plans will be reviewed and approved prior to the issuance of building permits associated with the subject property. Plant species shall be appropriate for the Idaho Springs climate and appropriate irrigation shall be required.
7. Garbage enclosure details shall be submitted and approved prior to building permit issuance. The garbage enclosure shall be of similar architectural design to the proposed buildings to match the overall site design.
8. Exterior lighting shall be installed to illuminate included parking areas. Lighting shall include fully cut off and downcast fixtures to minimize light pollution to adjacent properties.
9. Decorative trims and parapet caps associated with the building shall be designed to complement a late 19th century / early 20th century architectural aesthetic and be enhanced to create a stronger horizontal expression, with clearly defined first floor and upper floors.
10. Developments shall be designed to be compatible with the Comprehensive Plan recommendations to fit into the setting of the City and protect scenic view corridors, historic districts and historic landscapes.

POTENTIAL MOTION:

If the City Council agrees with the Planning Commission's recommendation in favor of approval, the following motion may be made:

Motion to approve Resolution No. 15, Series 2026, a resolution conditionally approving a Final Development Plan on property known as 1300 Colorado Boulevard for a new multifamily affordable housing development.

MINER STREET APARTMENTS

IDAHO SPRINGS, CLEAR CREEK COUNTY, COLORADO

INDEX TO DRAWINGS

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

UNIT & BUILDING TYPE MATRIX

NET RENTABLE AREA (NRA) - MEASURED TO THE OUTSIDE OF THE STUDS OF A UNIT OR TO THE MIDDLE OF WALLS IN COMMON WITH OTHER UNITS																
UNIT LABEL	BEDROOM(S) PER UNIT	BATHROOM(S) PER UNIT	NRA PER UNIT	PORCH / PATIO / BALCONY AREA PER UNIT	EXTERIOR STORAGE PER UNIT	BUILDING / LEVEL IDENTIFICATION						TOTAL NUMBER OF BUILDING(S)				
						#1			#2			(2)				
						FIRST	SECOND	THIRD	FIRST	SECOND	THIRD	NUMBER OF UNIT(S) PER UNIT TYPE	RESIDENTIAL AREA PER UNIT TYPE:			
						NUMBER OF UNIT(S) PER BUILDING / FLOOR							TOTAL NRA	TOTAL PORCH/ PATIO /BALCONY AREA	TOTAL EXTERIOR STORAGE	
(11) 1-BR UNIT(S) 22%																
TYP. 1-BR	1	1	613 SF	50 SF	19 SF	-	1	1	-	3	3	8	4,904 SF	400 SF	152 SF	
FHA AUDIO/VISUAL 1-BR	1	1	613 SF	50 SF	19 SF	1	-	-	-	-	-	1	613 SF	50 SF	19 SF	
UFAS 1-BR	1	1	613 SF	50 SF	19 SF	-	-	-	2	-	-	2	1,226 SF	100 SF	38 SF	
(24) 2-BR UNIT(S) 48%																
TYP. 2-BR	2	1	755 SF	50 SF	19 SF	-	5	5	-	3	3	16	12,080 SF	800 SF	304 SF	
FHA 2-BR	2	1	755 SF	50 SF	19 SF	2	-	-	3	-	-	5	3,775 SF	250 SF	95 SF	
FHA AUDIO/VISUAL 2-BR	2	1	755 SF	50 SF	19 SF	1	-	-	-	-	-	1	755 SF	50 SF	19 SF	
UFAS 2-BR	2	1	755 SF	50 SF	19 SF	2	-	-	-	-	-	2	1,510 SF	100 SF	38 SF	
(15) 3-BR UNIT(S) 30%																
TYP. 3-BR	3	1 1/2	900 SF	51 SF	19 SF	-	2	2	-	3	3	10	9,000 SF	510 SF	190 SF	
FHA 3-BR	3	1 1/2	900 SF	51 SF	19 SF	1	-	-	1	-	-	2	1,800 SF	102 SF	38 SF	
FHA AUDIO/VISUAL 3-BR	3	1 1/2	900 SF	51 SF	19 SF	-	-	-	1	-	-	1	900 SF	51 SF	19 SF	
UFAS 3-BR	3	1 1/2	900 SF	51 SF	19 SF	1	-	-	1	-	-	2	1,800 SF	102 SF	38 SF	
TOTAL NUMBER OF UNITS PER BUILDING / FLOOR:						8	8	8	8	9	9	50	38,363 SF	2,515 SF	950 SF	
TOTAL NRA PER BUILDING / FLOOR:						6,128 SF	6,128 SF	6,128 SF	6,191 SF	6,804 SF	6,804 SF					
NON-RESIDENTIAL AREA:												TOTAL				
BREEZEWAY AREA PER FLOOR:						1,552 SF	1,552 SF	1,552 SF	1,334 SF	1,334 SF	1,334 SF	8,658 SF				
TOTAL INTERIOR COMMON / UTILITY AREA PER FLOOR:						89 SF	·	·	726 SF	·	·	815 SF				
TOTAL EXTERIOR PORCH / PATIO AREA PER FLOOR:						490 SF	·	·	573 SF	·	·	1,063 SF				
RESIDENTIAL BUILDING(S)			TOTAL RESIDENTIAL AREA:									41,828 SF				
			TOTAL NON-RESIDENTIAL AREA:									10,536 SF				
			RESIDENTIAL BUILDING(S) TOTAL AREA:									52,364 SF				
			TOTAL DEVELOPMENT AREA:									52,364 SF				



PROJECT LOCATION MAP



ADDRESS:
1300 COLORADO BLVD,
IDAHO SPRINGS, CO 80452



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

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

PARKING PROVIDED	
NOTE: ALL PARKING PROVIDED IS UNCOVERED	
TYPE	QUANTITY
EV SPACE(S)	8
STANDARD SPACE(S)	63
STANDARD ACCESSIBLE SPACE(S)	5
VAN ACCESSIBLE SPACE(S)	2
TOTAL PARKING PROVIDED:	78
LOCAL PARKING REQUIREMENTS:	(1.5) SPACE(S) PER 1-BR UNIT (1.5) SPACE(S) PER 2-BR UNIT (1.75) SPACE(S) PER 3-BR UNIT
PARKING PROVIDED MEETS ZONING REQUIREMENTS	

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

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

SITE LEGEND	
	UFAS/ADA ACCESSIBLE
	AUDIOVISUAL (AV) ACCESSIBLE

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

OWNER INFORMATION	
MINER STREET APARTMENTS	
ADDRESS: 1405 E COMANCHE ST., DODGE CITY, KS 67980;	
TELEPHONE: (406) 802-4487	
(2) EMPLOYEES - (1) MAINTENANCE AND (1) PROPERTY MANAGER	



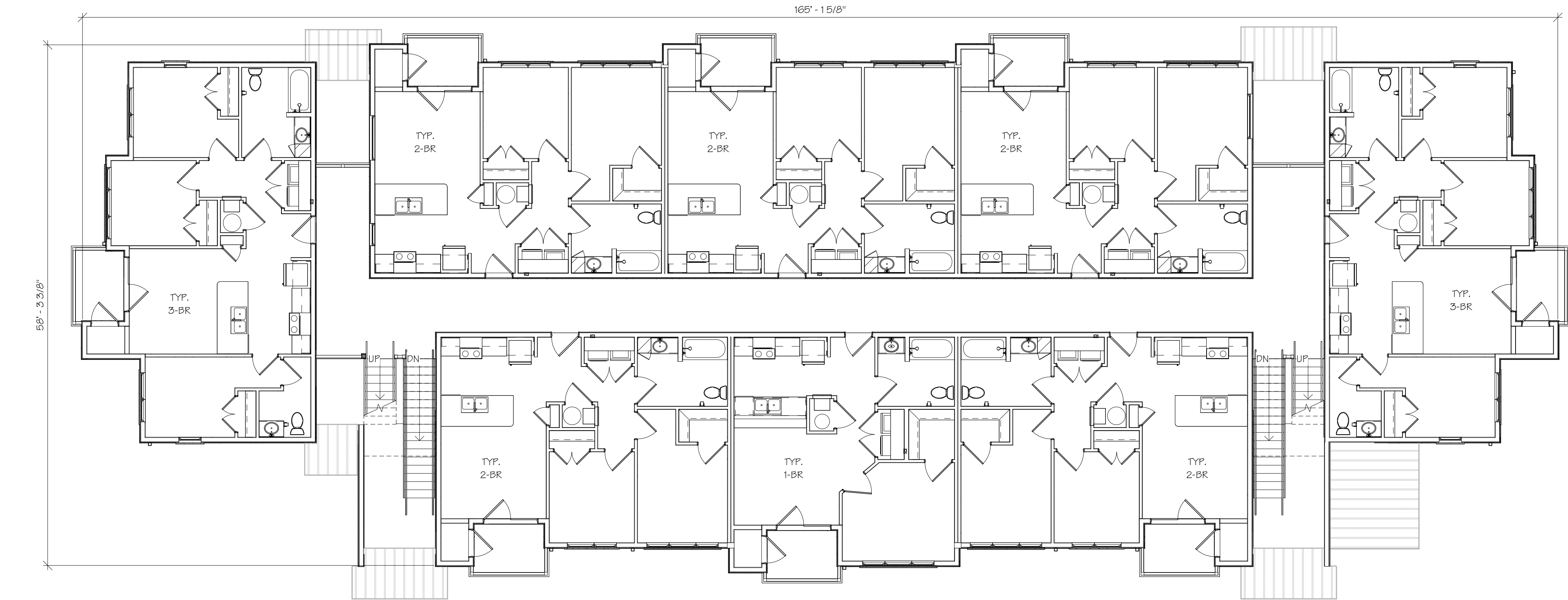
1 PROPOSED SITE PLAN

API SCALE: 1" = 30'-0"

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

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

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



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

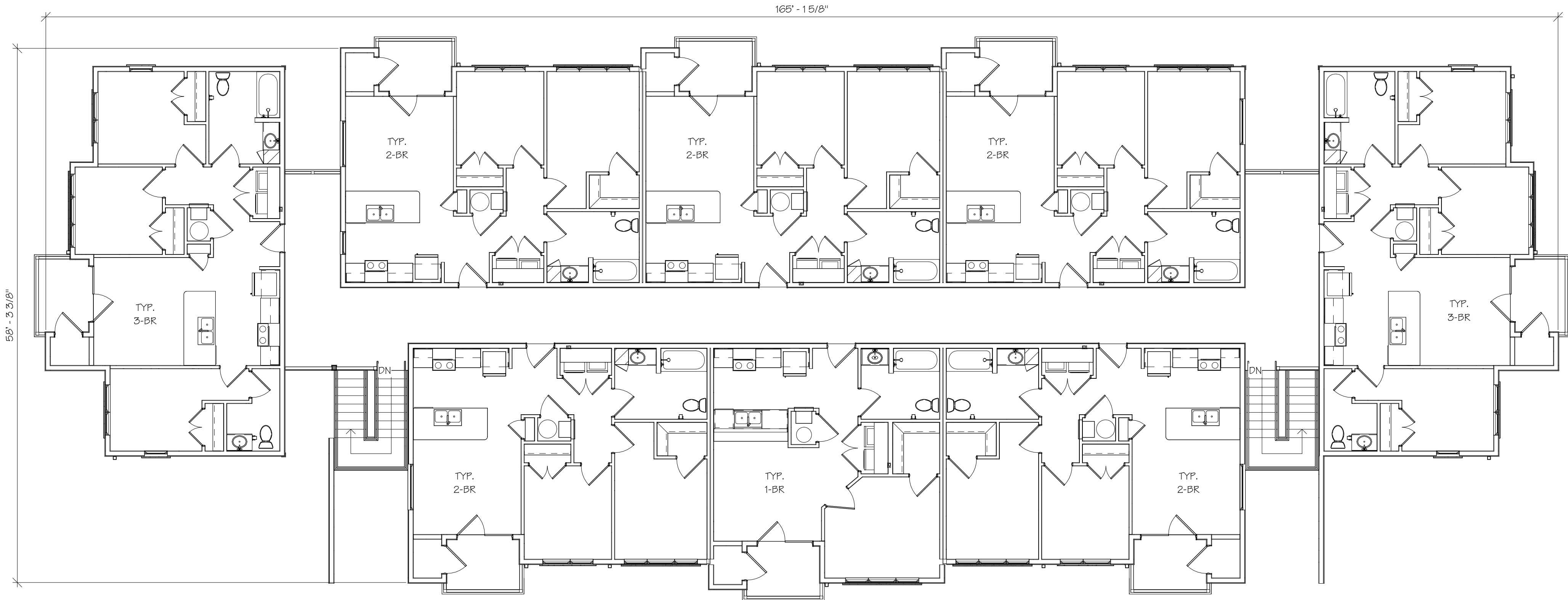


2
AP2
BUILDING #1 FIRST FLOOR BUILDING PLAN
SCALE: 1/8" = 1'-0"

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

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

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



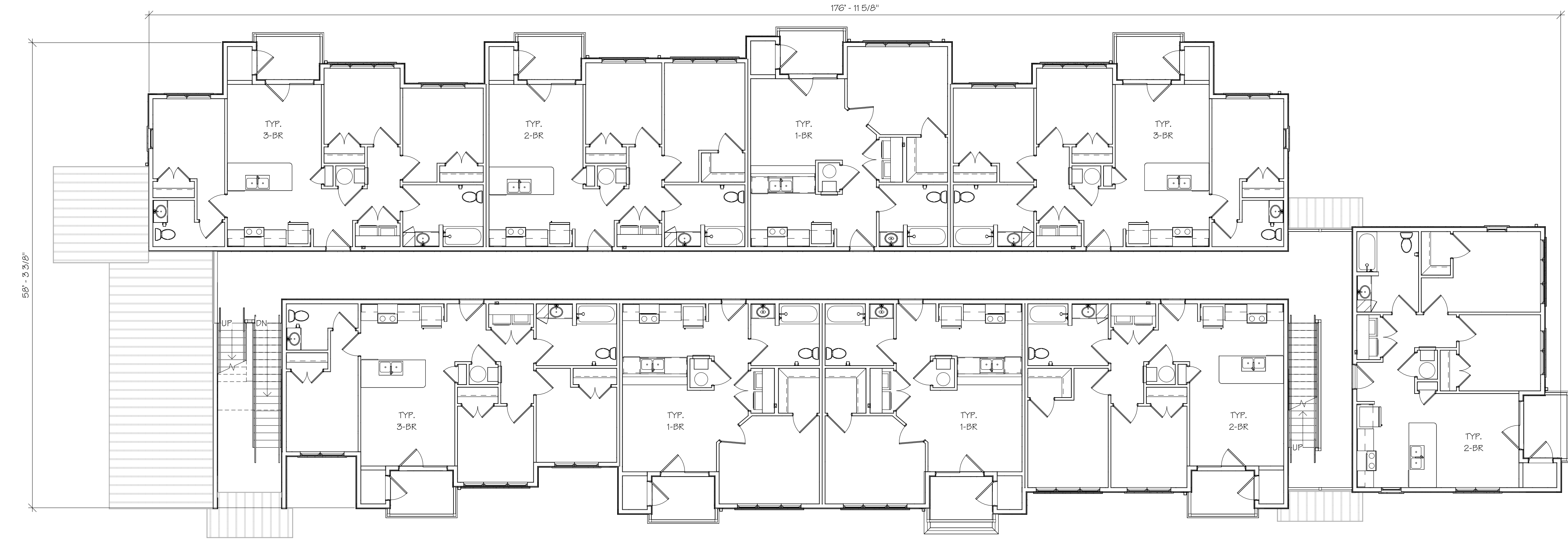
BUILDING #1 THIRD FLOOR BUILDING PLAN

1
AP3
SCALE: 1/8" = 1'-0"

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

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

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



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

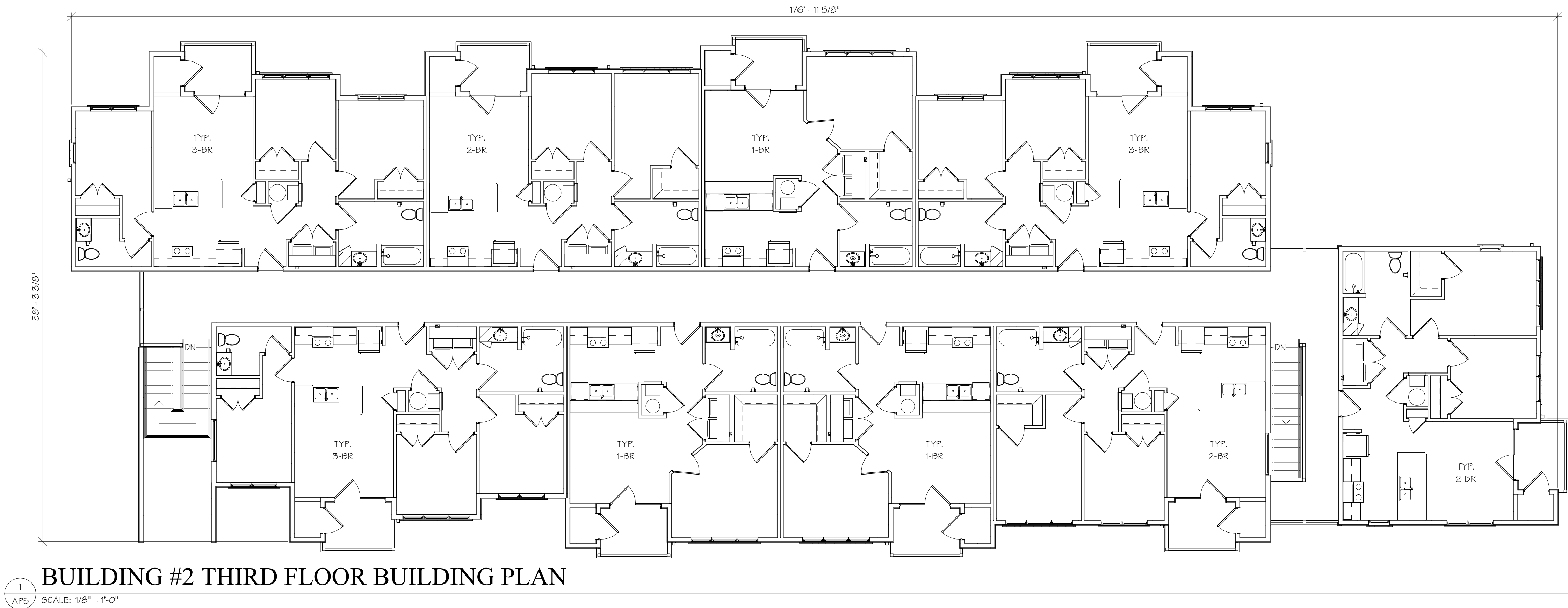


2 BUILDING #2 FIRST FLOOR BUILDING PLAN
AP4 SCALE: 1/8" = 1'-0"

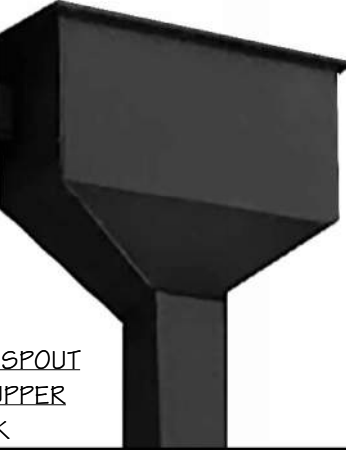
UNIT MATRIX						
NET RENTABLE AREA (NRA) - MEASURED TO THE OUTSIDE OF THE STUDS OF A UNIT OR TO THE MIDDLE OF WALLS IN COMMON WITH OTHER UNITS						
UNIT LABEL	BEDROOM(S) PER UNIT	BATHROOM(S) PER UNIT	NRA PER UNIT	PORCH / PATIO / BALCONY AREA PER UNIT	EXTERIOR STORAGE PER UNIT	
(11) 1-BR UNIT(S) 22%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

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

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



SHINGLE SHAKE SIDING WOODTONE - JAMES HARDIE ROSEWOOD	BOARD & BATTEN JAMES HARDIE NAVAJO BEIGE *PARAPET CAP & BREEZEWAY TRIM TO MATCH
HORIZONTAL SIDING #1 WOODTONE - JAMES HARDIE WINCHESTER BROWN	HORIZONTAL SIDING #2 WOODTONE - JAMES HARDIE SAND CASTLE
VERTICAL PANEL SIDING WOODTONE - JAMES HARDIE WINCHESTER BROWN	*BAND BOARD OF SIMILAR COLOR
STANDING METAL SEAM ROOF DARK BROWN *BLACK FASCIA	STAINED AND SEALED WOOD MEDIUM BROWN



DOWNSPOUT
& SCUPPER
BLACK



HVAC COOLANT
LINE COVER
BLACK



ALUMINUM RAILING
BLACK



ALUMINUM FLAT PAN AWNING
BLACK



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



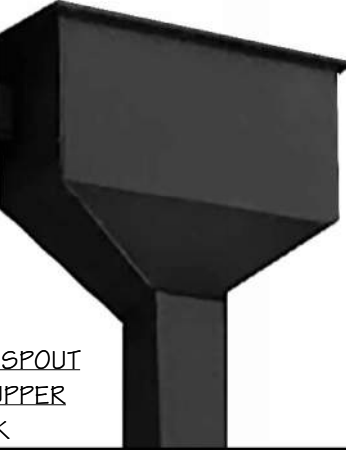
2
AP6
BUILDING #1 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



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

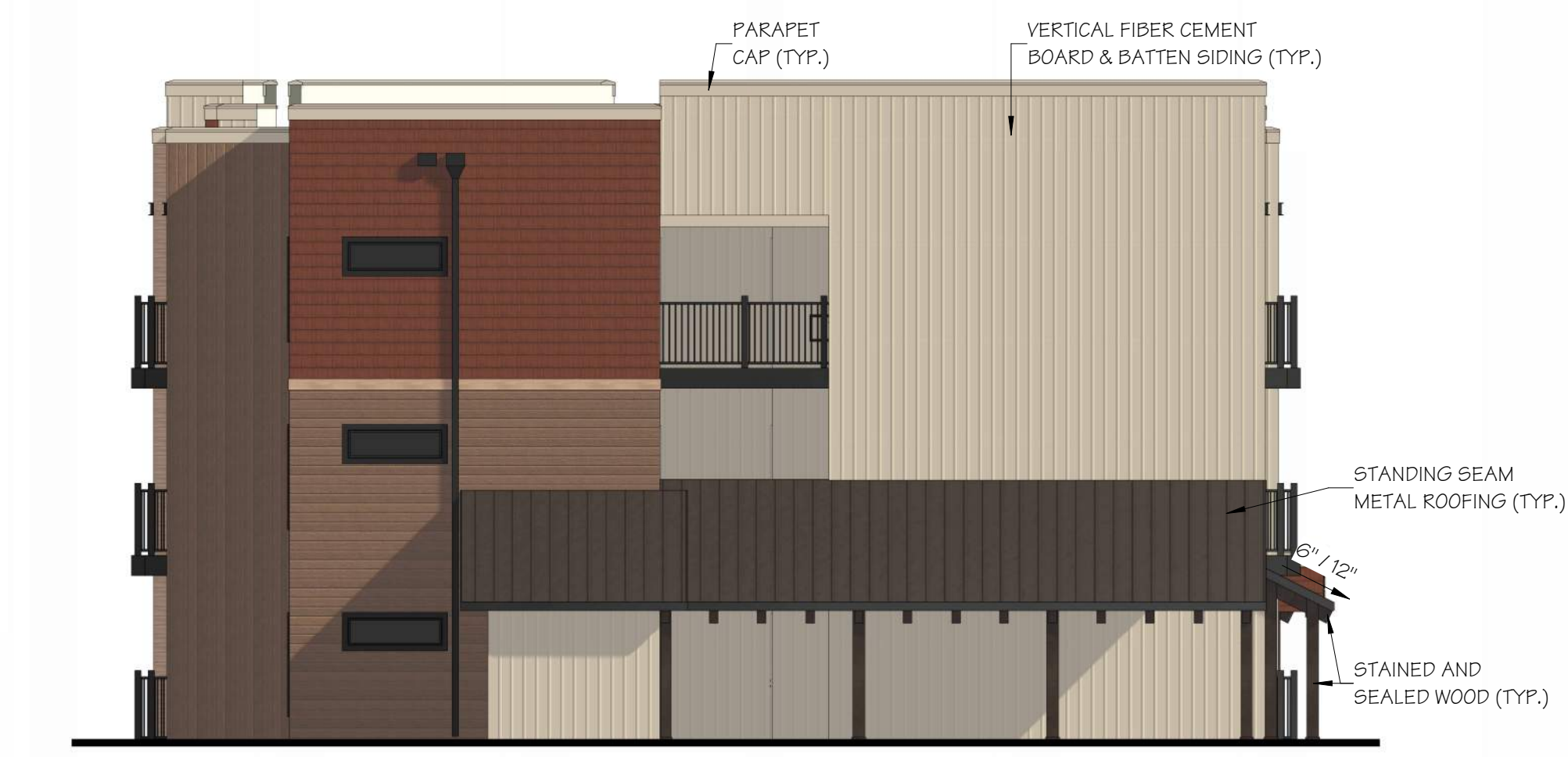


4
AP6
BUILDING #1 REAR ELEVATION
SCALE: 1/8" = 1'-0"

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



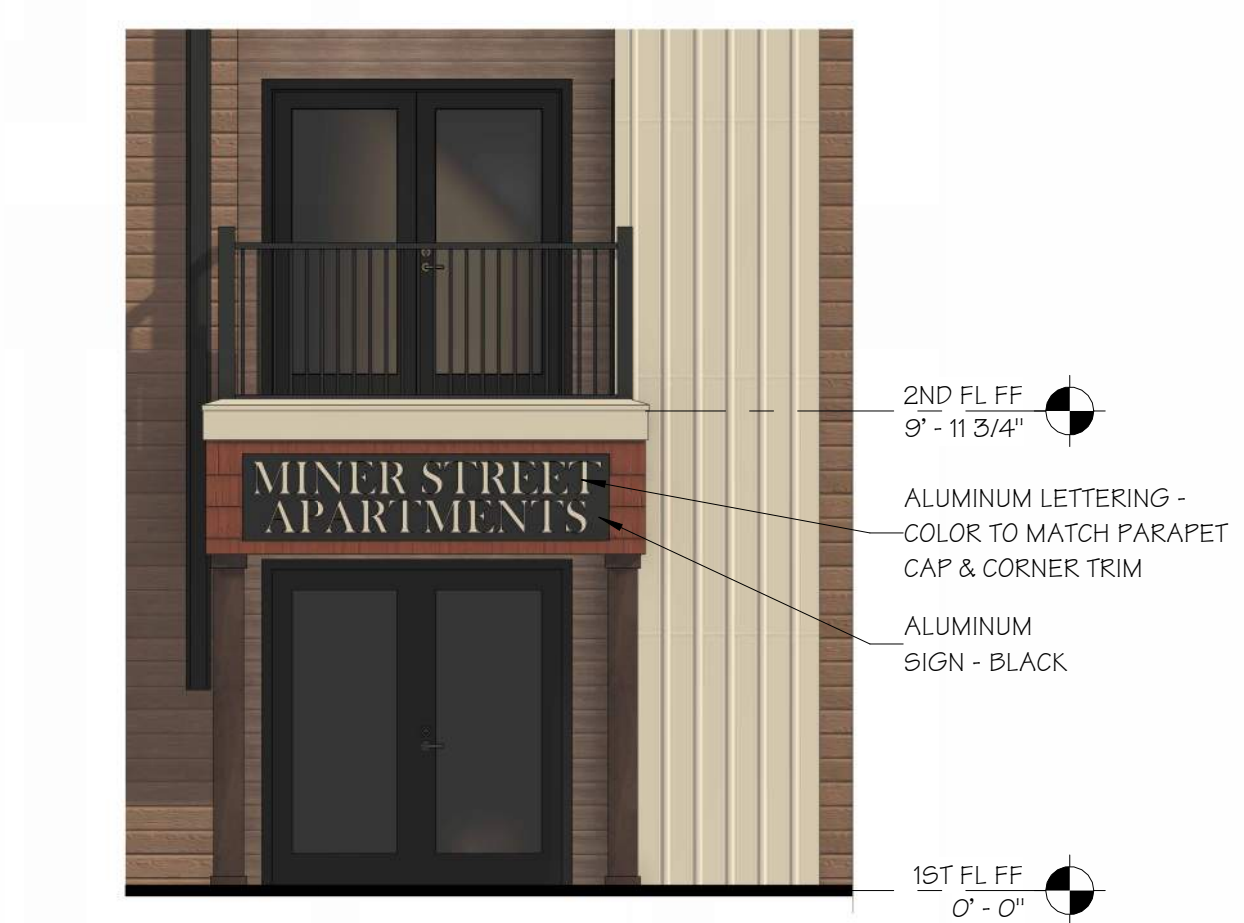
1
AP7
BUILDING #2 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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



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

BUILDING #1 FRONT
W/ AMENTIES



BUILDING #1 REAR



MINER STREET
APARTMENTS
MAIN ENTRY



CITY WELCOME SIGN
AND CLOCK TOWER



BUILDING #2 FRONT
W/ AMENTIES



BUILDING #2 REAR





Miner Street Apartments

Applicant:

Austin Richardson

DW Development Group

Office: 1405 E Comanche St

Dodge City, KS 67801

Phone: (406) 802-4487

E-Mail: arichardson@dwproperties.com

Website: DWDevelopmentGroup.com

Current Use: C-2 Elementary School

Proposed Use: C-2 Multifamily Residential

Description of Development:

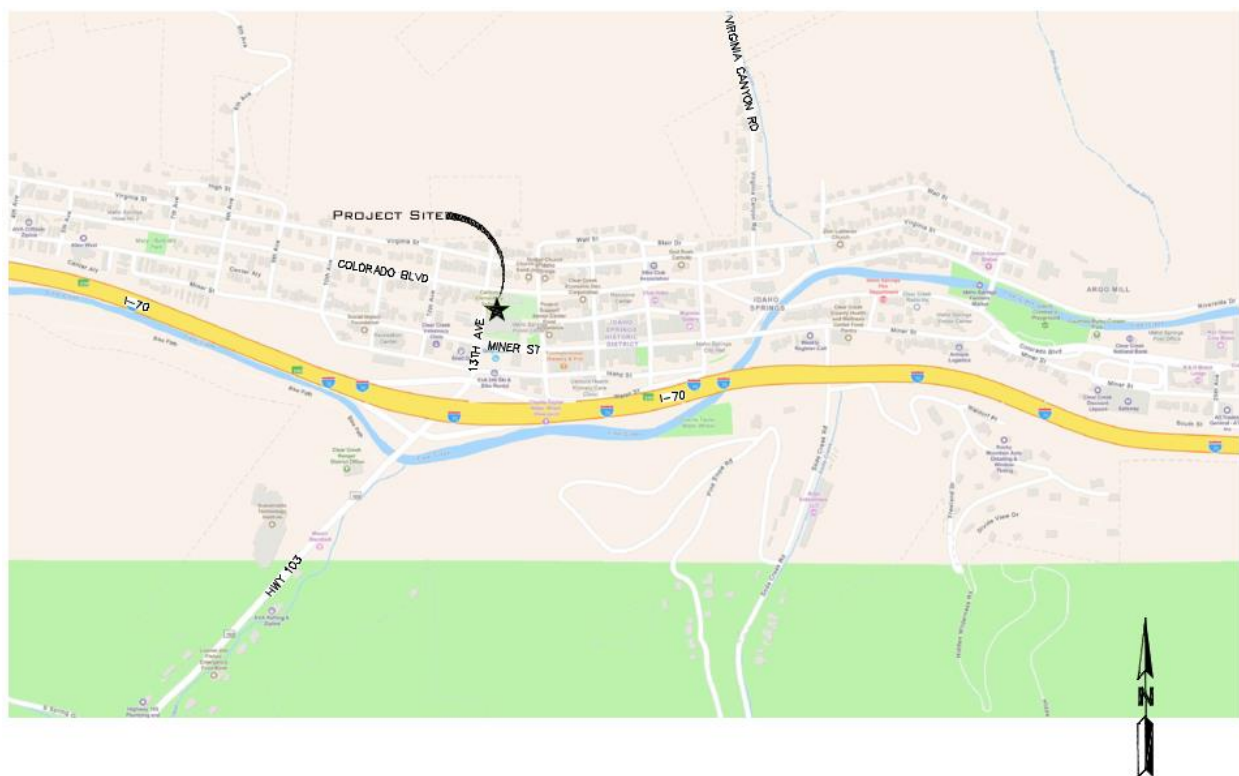
Miner Street Apartments is a thoughtfully planned affordable housing community proposed for the former Carlson Elementary School site at 1300 Colorado Boulevard in Idaho Springs. The redevelopment will transform an underutilized institutional property into a high-quality residential neighborhood that directly responds to the city's growing need for attainable workforce and family housing. The proposed community consists of 50 income-restricted apartment homes designed to serve households at qualifying affordability levels from 30%-60% AMI, helping local workers, families, and long-term residents remain in the community they support. Positioned near downtown Idaho Springs, the site offers convenient access to employment centers, schools, parks, transit options, and daily services, creating a highly connected location for future residents.

The development is designed as two three-story residential buildings with a balanced mix of one-bedroom, two-bedroom, and three-bedroom apartment homes to accommodate a variety of household sizes and needs. Current plans reflect 11 one-bedroom units, 24 two-bedroom units, and 15 three-bedroom units, creating housing opportunities for individuals, couples, and families alike. The site plan incorporates surface parking, pedestrian walkways, landscaped open space, and resident-focused amenities including a playground, dog run, raised garden beds, gazebo, picnic areas, and gathering spaces that encourage community interaction and outdoor enjoyment. Accessible and adaptable units are integrated throughout the property to ensure long-term usability for residents of varying mobility needs.

Architecturally, Miner Street Apartments has been planned to complement the character and scale of Idaho Springs downtown. The project emphasizes quality construction materials, attractive building elevations, efficient land use, and a pedestrian-friendly layout

that respects surrounding neighborhoods. As an affordable housing development, Miner Street Apartments also aligns with the City of Idaho Springs' expedited review policies supporting projects where at least 50% of units meet affordability standards, demonstrating consistency with local housing priorities. Overall, the proposed development represents a meaningful reinvestment opportunity that will expand housing choice, strengthen the local workforce, and contribute positively to the continued vitality of Idaho Springs.

Vicinity Map:



Meeting applicable review criteria:

The proposed Miner Street Apartments development meets the applicable review criteria for a Final Development Plan by providing a permitted multifamily residential use within the existing C-2 zoning district while advancing important community housing objectives. The project redevelops the former Carlson Elementary School property into a productive residential use that is compatible with surrounding mixed-use, residential, and commercial zoning districts. The proposed site layout has been thoughtfully designed to respect adjacent properties through appropriate setbacks, internal circulation, parking placement,

pedestrian access, landscaping, lighting, and buffering elements that support neighborhood compatibility and long-term livability.

The development also meets applicable review criteria related to public welfare, infrastructure, and functionality by utilizing an infill location already served by existing streets, utilities, and municipal services. Access is provided from established roadways, and the submitted traffic analysis demonstrates that the proposed 50-unit affordable housing community is expected to generate fewer average daily trips than the former elementary school use, thereby reducing historical traffic impacts on the surrounding street network. The project further incorporates adequate on-site parking, ADA accessibility, pedestrian connectivity to existing sidewalks, and open space amenities that create a safe and functional residential environment.

Finally, the proposed development meets broader community planning and policy criteria by addressing a documented need for affordable housing in Idaho Springs and Clear Creek County. More than fifty percent of the proposed units will meet Colorado affordability definitions, qualifying the project under the City's adopted affordable housing policies and expedited review framework. The project represents reinvestment in an underutilized site, expands local housing opportunities for working families and residents, and supports the economic sustainability of Idaho Springs by helping retain workforce households who contribute to the community. Through quality design, compatibility, and public benefit, Miner Street Apartments satisfies the intent and purpose of the City's applicable development review standards.

Environmental Description:

Based on the environmental due diligence completed for Miner Street Apartments, no unusual topographic, geologic, or hydrologic hazards have been identified that would preclude the proposed residential redevelopment of the site. The property is an infill parcel located within the developed area of Idaho Springs and consists of gently sloping terrain descending generally to the south-southwest. Published soils data identified the site as gravelly sandy loams with low runoff potential and soils that transmit water freely. Regional geology is characterized by stable metamorphic formations consisting primarily of gneiss and schist commonly found throughout the Idaho Springs area. The site is served by existing municipal water and sewer infrastructure, and no wetlands, ponds, septic systems, or adverse drainage conditions were identified during the environmental investigations.

Because the property lies within the broader Central City / Clear Creek Superfund study area associated with historic regional mining activity, environmental assessments were prudently completed as part of redevelopment planning. A Phase I Environmental Site Assessment identified the regional Superfund designation and recommended additional testing, which was subsequently completed through a Limited Phase II Environmental Site Assessment. Soil sampling identified concentrations of arsenic, cadmium, and lead above certain screening levels; however, the environmental consultant concluded these concentrations are attributable to naturally occurring regional geology and historic area-wide conditions rather than any specific release from the subject property. Groundwater was not encountered during the borings advanced on the site, further supporting the absence of direct groundwater-related development constraints within the tested depths.

Importantly, the U.S. Environmental Protection Agency reviewed the proposed reuse of the property for multifamily housing and, as of the date of its status letter, stated it had not identified any inconsistencies between the proposed residential redevelopment and the Agency's anticipated cleanup options for the larger Superfund area. In coordination with the EPA, CDPHE, and the project team, the development has incorporated protective measures including maintaining existing concrete slab coverage where feasible, paved parking areas, capped landscaped/playground areas with separation barriers, and construction management practices to limit any potential exposure pathways. Accordingly, while the site is located within a historically studied regional watershed, the known environmental conditions have been evaluated, are manageable through planned engineering controls, and do not present a material obstacle to the safe redevelopment of Miner Street Apartments.

Anticipated sources:

The proposed Miner Street Apartments development will be served by existing municipal utility infrastructure currently available to the site. Potable water service is anticipated to be provided through the City of Idaho Springs municipal water system, while sanitary sewer service will be provided through the existing municipal sewer collection system with connections coordinated through the appropriate local utility providers. Electrical service is anticipated to be provided by the existing regional electric utility provider serving the area, with on-site distribution infrastructure designed to meet the needs of the residential community, common areas, exterior lighting, and life-safety systems. The property's location within an already developed area of Idaho Springs allows the project to utilize established public utility networks, minimizing the need for major off-site extensions while supporting efficient and cost-effective service delivery to the development.

Estimated Demands:

The proposed Miner Street Apartments development is expected to create typical utility demands consistent with a 50-unit multifamily residential community and is not anticipated to impose unreasonable burdens on existing public infrastructure. Water demand will primarily consist of normal domestic residential use, including kitchens, bathrooms, laundry, and common area maintenance. Sanitary sewer demand is expected to closely mirror residential water consumption through standard household wastewater generation. Stormwater and drainage demands will be managed through the approved civil engineering design, including on-site drainage controls, grading, hardscape collection systems, and detention or water quality measures as required by the City to ensure that post-development runoff is responsibly conveyed and does not adversely impact adjacent properties or public systems. Because the site is an infill redevelopment within an area already served by municipal utilities and previously occupied by an institutional use, the proposed residential use is anticipated to be compatible with available public water, sewer, and drainage capacity, subject to final engineering review and utility connection approvals.

Attachment 3: Applicant Architectural Review

3. Architectural Design

1. Architectural Design

1. The Applicant appreciates the detailed comments from City staff and the Historic Preservation Review Commission regarding the architectural design of Miner Street Apartments and its relationship to Section 21-205(2) of the Idaho Springs Municipal Code. The development team understands that the City is not simply reviewing the building as an isolated structure, but rather as a new piece of Idaho Springs' larger historic, civic, and architectural fabric. For that reason, the architectural response must be understood not only by looking at individual materials or elevations, but by looking at how the project participates in the story of this specific site, this edge of the Historic District, and the community character that makes Idaho Springs distinct. The proposed development is located in a unique position within Idaho Springs. It is not located in the center of the traditional Miner Street commercial block, where narrow storefronts, masonry facades, recessed entries, and historic commercial rhythms define the streetscape. Instead, the site is located at the edge of the Historic District on a property that has historically served an institutional and civic function as Carlson Elementary School. For decades, this property was not experienced as a row of late nineteenth century commercial buildings, but as a larger community-serving site. That history matters. It means the design should not simply copy the commercial storefront pattern found farther east along Miner Street. Instead, the architecture should acknowledge the civic scale of the former school property, respect the adjacent historic context, and create a transition between downtown Idaho Springs and the surrounding residential and institutional neighborhood fabric.

The proposed design is intended to complement the Historic District without imitating it. A direct replica of late nineteenth century commercial architecture would risk creating a false historic narrative on a site that did not historically function as a Miner Street commercial lot. The development team believes a more appropriate approach is to draw from the qualities that make Idaho Springs recognizable—strong building proportions, durable materials, simple forms, articulated facades, human-scaled openings, mountain-town colors, civic presence, and pedestrian engagement—while expressing the building honestly as contemporary housing. This approach allows the project to support the Historic District without pretending to be part of a different historic era.

2. A. Consistency with Section 21-205(2) of the Idaho Springs Municipal Code

1. Section 21-205(2) encourages new development within proximity to the Historic District to build upon and support the architectural features of the District itself. The proposed design responds to this requirement by translating the underlying character of the District into a modern residential form. The project does not attempt to reproduce a historic storefront, but it does incorporate the key design principles that give the District its identity: defined building bases, varied facade planes, vertical rhythm, articulated wall surfaces, recessed elements, upper-level modulation, durable exterior finishes, visible pedestrian entries, and an emphasis on streetscape presence.

The building has been broken into smaller visual components so that it does not read as one uninterrupted apartment block. The use of recessed breezeways, varied parapet heights, roofline changes, balconies, trim details, awnings, and material transitions creates a series of smaller architectural moments. This approach reflects the rhythm of Idaho Springs, where the built environment is not defined by one repeated form, but by a collection of structures, additions, storefronts, civic buildings, residential porches, mining-era details, and mountain-town adaptations layered over time.

The design also respects the scale and experience of the pedestrian. Idaho Springs is not a community best understood from a highway view; it is experienced on foot, from the sidewalk, at the corner, approaching a storefront, passing a civic building, or walking toward downtown. The project responds to that experience by creating landscaped edges, walkways, seating areas, open space, a gateway feature, and visible residential activity. The architecture is intended to make the edge of the property feel occupied, welcoming, and connected to the public realm rather than separated from it.

3. Historic Architectural Characteristics that Influenced the Design

1. The design was influenced by several characteristics commonly associated with Idaho Springs' historic architecture and mountain-town development pattern. These include simple building forms, strong rooflines as most of the downtown has the similar roofline, vertical window proportions, masonry-inspired massing from places such as Queens Wardrobe – Tommy Knocker – Clear Creek Cidery – and others, restrained ornamentation, visible trim, durable exterior materials, awnings, pedestrian-scaled entries, and the use of colors and textures that respond to the surrounding mountains and historic townscape.

Many historic buildings in Idaho Springs are not overly ornate. Their character comes from proportion, rhythm, material, and relationship to the street. The proposed design follows that same principle. Rather than relying on excessive decoration, the building uses a restrained architectural vocabulary with changes in plane, material, color, balcony placement, awning elements, and roof forms to create depth and interest. This restraint is important because it allows the building to feel compatible with Idaho Springs without becoming theatrical or artificial.

The use of flat a roof and awning elements references the practical, durable materials often associated with mountain communities, mining towns, and commercial structures exposed to snow, sun, and changing weather. Wood accents provide warmth and help soften the building mass, while stucco and stone-inspired materials create a durable civic character. The color palette is intentionally muted and grounded, using earth tones, blue-grey accents, light neutral surfaces, and natural wood tones to relate to the surrounding landscape and the existing historic palette of Idaho Springs.

4. How the Style, Design, and Materials Build Upon and Support the Historic District

1. The design supports the Historic District by reinforcing its broader character rather than copying its most specific commercial details. Idaho Springs' Historic District is defined by more than individual storefronts. It is defined by a mountain setting, a compact walkable town pattern, a mix of civic and commercial buildings, a strong relationship between buildings and the street, and the continued layering of community uses over time.

Miner Street Apartments builds upon those characteristics by creating a walkable, community-oriented development with a strong public edge. The architecture uses defined facade elements, repeated window patterns, pedestrian-scaled details, and material variation to create visual rhythm. The buildings are not flat or monolithic; they are intentionally articulated to create shadow, depth, and movement across the elevation. This is important because historic Idaho Springs buildings often derive much of their character from depth and shadow: recessed entries, window openings, cornice lines, awnings, roof forms, and changes in material.

The proposed materials were selected because they convey durability, mountain character, and compatibility with the surrounding townscape. The stucco colors provide a warm and quiet background, the blue-grey tones introduce a subtle contemporary expression tied to the mountain environment, the wood accents add warmth and pedestrian scale, and the metal roof and awning elements reflect practical Colorado mountain construction. Together, these materials allow the project to feel contemporary while still grounded in Idaho Springs' established character.

5. Relationship to the Carnegie Library

1. The nearby Carnegie Library is one of the most important architectural and civic references for the project. It is not merely a historic building; it is a public landmark that represents education, civic life, and community identity. The proposed development responds to the Carnegie Library by respecting its role as a distinguished civic structure and by avoiding architectural competition with it.

Rather than attempting to copy the Carnegie Library, the project creates a complementary backdrop and edge condition. The building forms are organized to provide visual interest without overwhelming the library. The use of restrained detailing, durable materials, articulated facades, and pedestrian-oriented open space helps establish a respectful relationship between the new residential community and the historic civic resource. The intent is for the Carnegie Library to remain visually and symbolically important while the new housing adds life, activity, and investment to the surrounding area.

The development also continues the civic legacy of the site. The former Carlson Elementary School and the Carnegie Library both represent community-serving uses. Miner Street Apartments continues that tradition in a new way by providing affordable housing for the people who work, live, and contribute to Idaho Springs. In that sense, the project is not simply replacing a school with apartments; it is carrying forward the public-serving purpose of the site through housing.

6. Function as a Gateway to the Historic District

1. The site functions as a gateway location because it sits at a transition point into the Historic District and near a highly visible community corridor. The design recognizes this role by incorporating not only buildings, but also a public-facing gateway feature at the southwest corner of the property. The proposed “Welcome to Idaho Springs” monument sign, clock tower, fountain feature, landscaping, and seating area are intended to create a meaningful sense of arrival.

This gateway element is an important part of the architectural response. It helps the project contribute to the identity of Idaho Springs beyond the private boundaries of the development. It creates a place where the project meets the City, where residents and visitors experience a visual marker of arrival, and where the edge of the Historic District is strengthened rather than ignored. The clock tower element is particularly appropriate because it draws from traditional civic forms without copying a specific historic building. It creates a vertical landmark, reinforces community identity, and gives the project a civic presence suitable for this location.

7. Why Contemporary Apartment Forms Are Appropriate Here

1. Contemporary apartment forms are appropriate on this site because the project is not located in the center of the historic commercial storefront district and because the site has historically been occupied by a larger institutional building. The development is also providing a modern housing use that must meet current building codes, accessibility standards, energy requirements, financing requirements, resident needs, and long-term operational standards.

The challenge is not to disguise the building as something it is not. The challenge is to design modern housing that belongs in Idaho Springs. The proposed architecture does that by balancing contemporary residential functionality with contextual design. It provides efficient apartment layouts, accessibility, common spaces, open-air circulation, modern building systems, and sustainable design, while using materials, massing, and streetscape elements that respond to the local context.

A contemporary approach is also appropriate because Idaho Springs is not frozen in time. The Historic District is protected because it is valuable, but the community continues to evolve. New housing, when designed carefully, can strengthen the community by allowing more people to live locally, support downtown businesses, and participate in civic life. The proposed project represents that kind of respectful evolution.

8. What Makes the Building “Idaho Springs”

1. The building is “Idaho Springs” because it responds to the place rather than imposing a generic apartment model onto it. It is shaped by the mountain setting, the former school site, the edge of the Historic District, the nearby Carnegie Library, the walkable downtown pattern, and the community’s need for housing that serves local residents.

The project incorporates outdoor gathering areas, raised garden beds, a playground, seating areas, pedestrian connections, a dog run, picnic areas, and a gateway monument. These elements reflect the way people live in Idaho Springs: connected to the outdoors, connected to neighbors, and connected to the town itself. The design creates more than housing units; it creates a small community within the larger community.

The building also reflects Idaho Springs through its sense of practicality. Historic mountain towns were built with purpose. Buildings were durable, adaptable, and responsive to climate and use. Miner Street Apartments follows that logic through

efficient design, durable materials, weather-conscious roof and awning elements, and a layout that balances density with open space and livability.

9. Why the Architecture Is Appropriate Next to the Historic District and Carnegie Library

1. The proposed architecture is appropriate next to the Historic District and Carnegie Library because it performs the role this site requires. It does not compete with the historic commercial core. It does not attempt to mimic the Carnegie Library. It does not create a false historic image. Instead, it creates a respectful transition between historic downtown, civic uses, and surrounding residential development.

The architecture provides visual interest, pedestrian scale, material variation, and community-facing improvements. It supports the historic district by strengthening the edge condition and creating a more complete streetscape. It supports the Carnegie Library by respecting its civic role and adding compatible activity nearby. It supports Idaho Springs by transforming an underutilized former institutional property into needed affordable housing while contributing to the visual quality of the community.

For these reasons, the Applicant believes the proposed architectural design satisfies the intent of Section 21-205(2) of the Idaho Springs Municipal Code. The design builds upon and supports the character of Idaho Springs through contextual materials, appropriate massing, pedestrian-oriented site design, gateway improvements, and a respectful relationship to the Historic District and the Carnegie Library.



April 29, 2026

City of Idaho Springs
1711 Miner St
Idaho Springs, CO 80452

Re: **Miner Street Apartments – Traffic Letter**
Idaho Springs, Colorado

Dear Reviewer:

INTRODUCTION

To supplement proposed final development plan (FDP) application for the proposed Miner Street Apartments project, I have completed a trip generation analysis. This traffic letter includes a description of the proposed project, an estimate of trips generated by the historic use, trip generation characteristics for the current proposal, and a determination of whether additional traffic analysis should be required.

PROJECT DESCRIPTION

The proposed project includes 50 dwelling units of income-restricted multi-family housing to be located at the southeast corner of 13th Avenue & Colorado Boulevard in Idaho Springs, Colorado. The proposed development will remove the existing structures, which operated most recently as Carlson Elementary School. The elementary school has moved to a new location south of I-70. The site will provide off-street parking and access to 13th Avenue and 14th Avenue between Miner Street and Colorado Boulevard. The proximity of the proposed apartments to the downtown core of Idaho Springs will allow for multi-modal in lieu of vehicular trips.

A vicinity map is included as **Exhibit 1** and the current site plan is included as **Exhibit 2** at the end of this document. An aerial of the immediate vicinity is included as **Exhibit 3**.

TRIP GENERATION

Trip generation is determined by using the *Trip Generation Manual, 12th Edition* published by the Institute of Transportation Engineers (ITE). The purpose of the Trip Generation Manual (TGM) is to compile and quantify empirical trip generation rates for specific land uses within the US, UK and Canada. Generally, the Trip Generation Manual is the industry standard accepted reference for estimating trip generation.

The site historically operated as an elementary school with approximately 140 students in the final (2023-24) school year. To estimate the change in trips generated by this site, a

comparison of the previous use and the proposed use was conducted.

The historic use of an elementary school falls within TGM land use category 520 “Elementary School.” The proposed income-restricted residences fall within the TGM land use category 223, “Affordable Housing.” The unadjusted trip generation estimate for the historic and proposed uses on the site based on these land use categories is shown in the table below.

Table 1 - Project Trip Generation (unadjusted)

Land Use	ITE Code	Size	Units	Daily Trips	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
Elementary School	520	140	Students	318	55	47	102	10	12	22
Affordable Housing	223	50	Units	240	5	13	18	14	9	23
NET CHANGE		-	-	-78	-50	-34	-84	+4	-3	+1

As shown in the table above, the proposed project is anticipated to generate 18 AM peak hour trips, 23 PM peak hour trips and 240 average daily trips. When compared to the previous use, the proposed housing project is anticipated to generate significantly fewer trips daily and during the AM peak hour. Elementary schools generally do not generate significant traffic during the PM peak hour as dismissal occurs midafternoon and the proposed project is anticipated to generate generally the same number of trips during the PM peak hour.

Trip Types

Nearly all developments are made up of the following six trip types: new (destination) trips, pass-by trips, diverted trips, shared (internal) trips, multi-modal (non-vehicular) trips, and transit-oriented trips. To better understand the trip types available for land access and how they relate to this project, a description of each specific type follows.

New (Destination) Trips – These types of trips occur to access a specific land use such as a new retail development or a new residential subdivision. These types of trips will travel to and from the new site and a single other destination such as home or work. This is the only trip type that will result in a net increase in the total amount of traffic within the study area. The reason primarily is that these trips represent planned trips to a specific destination that never took trips to that part of the City prior to the development being constructed and occupied. This project will develop new trips, but will replace trips that took place historically with the elementary school.

Pass-by Trips – These trips represent vehicles which currently use adjacent roadways providing primary access to new land uses or projects. These trips, however, have an ultimate destination other than the project in question. They should be viewed as drop-in customers who stop in on their way home from work. A good example is a quick stop at the grocery store to pick up an ingredient for dinner on the way home from work. This can make this trip pre-determined, but the stop is still on the way by. In this example, the trip started from work with a destination of home, however on the way, the driver stopped at the grocery store directly adjacent to their path. Pass-by trips are most always associated with commercial/retail types of developments. Therefore, no pass-by trips are anticipated

for this project.

Diverted (Linked) Trips - Diverted trips are like pass-by trips, but diverted trips occur from roadways that do not provide direct access to the site. Instead, one or more streets must be utilized to get to and from the site. For this project, diverted trips could occur from I-70 or any other street that does not provide direct access for the site. Due to proposed use, residential, diverted trips are not anticipated to be significant.

Shared (Internal) Trips - Internal trips are the portion of trips generated by a mixed-use development that both begin and end within the development. When estimating trip generation for a development with several uses, each use will generate its own trips. If those trips occur between two of the onsite uses without using the external roadway system, it is considered a shared or internal trip. This trip type reduces the number of new trips generated on the public road system and is most commonly used for commercial or mix-use developments. Determining these trip types is more difficult to quantify and without specific guidance are usually determined by engineering judgment on a project-by-project basis. For this project, the residences are the only use on site and no shared trips will occur.

Multi-Modal (Non-Vehicular) Trips - These are non-vehicular trips to and from the site, mostly comprised of pedestrian and bicycle trips. Generally, they are local trips from the surrounding neighborhood or adjacent businesses. If a development is in an area with a high amount of bicycle and pedestrian activity, such as a downtown setting or college campus, a reduction of vehicular trips would be anticipated. There is adequate pedestrian and bicycle infrastructure in the vicinity and the site is in close proximity to the downtown core of Idaho Springs. Multi-modal trips are anticipated to be significant for this site (10%-20%+ of the overall trips) as residents commute to/from work on foot or walk to shop and dine nearby.

Transit Trip – The Idaho Springs area is served by Clear Creek County Transit with public bus that operates Monday through Friday. The nearest bus route to the site is at the public parking lot at the southwest corner of 13th Avenue & Idaho Street less than two blocks from the site. The transit route operates on a loop between Idaho Springs and Georgetown with stops every hour and 15 minutes. It operates from 7:00 AM to 6:30 PM. The proximity of the transit stop to the site should allow for residents to utilize transit. The number of users is not anticipated to be substantial, but could make up 5% of the overall trips for the site.

CONCLUSIONS/RECOMMENDATIONS

It is anticipated that this project will generate approximately 240 daily trips with 18 AM peak hour and 23 PM peak hour trips, which is significantly fewer trips than what was generated by the elementary school that historically operated on this site. Furthermore, with the proximity to the core downtown area of Idaho Springs and a transit stop, a significant portion of the trips are anticipated to be multi-modal or transit-oriented. Based on these factors, the proposed development is unlikely to have a traffic impact on the adjacent roadway infrastructure. Therefore, additional traffic analysis for this project should not be required.

Should you have any questions regarding this document or the information contained herein, please do not hesitate to contact me at 303-653-9200 or via email at craig@civtrans.com.

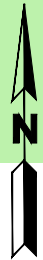
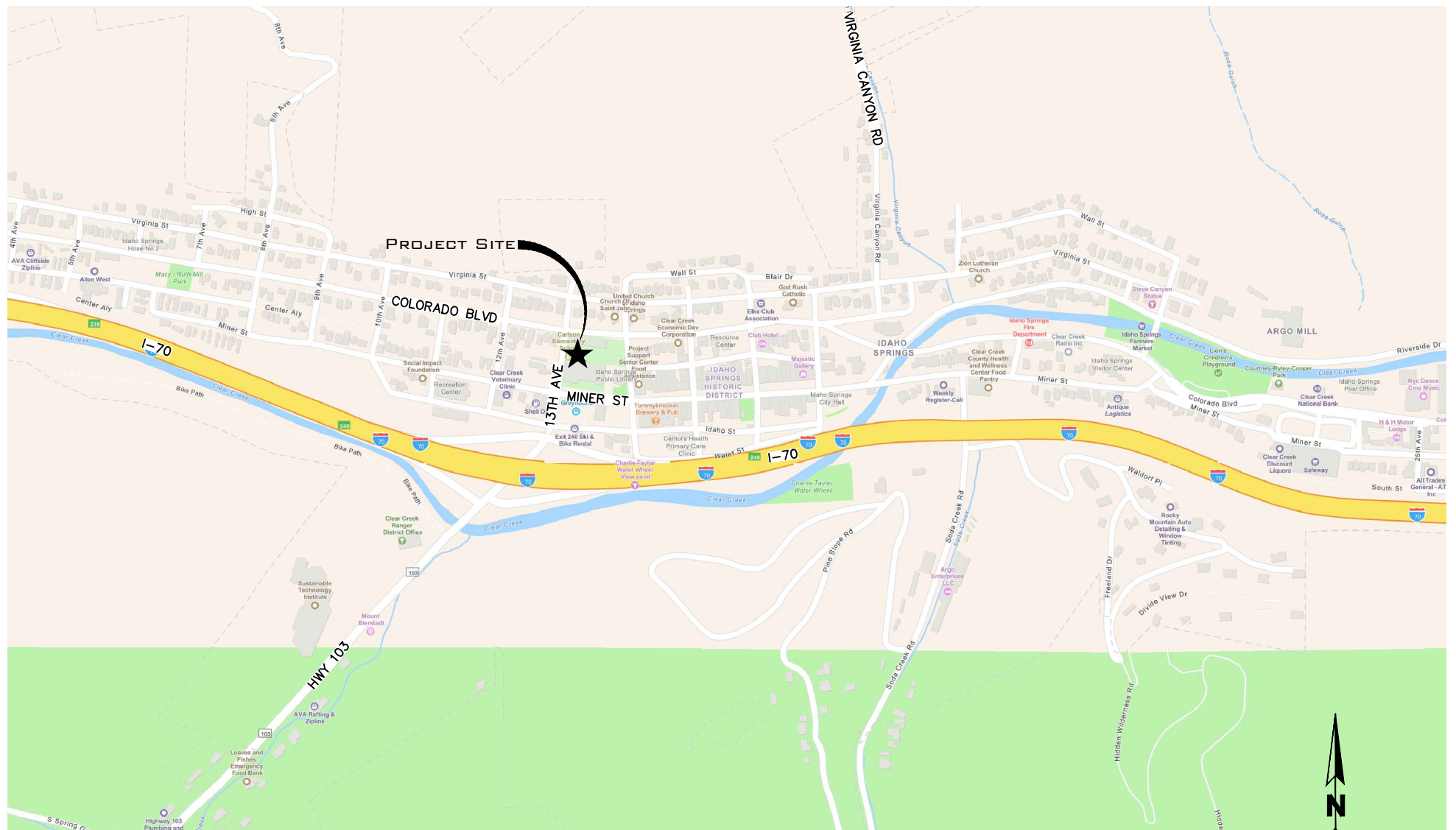
Sincerely,



Digitally signed by
Craig MacPhee
Reason: I am the
author of this document
Date: 2026.04.29
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Craig A. MacPhee, PE, PTOE

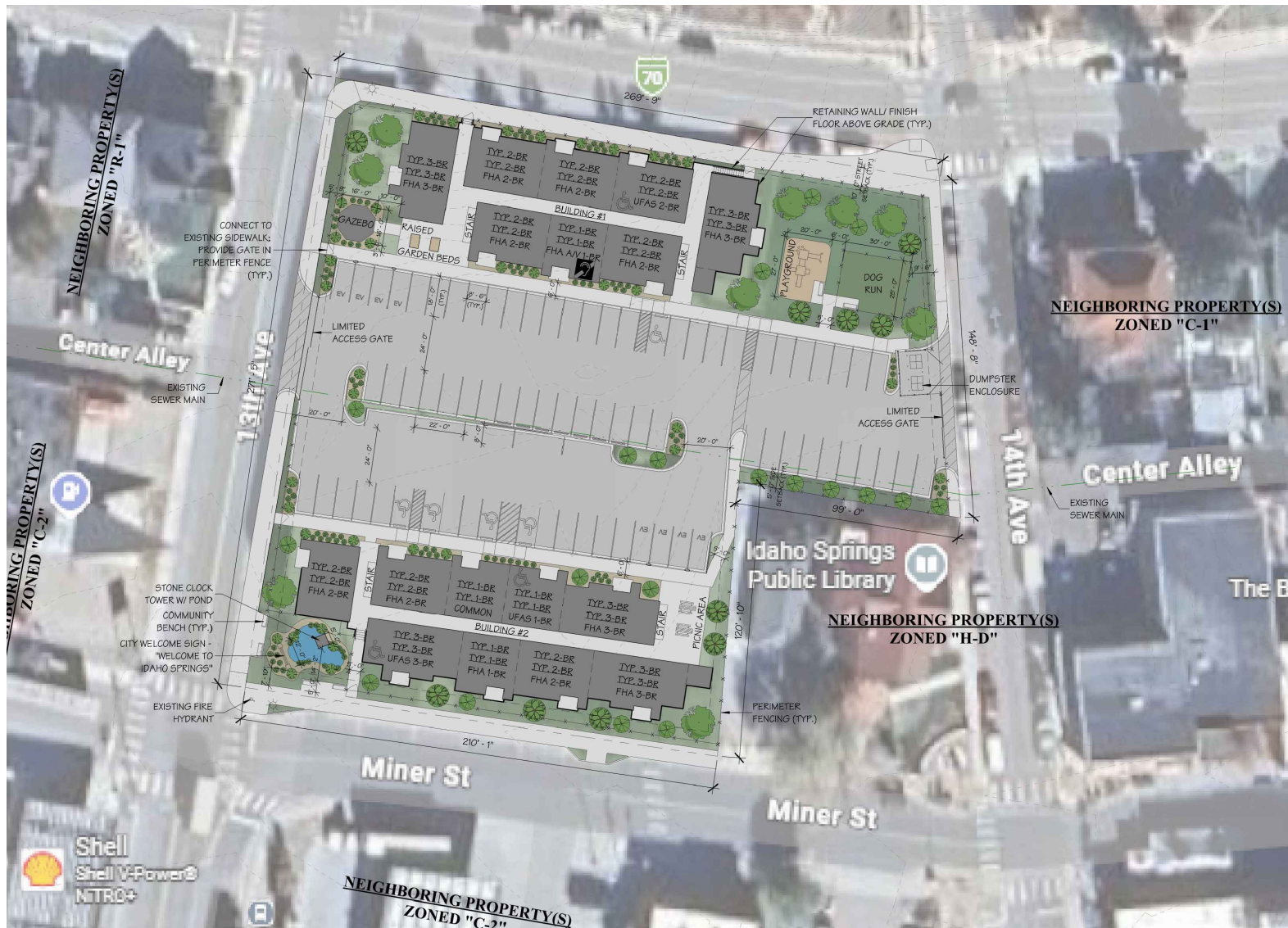
encl. appendix (vicinity map, site plan, aerial map)



NOT TO SCALE
APRIL 29, 2026

EXHIBIT 1 **VICINITY MAP**





SITE PLAN PROVIDED BY DW DEVELOPMENT GROUP

NOT TO SCALE
APRIL 29, 2026

EXHIBIT 2

CURRENT SITE PLAN



SOURCE: NEARMAP (AERIAL DATE – AUGUST 11, 2025)



NOT TO SCALE
APRIL 29, 2026

EXHIBIT 3
EXISTING AERIAL



FDP26-001: Written Public Comments for the July 27, 2026, City Council Public Hearing

Mayor Chuck Harmon
City of Idaho Springs
Idaho Springs, CO

Dear Mayor Harmon:

You have heard and reviewed all the proposals and objections to development of the Carlsen Elementary School site into a multi-family apartment complex. There are parking problems, infrastructure problems, design problems, and questions about population density in the downtown area. My position is in support of developing affordable housing facilities in our community. Whether or not the Field House complex accomplishes that purpose and if it was constructed in a manner in conformity with original plans, is a valid question. And whether or not the Carlsen project will reach those goals is also a big question.

My purpose in sending this short letter is to ask you to gather the city council in such a way as to delay and stop the permitting and planning processes for the school housing project in their present form. Support of the proposal from the Planning Commission, as you know, does not obligate you and the council to provide your stamp of approval.

One of my main concerns is that the architectural plans do not in any way reflect or embody the styles and designs of the historic buildings on Miner Street that date back to the nineteenth century. A building with modern features and historical architectural aesthetics is certainly something that can be accomplished. Why this concept, as ideal as it may seem, is not considered in the first stages of planning is something I do not understand. We do not want a large cookie-cutter non-descript building sitting at one of the entrances to this town. Please do what you can to stop this from going forward.

At this date in American history 250 years after the Declaration of Independence was signed, we should do all we can to restore and preserve the historic features of this Colorado mining town, while at the same time providing modern facilities and good services for its citizens and visitors.

Thank you for your dedication to our community.

With best regards,

Don Tobin
Independent Landman and
Managing Member
Northern Trend Resources LLC
P. O. Box 1449
416 Colorado Blvd.
Idaho Springs, CO 80452-1449

Dear Members of the Idaho Springs City Council,

I am writing to express my strong concerns regarding the proposed affordable housing development at the former Carlson Elementary School site.

My primary concern is not the need for housing itself, but rather the location and architectural design being proposed. This property sits within one of Idaho Springs' most historically significant areas, surrounded by beautiful historic buildings that reflect the unique character and heritage of our community. The current proposal appears inconsistent with the architectural style that makes our historic district so special.

Idaho Springs is not a large metropolitan city, and I believe we should be careful not to adopt development styles that diminish the mountain-town charm residents and visitors value. Once that historic character is lost, it cannot be reclaimed.

If additional affordable housing is truly a priority, I encourage the Council to consider locations on the east end of town, where vacant or deteriorating commercial properties and abandoned buildings could be redeveloped. Revitalizing those areas would provide an opportunity to meet housing needs while preserving the integrity of the historic district. Such locations would also minimize impacts on established neighborhoods, including preserving existing homeowners' views and the character of the surrounding community.

I am also concerned about whether our town's infrastructure is prepared for additional high-density housing. Idaho Springs already faces limitations in services and resources. Even basic amenities, such as our grocery store, frequently struggle to maintain adequate inventory. As our population grows, these challenges will only become more pronounced unless infrastructure keeps pace with development. The traffic on Colorado Blvd is already very dangerous. Adding more residents at that location will only make Colorado Blvd more treacherous for children.

The decisions before you will shape Idaho Springs for generations. I respectfully ask that you carefully consider whether this proposal reflects the vision our community has for its future. Growth is important, but it should complement—not compromise—the historic identity and small-town character that make Idaho Springs such a remarkable place to live.

Thank you for your time and for considering the perspectives of residents who care deeply about preserving the unique character of our town.

Respectfully,

Debra Sanchez and Robert Payne

(410 Colorado Blvd)

To Whom it May Concern:

I am hoping this email can be distributed to the city council and the Mayor.

I am solidarity against the proposed plans for Carlson. It is the wrong location and design. It is beyond belief that a traffic study was not completed. The design is ugly and too many apartments!

I have lived here fifty years and am really opposed to this development!

Sincerely,

Gwynne Ellen McFarland – Stephenson

To Whom It May Concern:

Although I do not live in Idaho Springs proper, I am writing to ask you to greatly consider the impact this proposed project will have on our ever so quaint town. Let's be honest: the renderings are extremely ugly. Why do we want such a hideous building in the historic district? From my understanding, the project lies within the historic district and does not conform to the surrounding architecture. I understand the need for affordable housing, but at what expense? We need to keep the town's character as a quaint, Western Victorian town. This building is a complete eyesore. There is plenty of land, perhaps on the east side of town where something like this could be developed. Remember that you represent the people of this town, not the outsiders with money. Preserve Idaho Springs and please vote against this project.

Sincerely,

Brantt Seratch

1250 Warren Gulch Rd

Idaho Springs, CO 80452

Re: Concerns Regarding the Proposed Redevelopment of the Old Carlson Elementary School by DW Development

Dear Mayor and Members of the City Council,

I am writing to express my concerns regarding the proposed redevelopment of the Old Carlson Elementary School property by DW Development of Kansas.

Like the many residents who gathered this Monday at the Planning Commission, I recognize the importance of creating additional affordable housing opportunities and appreciate the need for the School District to sell the building/site of the old Carlson Elementary School. I also deeply appreciate efforts to revitalize underutilized or unused properties, such as the recent move of the Carlson School to the former High School property .

However, I believe this project raises many significant issues that deserve careful consideration before any approvals or public incentives are granted.

My primary concerns include:

- **Traffic, Parking and Public Safety:** The proposed development will generate substantially more vehicle traffic on streets that were not designed to accommodate that level of daily use. Increased congestion will certainly negatively affect neighborhood safety, emergency vehicle access, senior and young pedestrian safety, and overall quality of life for nearby residents, as well as severely limiting access by patrons and employees both, to our beloved Library.

- **Neighborhood Character:** The Old Carlson School property is located within an established neighborhood whose scale and character differ significantly from the proposed development. Every resident present at the Planning meeting voiced concerns that the project is aesthetically incompatible with the surrounding community and the newly revealed Comprehensive Community Plan, and that two 3 story stucco structures within a fenced and gated enclosure would permanently alter the neighborhood's identity, rather than "enhancing" it, as outlined in guiding documents.
- **Strong Local Opposition:** Despite short notice, a significant number of Idaho Springs residents gathered last Monday and voiced United concerns about this proposal. I do believe that public input should be given meaningful weight in this decision-making process. I do not believe, as many have shared, both publicly and privately, that "it doesn't matter what we say". Development is most successful when it reflects the priorities and values of the community it will serve, and indeed enhances it.
- **Appropriate Use of Public Resources:** Because this project is being considered for public financial assistance, including Low-Income Housing Tax Credits, and because other income restricted apartments still have significant vacancies, I urge the City to carefully evaluate whether it represents the best use of those limited resources given the level of community concern and the project's potential impacts.
- **Long-Term Community Impact:** Decisions involving a property as prominent as the Old Carlson Elementary School site will shape Idaho Springs for decades. This project should enhance—not diminish—the livability, safety, and character of our community. We should not say "yes" to the wrong development just because no other options have, as yet, been presented.

Finally. And perhaps most importantly, when you enter into a development agreement with an entity who plans to operate within our community for 50 years, I believe you should very strongly consider the ethics, mission and trustworthiness of that entity. Last Monday, the chosen representative of a prospective new community partner stood in front of 40+ citizens and City staff and deflected, prevaricated and right out lied to us about his plans, his financial ability and interest in meeting conditions put forth by the Commission. He likewise showed a lack of the very transparency he claimed to bring to us as he deliberately refused to comment on the contracted cost of the Old Carlson School. More bewilderingly, he also stated firmly that CHFA was requiring them to put a fence around the property due to high crime rates in the area - a statement that a representative from CHFA confirmed for me today is never a requirement from them. She reiterated that "security" is never one of the conditions of the tax credit process.

This person further showed himself to be a poor choice as a new neighbor in Idaho Springs as he spoke about ponds and fountains and clock towers, and displayed a real lack of understanding about the architecture of our town, the sheer amount of traffic already clogging Miner, 13th, 14th and Colorado Blvd, snow removal and drainage plans, and potential ice buildup on Colorado Blvd. He also promised to replace 5 Library staff parking spaces within his community, reducing the already too few 79 to 74... 74 spaces for 50 apartments that could legally house 2 people per bedroom. We are a car dependent community and state, and even the poorest adults among us usually have a vehicle to get to work or shopping. 74 spots (minus a few when they pile up snow in

them), is simply not enough for the people who live there, much less their friends who may visit. This will surely result in even more overflow into the maxed out Resident Parking which surrounds this site.

I understand that the traffic study produced was based on information about traffic from the Old Carlson School. That traffic situation was already a hazard, even occasionally requiring police support to safely get our neighbors in and out of school - so using those numbers as a data point surely resulted in a flawed study. Adding a gated community with insufficient parking to this particular location is surely a recipe for long term frustration and very possible disaster.

As a community we are still reeling from the apparent bait and switch that is the Fieldhouse development. We showed up back then, we reviewed the plans and images, and while many weren't thrilled that the ballfield was sold, we thought the designs were nice. They were pretty to look at, in keeping with the aesthetics of our City and we were excited about the promises made re: retail, a park, etc. All thru the drawn out construction we watched as the buildings grew taller, flatter, less attractive and kept reassuring each other that it wasn't "done yet". Well, now it's done. It looks nothing like what was approved and we as a community would really like to know who approved the changes, since it clearly was not the Planners or the Council. We are now stuck with these buildings that we did not approve and we do not like. We are collectively afraid that the same thing will happen again - but this time the starting images we are being shown aren't even close to "pretty".

I respectfully ask the City Council to thoroughly evaluate the traffic impacts, infrastructure capacity, neighborhood compatibility within the Historic Buffer Zone, the Comprehensive Community Plan, Historic Buffer Zone guidelines and overwhelming public feedback before considering whether to move this proposal forward.

I also encourage the Council to seek redevelopment options in other locations that better align with the community's vision while addressing local housing needs in a thoughtful and balanced manner.

Thank you for your service to our community and for considering the concerns of the residents you represent.

Respectfully,

Drusilla Van Doren Steele
Idaho Springs Resident

Good evening,

I am very very frustrated about Idaho Springs and our development choices right now.

I live between 10th and 11th on Miner Street - backed up to where Golddigger Field used to be, where the Fieldhouse apartments now are.

In explaining my strenuous objections to the new development proposed for the old Carlson Elementary site, I would like to put forward the evidence of my lived experience with the Fieldhouse development.

Let's begin with the construction process:

- It took years.

- It was loud. Six and seven days a week. While residents and neighbors were attempting to concentrate, to work remotely in their homes, recording podcasts and trying to write for a living. Earth movers beeped incessantly all day. It made my mountain home, the place that is my respite from the world, a place I absolutely did not want to be during their working hours.

- The earth movers shook our houses to the extent that objects fell off of shelves and broke. It caused seepage that killed plants, permanently altered the color of my ground covering pea gravel and made me think I needed a new water heater. I had three plumbers out to look at it before the third one realized it was not the water-heater, but something else coming from underground.

- It was dirty. It caused years of slimy, hard to clean diesel-exhaust-laced dust to accumulate on all of our patio furniture, windows, siding, cars, sidewalks and plants. When it snowed, the dirt blew all over the snow - making it truly ugly. It blew in to our homes through any open door, window or crack and lodged stuck on every surface it touched.

- My whole back garden was dug up in the unrequested process of putting in a new sewer line under the old road. 15 months later, I am still navigating the repair of that situation.

Next let's talk about predatory financing:

- The development company, Four Points Funding, promises tax free capital gains to its investors and community improvements for rural Colorado. A unit there, the same size as my 2 bedroom, 760 square foot house would cost \$500 more than my \$1200 mortgage. And in order to qualify for their 2% adjusted low-income rate, you'd have to make LESS money than I do. I am an elementary art teacher in JeffCo and an artist. I cannot afford to live here and teach here because our student population is too small for the Clear Creek County art teaching job to be full time. Even if it was a full time position, the salary would not come close to my current income. Didn't *this* Fieldhouse housing project start out with promises to be able to offer teachers and other public servants affordable housing opportunities?

- If we are expecting residents to pay these exorbitant housing rates, we are either going to be attracting people to our community who are transient, who are financially irresponsible, who are house poor, or who are illegally earning under the table in order to afford their living expenses. Is this the direction in which we want to grow our town?

- If the Fieldhouse housing ended up as a financial (and aesthetic) bait and switch, what arrangements are being made, what statutes are we putting in place, what guardrails are we creating to ensure that this NEVER happens again in our town?

Now, let's address the historical character of Idaho Springs:

- I do want affordable housing in Idaho Springs, but I do NOT think the proposed solution, located in THIS spot, at the gateway to our town is the answer.

- How could we, as stewards of our quaint miners cabins and original 150 year old wooden floors and gorgeous old victorians, put a cheap stucco monstrosity next to a CARNEGIE LIBRARY??? How

Majestic is that? How can we subject our Carnegie library and the beautiful homes across the streets from the Carlson lot to the violent earth shaking that will be occurring to navigate any housing construction and development of this size on that site? Can you imagine the disruption to the major town entryway it would cause to have semis and dump-trucks and bobcats thundering and beeping, waiting on the streets and running back and forth all over the surrounding blocks there at the entrance of town for two years? Can you imagine the noise of the demolition? The bulldozers and jackhammers first and then the nail guns and then the cement pouring and then the gravel pouring. Six and seven days a week? It would be so bad for the downtown economy to have those intersections not only blocked, but bogged down in that kind of visual and auditory atmosphere for that long. No one would be able to sit down outside of TommyKnockers and enjoy anything. The dust blowing through town would inhibit any kind of sanitary outdoor eating, much less being able to hear your neighbor's conversational attempts. Believe me. I've lived it.

My last comment is on Parking and Grooming of Public Spaces:

- A unit like the one under proposal at the Carlson site would only make the parking situation worse; that is, if the units stay affordable and all get rented out. The Fieldhouse is sitting over half empty at the moment. We do not need either that extra parking congestion or the strange feeling of a vacant new building to happen in the main entrance of town. We do desperately need a parking garage - and that should have gone in that lot between TommyKnockers and the highway. We are charging visitors to park EVERYWHERE in town, including the Catholic Church, with weeds growing unhampered in each and every sidewalk crack. If we are asking people to pay ANYWHERE they park, like Breck, we should be giving them a well-tended upscale visual experience comparable to that. The entry ways to our town are all untended - either under-grown or overgrown. Can you imagine walking around Breckenridge and seeing the amount of weeds and trash we have? I understand that we're space restricted ... but Georgetown, Vail, Telluride, Golden - these cities ALL have general two hour free parking. Honestly, at this point, if I didn't live here, and I was passing through repeatedly ... I'd stop ANYWHERE ELSE in the i-70 corridor. Silverplume is less groomed ... but the parking is free and the coffee is great. Can the parking employees to pick up trash and pull or spray weeds while they're making their rounds? Can we plant our public entryways with native xeric wildflowers that don't need to be watered or mowed over? That way, public works can spend their mowing time working on the sidewalk weed situation? I will say, that the one positive thing about the Fieldhouse units is that they are paying someone to daily walk around and pick up trash. While I would advocate for any and all landscaping to be xeric in nature for both financial and environmental reasons, at least their grass looks like someone paid attention to it. For now, it does look like they care about its appearance enough to finance spending time on it.

In closing, I did not speak up or attend meetings before the Fieldhouse units went in because I was new in town. I thought, some improvement and financial investment in our town could be good. I thought, 'Let's see how it goes.' It definitely went. After multiple interactions, over the course of years, I am not especially pleased in the character of the Four Points builders (or their contractors). They communicated so poorly with neighboring homeowners, and then, only after construction began and issues arose. Little to no notice or warning was given prior to events that most definitely affected us and our properties. There is nothing in this Carlson proposal that leads me to believe the experience will be anything better. And Four Points is a Colorado company - this proposed developer is NOT.

The history and character of our town deserves the extra love and consideration that all historic districts deserve. I understand that money and housing are tight. We desperately need more affordable housing. It should not go in the center of town, and not on this site. That beautiful building should be improved and used. Why can it not be transformed into and rented out as artist studios? Or if it's go to go, why can that space not become a park or an inviting green space? Why are we consenting to stucco walls sidewalk to sidewalk there? I absolutely do not support this proposal.

Thank you for taking time to read and listen to my comments.

Sincerely,

Amy Ward
1027 Miner St.
Artist & Art Educator
South Lakewood Elementary

Dear City Officials,

I am writing as not only a concerned citizen, but as someone who is deeply proud of the immense history of our small but mighty town. I turn 39 this year, my roots grounded in Idaho Springs. At the age of 4, I moved to this small town from Evergreen with my newly divorced mother to the apartments on the west side of town, previously known as "Miners Manor".

I started school at Carlson the following year in Ms. Blankenship's kindergarten class and spent my K-6 years there before moving on to what was then the "new" Carlson for middle and high school. Years later, my youngest daughter continued her education in the historic Carlson building and finished elementary school in the "new" one.

I know these sentiments may fall on deaf ears, but I believe the context matters. Any town, especially one built on tourism, is bound to change, and Idaho Springs certainly has. Much of that change has been positive, helping keep our town on the map while, for the most part, preserving its history and charm. Our historic football field is now apartments, leaving only memories of Friday night lights, packed stands, and the horns of passing cars on I-70 cheering, "Go Team!" while the Gold Diggers ran the field. The Argo has transformed its property into a wonderful destination for residents and visitors alike with the cable car and MTB park, though it has also brought new challenges like increased parking demand. Change is inevitable, but not all change has to come at the expense of the pieces of Idaho Springs that make it special.

Idaho Springs may be small, but its history is anything but. Long before tourism became an industry, our town was a place where people came seeking something... gold, opportunity, adventure... and then moved on. For generations of families like mine, Idaho Springs has never been *just a stop* along the way. It's home. We've watched our children grow here, said goodbye to loved ones here, built businesses here, and lived through every chapter of this town's story. That history isn't just found in books; it's woven into the people who have called this place home for generations.

To get to my point, these are the people who these changes impact. The residents, OUR residents... unique, loud, quirky... are the ones impacted by changes... And our little town? Well, it's LITTLE. Idaho Springs simply wasn't built to absorb endless growth. In a town this small, every new development has a ripple effect, and parking is one of the first places residents feel it. As visitor numbers continue to grow, the limited space we have becomes increasingly strained... not just for tourists, but for the people who live and work here every day. Historic buildings cannot be recreated once they're gone. They connect future generations to the people and stories that built this town. New construction can always be built elsewhere or designed to complement our history, but once Carlson is demolished, that piece of Idaho Springs is gone forever.

The Carlson Elementary project presented seems to do a few things... It takes away one of our historic buildings- a building with a story. Built in the 1930's, and later named for Margaret Carlson, a teacher and a woman whose contributions helped shape our town. It boasts architecture with classical symmetry and Art Deco flair, built by famed Colorado architects, Frank W. Frewen & Earl Chester Morris. The current plan being presented is a betrayal of our community's character.

Carlson is a piece of this town's history. A beautiful relic to honor those who came before us, and a preservation of times long ago. To lose this building in and of itself is a detriment to our town... but to lose it to new construction that does not fit our town's historic district (which let's be honest, this whole town should be in some way) will be an absolute atrocity and slap in the face to our community.

I understand that Idaho Springs must continue to grow and evolve. Growth, however, should not come at the expense of the very history and character that make people want to visit and live here in the first place. I respectfully ask that you reject this proposal or require a plan that preserves the historic integrity of Carlson and our community.

PS- If they have to tear down the old Carlson, I would love a brick for remembrance. ;)

Thank you for all you do,

Catherine Fanaro
1620 Virginia St. Idaho Springs, CO 80452
720.234.0882

Please include my email for the next City council meeting. I will also be attending in person.

I am a homeowner in Idaho Springs, and I purchased my home in 2021 with the help of a CHFA program that allowed me to have a lower down payment for my home. I would not have been able to afford my home without that support, and I doubt that I would be able to afford to purchase the same home now due to the higher interest rates. I am in favor of affordable housing, but not the proposed project at Carlson Elementary.

There is a better location for affordable housing for sale now at 2752 and 2757 Colorado Blvd in Idaho Springs, and there are much better uses for the school's property in the historic district buffer zone.

I am also a supporting member of the historic library adjacent to the proposed development, and there is already very limited street parking that would be nearly eliminated by this project.

Others have already expressed their strong opposition to this proposed development, and I urge you to listen to the community sentiment on this matter.

I read through all of the documentation, and attended the planning commission meeting. I believe no fee waivers or other design variances should be granted to the developer as requested in their application materials especially immediately after raising taxes on residents.

Thank you for your consideration.

Sincerely,
Jacob Scott
Idaho Springs, Colorado

22 July 2026

Letter of Concern regarding the old Carlson property proposal.

Idaho Springs City Council,
Planning Commission voted 2-3 in favor of recommending this project to Council. There was a lot of conversation about the overwhelming presentation by the community that the Affordable Housing project proposed does not meet the character of Idaho Springs or the design standards of the directly adjacent Historic District.

The Developer has attempted to note how they are using these elements, however, the community strongly voiced that the design is a complete failure. Planning Commission and the community could not pinpoint exactly why it fails but good design is subjective.

Good design, adjacent to the Historic District is unique because of its place and time.
Design fails if it is not:

1. Useful; and
2. Embodies the community for which it is presented; and
3. Tells a story someone impacted by it wants to tell.

And therefore, design cannot be Timeless.

Furthermore, designs fail when they are (4) obstructive and (5) not designed through to the last details.

This project is useful for housing. In fact, housing is one of the things the community wanted it to be two years ago. Although, housing was not the ONLY thing the community discussed. The reason the design of this project fails is that it is obstructive (both physically and theoretically), it does not embody the community for which it is presented to, and it has no story that people impacted by it wants to tell.

When implementing a physical project, the project needs to be designed through to the last detail. This is where many projects (or products) fail as they go through cost analysis, value engineering, and the eyes and hands of people that do not understand the need to carry through every last detail to create good design.

By nature, an Affordable Housing project generally starts at the low end of construction costs and is constantly looking for ways to reduce costs of a said project. What you see on paper today will likely incur more cost savings measures over time. Every project does.

Planners organize a community. Done well, a community works together, fills in the gaps where needed, and provides guiderails to allow for the economic pushes and pulls the world casts on the citizens of a community. Ultimately, a City Planner is held by the guiding principles documented and voted on by a city's governing body.

As Council, you need reasons that point specifically back to the Municipal Code as to why you are denying this project. Here are specific code sections:

SEC. 21-205. ITEM 2

"Beginning at 17th Avenue and extending west to 13th Avenue...Chapter 22: Historic Preservation applies to this area...New developments within a two-block radius of the outside boundary of the District should build upon and support the architectural features of the District itself."

- While it is not specifically stated, the Historic District itself has a period of significance. As stated by the developer in the Planning Commission meeting, the buildings being proposed have taken pieces of architecture from multiple buildings across the district. You can see some of which are not from the period of significance. One example is stucco. While it can be seen on the Cidery, this building is noted as non-contributing to the district. Tommyknockers contains stucco but is noted as contributing as it also contains brick and holds other historic significance.
- It is not merely enough to pick and choose the elements of history that suit your needs. A building, especially in our community directly adjacent to significant historic structures, must be designed as a whole and embody the spirit of the district.
- Elements such as vinyl three-part picture windows are not reminiscent of the period of significance.
- Breezeways for stair access are not seen in historic records. In fact, they are more a low-cost solution in warmer climates.
- Aluminum Flat Pan Awnings do not contribute to historic Victorian vernacular.
- White aluminum railings are a modern element that are not in line with the Historic Commercial District.
- A plain parapet with no articulated cornice is not common in the Historic District especially when associated with Primary Elevations (facing Miner Street).

SEC. 21-205. ITEM 4

"Community Gateways. Gateways entrances to the city includes lands at and near interstate 70 interchanges...New projects within the immediate vicinity (three hundred [300] feet of the edge of Colorado Department of Transportation right-of-way at the interchange) of these Community Gateways shall develop elements...to create and support a sense of entry to the City. Design work at gateways to the City should reflect the historic mining heritage of the community.

- To design a Community Gateway, one must understand and study the community they are supporting to promote the sense of the community. Much work and city funds have been paid to a top tier Denver design firm to address our historic gateways. This corner was specifically identified in the study. There appears to be no effort or fact finding to coordinate the vision that the people and City of Idaho Springs have with the development being proposed.
- A water fountain is specifically an interesting choice and has zero correlation or respect for Colorado's water sensitive climate. It gives a tone def feel of our city or suburb, not our old mountain town.

SEC. 21-211 –21-219. ITEM 1

"The City encourages the development of multi-family residential units that will reflect the historic character of development in the City, create viable residential neighborhoods and bring creative and sustainable developments to the community.

- A fully gated community does not present a "residential neighborhood". While Idaho Springs homes have some decorative fencing, gating people in or locking people out is a visual queue

at our gateway, that visitors are not welcome! When the school redeveloped the playground, public outreach was done specifically to open the chain link fence that kept the community out of the playground. The response was overwhelming. The fence by nature helped contain school children but “locking” the community out was not the best message.

- The austere look of the proposed buildings is not and does not spark a “creative” development.
- Sod is not environmentally sustainable – Xeriscaping or turf is preferred. Note, the orange berried tree in the front lawn of the existing structure is iconic when it blooms. It would be a nice touch if that tree could be saved/ reused.

SEC. 21-211 –21-219. ITEM 2a

“Plain, monolithic structures with long, monotonous, unbroken wall and rood plane surfaces of fifty (50) feet or more shall be prohibited.”

- It is likely Planning has reviewed this with the applicant but there are no dimensions on the posted drawings to confirm the proposed project is meeting this requirement.

SEC. 21-211 –21-219. ITEM 2b

“Facades of single-family attached townhomes shall be articulated to different individual units.”

- While these are apartments and not townhomes, this requirement is more in line with what we see historically from commercial buildings and could be a more appropriate choice.

SEC. 21-211 –21-219. ITEM 4a

“The maximum length of any multi-family residential building shall not exceed one hundred fifty (150) feet”

- Building #1 is dimensioned: 165' 1 5/8".
- Building #2 is dimensioned: 187' 5 1/8".
- The scale of a building can be evaluated either by its ground-level foundation footprint or by the massing and extent of the structure above grade. Neither of these definitions are stated for clarity in the Municipal Code. However, the visual impact to the community and surrounding structures would be the ‘massing and extent of the structure above grade’. By this item alone, the proposed project is non-compliant.

SEC. 21-220. ITEM 2

“Distinctive design features include dormers, bay, sidelight or transom windows; functional or simulated chimneys and a covered front porch.”

- Design features, specifically those noted in the Municipal Code help to create a well-designed, detailed project. None of the above elements are used in the proposed architecture.

SEC. 21-220. ITEM 5c

“When flat roofs are the predominant roof type, parapet walls shall vary in height and/or shape at least once every fifty (50) feet of building wall length”

- There are no dimensions on the posted drawings to confirm the proposed project is meeting this requirement.

SEC. 21-220. ITEM 9b

"Where multiple buildings are proposed on a development parcel, buildings shall be oriented to allow views into the project and shall preserve high-quality views through the project"

- This requirement harkens back to Renaissance time with linear perspective was recognized in order to provide more three-dimensional spaces. Designing buildings and urban spaces this way allows for two things. (1) Views into the development, creating safer spaces that are more visually appealing and welcoming; and (2) Views out to the surrounding mountains and town.
- The static height means many views to and from the project will be blocked.

SEC. 21-220. ITEM 2

"Buildings shall not contain unbroken flat walls of thirty (30) feet or greater in length."

- There are no dimensions on the posted drawings to confirm the proposed project is meeting this requirement.

SEC. 21-220. ITEM 3

"All sides of a building open to view by the public.....shall display a similar level of quality and architectural interest."

- Building #2 Left Side Elevation does not display a similar level of interest as all other proposed facades.

Sec. 21-220. ITEM 8B

'support existing commercial and industrial development in the community and develop new commercial and industrial projects/districts that enhance the appearance and business setting.'

- As an apartment complex is a commercial project and this project is in our commercial zone. The developer has stated they are not able to include retail on the ground floor and make the project pencil out financially. Therefore, and furthermore, I fail to see how this project is enhancing the "appearance of our business setting".

I am supportive of Affordable Housing for the residents of our community. I am not supportive of the proposed design being at the primary gateway to the Idaho Springs Historic District. The developer has been working with the City for well over a year and I am disappointed this is the project presented. A vote "no" or an extension on the proposed development may mean the developer will not gain approval for the Affordable Housing government subsidies and the contract they have with the school district could go away.

A vote "no" does not mean the existing property will forever sit vacant and the property will never sell. Idaho Springs is a vibrant community, and investors are interested in our economic growth. A vote "no" means you believe that we as a community need too and will support the school district to actively find a suitable proposal for our historic downtown gateway and the people of Idaho Springs.

Sincerely,

Carla Pokrywka Cole, RA
Managing Principal & Owner
Space Inc. (Architecture, Interiors, & Master Planning)

Laney Seratch
7/22/2026

Letter of No Support

To whom it may concern, I, Laney Seratch, architectural intern of Carla Pokrywka Cole, am expressing my discontent and true disappointment,

I want to start off mentioning how close-knit our old town is, driving through from east to west; it is noticeable that there are limited fences, most structures are around a similar height, and many of the homes are of the victorian era, standing tall and speaking loudly for what this community is meant to be. Idaho Springs itself, not solely the historic district, should represent the historic mountain town. We, the community, chose to live this lifestyle, not one resembling the life in a city, so let's keep it that way.

The "Carlson" project is unacceptable on many levels. Firstly, being that this structure borders the historic district. Many, agreeing with the code, "New developments within a two-block radius of the outside boundary of the District should build upon and support the architectural features of the District itself." (SEC. 21-205. ITEM 2.) believe it should complement the surrounding architecture, however the renderings that have been proposed do not follow these suggestions. One could argue what is considered historic architecture, but as the Idaho Springs Historic Preservation page clearly states, "Brick commercial buildings, which form the core of the district, came into being between 1877 and 1920, and reflect the vernacular late Victorian-early twentieth century commercial architecture typical of that period." Therefore, this three-story, stucco box is either misplaced or designed incorrectly. A good design not only meets the needs of the community (affordable housing) but compliments the existing architecture and background of the town.

Continuing with the thought of it being aesthetically pleasing and a comfortable fit to Idaho Springs, the location is huge and can make or break the future population and visitation rates. Gateway entrances can be extremely important, from; leading someone home, being the last mile marker after a long day, to convincing a tourist to take a step father, intriguing them to come in and appreciate our town. At the East entrance, someone driving in can observe the mining shaft, opening the story of Idaho Springs and its mining history. Driving into town using the middle, or otherwise referred to as the, 'Mt. Blue Sky exit', you are almost put directly into historical downtown, but prior, welcomed by a just simple rock. This town does need much, we need community, and right now more than ever we need those with powerful voices to support our opinions regarding our own home, the home we want to preserve as a small unique mountain town, rather than an up and coming city-like suburb.

Moving away from preference and future outlook, the building that had been proposed is not following guidelines as far as length. The municipality code states, "The maximum length of any multi-family residential building shall not exceed one hundred fifty (150) feet." SEC. 21-211 –21-219. ITEM 4a. Per the submitted plans, building one is dimensioned at approximately: 165' 1 5/8". Building two is dimensioned to be roughly: 187' 5 1/8". This calculation alone should be enough to confirm this project is unfit.

We, as a community, are not trying to prevent low-income or affordable housing. We know how badly it is needed, however, we also would like to protect the town's worth, aesthetic appeal, and view from our beautiful quintessential downtown. The east end, more fitting to this particular design, or Dumont, which holds a majority of low-income homes, seems to be a better

place, allowing for affordable homes without hurting the value of Idaho Springs. Please do your part in protecting our homes, your voices and our opinions are all we have to save us now.



PO Box 2030
Georgetown, CO 80444

1443 Colorado Blvd, Ste B
Idaho Springs, CO 80452

(303) 710-9218
clearcreekedc.org

July 22, 2026

Idaho Springs City Council
City of Idaho Springs
Idaho Springs, CO

RE: Affordable Housing Project Endorsement

Dear Mayor and Members of City Council,

On behalf of the Clear Creek Economic Development Corporation (CCEDC), I am writing in support of the proposed affordable housing development at the former Carlson Elementary School site, located at 1300 Miner Street in Idaho Springs.

Housing availability, specifically affordable housing, remains one of the most significant challenges facing Clear Creek County and directly impacts our ability to attract and retain a strong workforce, support local businesses, and sustain long-term economic vitality. A healthy community depends on a diverse housing inventory that provides options for residents across a range of income levels.

The proposed redevelopment of the former Carlson Elementary School site presents an important opportunity to increase the supply of much-needed affordable housing. As an economic development organization, the CCEDC recognizes that housing is essential infrastructure. Employers across our region continue to face workforce challenges, and the availability of affordable housing directly influences whether employees can live and work within the communities they serve. Expanding housing options supports existing businesses, encourages future investment, and contributes to a stronger, more resilient local economy.

The CCEDC is pleased to endorse this proposed affordable housing project and encourages the City Council to continue supporting initiatives that increase housing opportunities for the local workforce and residents of all income levels. We appreciate your leadership and commitment to addressing one of the community's most pressing needs and look forward to the positive impact this development will have on Idaho Springs and Clear Creek County.

Sincerely,

A handwritten signature in black ink, appearing to read "Lindsey Valdez", is written over a light blue horizontal line.

Lindsey Valdez
President & CEO

CITY OF IDAHO SPRINGS
County of Clear Creek
State of Colorado

Resolution No. 16, Series 2026

A RESOLUTION GRANTING A WAIVER REQUEST SUBMITTED BY DW DEVELOPMENT GROUP FOR VARIOUS FEES RELATED TO THE DEVELOPMENT OF A MULTIFAMILY AFFORDABLE HOUSING PROJECT TO BE LOCATED ON PROPERTY KNOWN AS 1300 COLORADO BOULEVARD

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

WHEREAS, on July 27, 2026, the Idaho Springs City Council (“Council”) approved a Final Development Plan submitted by Austin Richardson, representing DW Development Group (the “Applicant”), for the development of a multifamily affordable housing project (the “Project”) upon property located at 1300 Colorado Boulevard, Idaho Springs, Colorado; and

WHEREAS, the approved Project is subject to various fees in connection with the future development and review of same; and

WHEREAS, the Applicant has requested that the Council waive certain fees pertaining to the Project because of the Project’s status as affordable housing for those citizens with incomes ranging from thirty to sixty percent of the area’s median income; and

WHEREAS, the Council has considered the Applicant’s request and hereby finds and determines that it is in the best interest of welfare of the City and its citizens to grant this request as memorialized and stated herein.

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. Waiver Request Granted. Upon consideration of the Applicant’s request, the Council hereby determines that said request is appropriate and is in the best interests of the City and hereby grants the following waivers:

- Waiver of building permit fees;
- Waiver of plan review fees;
- Waiver of water tap fees;
- Waiver of sewer tap fees;
- Waiver of impact fees;
- Waiver of engineering review fees; and

- Waiver of planning / entitlement fees.

Section 3. Effective Date. This Resolution shall be effective upon passage.

PASSED, ADOPTED AND APPROVED at a Regular Meeting of the City Council of the City of Idaho Springs, Colorado, held on the 27th day of July, 2026.

Chuck Harmon, Mayor

ATTESTED AND CERTIFIED:

Jennie Kim, City Clerk

DW Development Group
1405 E. Comanche Street
Dodge City, Kansas 67801

April 30, 2026

Mayor Chuck Harmon
Members of the City Council
City Administrator
Planning Department
City of Idaho Springs
1711 Miner Street
P.O. Box 907
Idaho Springs, Colorado 80452

Re: Request for Permit Fee Waiver, Impact Fee Waiver, Tap Fee Credit/Reduction, and Local Government Support

Miner Street Apartments – 1300 Colorado Boulevard, Idaho Springs, Colorado

Honorable Mayor, Council Members, and City Staff:

On behalf of DW Development Group and the Miner Street Apartments development team, we respectfully submit this request for the City of Idaho Springs to consider a waiver, reduction, deferral, reimbursement, or credit of applicable municipal development fees associated with the proposed Miner Street Apartments affordable housing community located at 1300 Colorado Boulevard.

This request includes consideration of building permit fees, plan review fees, impact fees, utility tap fees, engineering review fees, land use processing fees, and related municipal charges that may apply to the project. We further request that any approved assistance be documented as a local government contribution in support of the project's forthcoming Colorado Housing and Finance Authority ("CHFA") Low-Income Housing Tax Credit application.

Project Overview

Miner Street Apartments is proposed as a 50-unit income-restricted affordable housing development on the former Carlson Elementary School property. The project is intended to serve Idaho Springs residents, local workforce households, seniors, families, and individuals who increasingly face limited housing options due to rapidly rising housing costs throughout Clear Creek County and the I-70 mountain corridor.

This redevelopment transforms an underutilized public site into a long-term community asset while directly addressing one of the most pressing issues facing mountain communities today: the shortage of attainable rental housing for the people who work in and sustain the local economy.

Alignment with Idaho Springs Affordable Housing Policy

The City of Idaho Springs has already demonstrated meaningful leadership on housing policy through its adopted Resolution No. 18, Series 2025, which expressly recognizes the importance of increasing affordable and attainable housing opportunities for the City's workforce and residents. That resolution directs City staff to facilitate affordable housing projects, develop certainty for developers, and expedite review of future affordable housing developments.

Miner Street Apartments is precisely the type of project contemplated by that policy direction.

Granting fee relief for this development would not be an exception to City goals—it would be a direct implementation of them.

Local Housing Need Is Significant and Ongoing

Affordable housing demand in Idaho Springs and Clear Creek County has been well documented for years. Regional housing studies have identified shortages of rental housing affordable to households at 60% Area Median Income and below, with especially limited options for working households and families.

As housing prices throughout the mountain corridor continue to escalate, communities like Idaho Springs face growing pressure from workforce displacement, increased commuting distances, employee shortages, and reduced economic resilience. Teachers, healthcare workers, hospitality employees, municipal staff, tradespeople, restaurant workers, first responders, and service-sector employees increasingly struggle to live in the communities they serve.

Miner Street Apartments provides a direct, scalable, and professionally managed solution.

Need for New LIHTC Housing in Idaho Springs

Idaho Springs has seen very limited new LIHTC affordable housing production in recent years. Publicly available CHFA records indicate the last comparable LIHTC-supported project in Idaho Springs was awarded in 2018. Since that time, construction costs, interest rates, insurance costs, and housing demand have increased dramatically.

This project represents a rare opportunity to bring substantial outside state and federal housing resources back into Idaho Springs.

Without projects like Miner Street Apartments, those tax credit allocations are likely to go to competing jurisdictions.

Why City Fee Support Matters

LIHTC developments operate under strict rent limitations and constrained financial returns. Unlike market-rate projects, increased costs cannot simply be passed through to tenants. Every dollar of municipal fees must be filled through scarce subsidy, deferred developer fee, or additional financing sources.

Accordingly, local fee support directly improves:

- Project feasibility
- CHFA competitiveness
- Ability to maintain deeper affordability
- Long-term financial sustainability
- Speed to construction start
- Likelihood Idaho Springs secures the award

The CHFA Qualified Allocation Plan specifically recognizes the importance of local government monetary, in-kind, or other support benefiting proposed affordable housing projects.

Therefore, City fee relief is not merely symbolic—it is financially material.

Existing Utility Infrastructure / Prior Site Capacity

A particularly important consideration is that Miner Street Apartments is not a typical greenfield development creating first-time demand on raw land.

The property was previously improved and operated for decades as Carlson Elementary School with active municipal water and sewer service. The site historically supported:

- Students
- Faculty and staff
- Restrooms
- Kitchen/cafeteria functions
- Janitorial operations
- Irrigation demand
- Daily occupancy surges
- Visitor and service traffic

This means municipal infrastructure capacity was historically allocated to and utilized by this property long before the proposed redevelopment.

Unlike undeveloped parcels requiring new off-site utility extensions and first-time system burden, this project represents an efficient reuse of an already serviced site. Existing utility connections and historical service demand should be considered when evaluating water tap fees, sewer tap fees, and impact charges.

We respectfully request that the City evaluate whether credits, reductions, reuse recognition, or differential charges are appropriate due to the property's prior developed status and existing infrastructure service.

Public Benefits to Idaho Springs

Miner Street Apartments will deliver substantial public benefits, including:

1. Fifty New Affordable Homes

The project creates 50 professionally managed affordable apartment homes for local residents and workforce households.

2. Workforce Stability

Local businesses and institutions need nearby employees. Housing workers locally strengthens the economy and reduces turnover.

3. Reuse of a Former Public Site

The project transforms an underutilized school property into productive residential use.

4. Increased Tax Base and Economic Activity

The redevelopment will generate construction spending, jobs, and improved long-term assessed value.

5. Lower Traffic Impact Than Former School Use

Traffic analysis indicates the proposed residential use is expected to generate fewer daily trips than the former school use.

6. Sustainable Development

The project is planned to high-efficiency standards including all-electric design, energy-efficient systems, water-saving fixtures, and modern construction practices.

7. Supports Proposition 123 and Housing Goals

This development demonstrates Idaho Springs’ continued commitment to solving housing challenges through action.

Additional Civic Improvement Offered by Developer

In addition to the affordable housing itself, the development team is voluntarily proposing a public-facing gateway enhancement on the southwest corner of the property consisting of:

- “Welcome to Idaho Springs” monument sign
- Decorative fountain feature
- Clock tower landmark element
- Landscaping and lighting improvements
- Streetscape beautification

This privately funded feature would create lasting civic value, enhance community identity, improve corridor aesthetics, and provide a memorable visual entrance feature for residents and visitors.

This is a direct private investment into public benefit infrastructure.

Requested City Consideration

We respectfully request consideration of one or more of the following:

1. Waiver of building permit fees
2. Waiver of plan review fees
3. Waiver or reduction of water tap fees
4. Waiver or reduction of sewer tap fees
5. Waiver or reduction of impact fees
6. Waiver or reduction of engineering review fees
7. Waiver or reduction of planning / entitlement fees
8. Deferral of fees until financing closing or construction start
9. Reimbursement of eligible fees if waiver procedures are limited
10. Formal letter documenting approved support for CHFA application purposes

Partnership Opportunity

We view this request as a partnership opportunity between the City and private development capital to solve a shared community challenge.

With City support, Miner Street Apartments can leverage millions of dollars in outside tax credit equity, state resources, and private investment into Idaho Springs—without requiring the city to finance housing directly.

That is an extraordinary return on local participation.

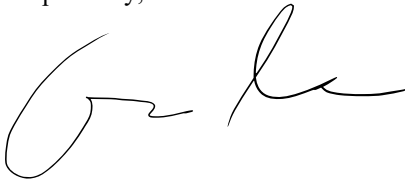
Closing

Miner Street Apartments is a rare and timely opportunity to create high-quality affordable housing, revitalize an underutilized site, strengthen the workforce, beautify a gateway corridor, and bring outside housing resources into Idaho Springs.

For these reasons, we respectfully request the City's favorable consideration of fee waivers, reductions, credits, deferrals, or reimbursements associated with the project and any related letter of support for CHFA.

We appreciate your leadership, your commitment to housing solutions, and your thoughtful consideration of this request. We would welcome the opportunity to meet with City staff or Council to discuss the project further.

Respectfully,



Austin Richardson
Vice President of Development



DW Development Group
Office: 1405 E Comanche St
Dodge City, KS 67801
Phone: (406) 802-4487
E-Mail: arichardson@dwproperties.com
Website: DWDevelopmentGroup.com



TO: City Council
FROM: Dylan Graves, Community Development Planner
SUBJECT: Potential Fee Waivers or Reductions for Miner Street Apartments
MEETING DATE: July 27, 2026

BACKGROUND

The DW Development Group, the developer working on the Miner Street Apartments redevelopment project at 1300 Colorado Boulevard that would bring 50 units of affordable Low Income Housing Tax Credit (LIHTC) housing to Idaho Springs at an average Area Median Income (AMI) of 48.6% (ranging from 30-60%), has requested several potential fee waivers or reductions to help the project's financing pencil so that they can make the numbers work to move the project forward. This housing would be deed restricted at those AMI levels for the duration of their Land Use Restriction Agreement (LURA), which they have stated is 50 years.

The applicant has applied or will apply for several funding sources that make up the bulk of the financing for the project. These include an already awarded Division of Housing (DOH) Grant through the Department of Local Affairs (DOLA) and an application for 4% LIHTC financing that will be submitted on August 3, 2026. Even with these funding sources, there is a financing gap that needs to be made up through other funding mechanisms. The applicant has requested that the City of Idaho Springs provide several potential fee waivers, reductions, deferrals, reimbursements, or credits to help finance the project. More importantly, they have stated that these considerations would support the LIHTC application.

APPLICANT ASK

The developer's ask is that the city agrees to commit to providing some kind of financial consideration to support the project. They are asking that a certain amount be committed in support of the project. They mentioned the following mechanisms that could be considered:

1. Waiver of building permit fees
2. Waiver of plan review fees
3. Waiver or reduction of water tap fees
4. Waiver or reduction of sewer tap fees
5. Waiver or reduction of impact fees
6. Waiver or reduction of engineering review fees
7. Waiver or reduction of planning / entitlement fees
8. Deferral of fees until financing closing or construction start
9. Reimbursement of eligible fees if waiver procedures are limited

In exchange for this consideration, the applicant is proposing to provide a few items.

First and foremost, the argument is that the project would provide 50 new affordable units that range from 30% to 60% AMI. For a one-bedroom apartment, 30% AMI would amount to a maximum monthly rent of \$810 and 60% AMI would amount to a maximum monthly rent of \$1,620. For a three-bedroom unit, the rents would range from \$1,123 to \$2,247. The applicant argues that these units would provide housing for qualified employees in the area, supporting local businesses who have difficulty filling employment vacancies and support the tax base by increasing the number of residents in close proximity to the downtown Miner Street area.

Secondly, the applicant has suggested the inclusion of a public facing "gateway enhancement" on the southwest corner of the property adjacent to the 13th Avenue and Miner Street intersection, which would include an Idaho Springs focused monument sign, decorative fountain feature, a clock tower landmark feature, and landscaping and streetscape beautification improvements.

City staff take no position on this request but have provided appropriate options for approving in full, denying in full, or approve in part the same.

STAFF ANALYSIS

City staff have reviewed these requests and have put together an analysis of what the impacts of each potential waiver or reduction might mean for the city. City staff do not have a recommendation on any of these potential considerations.

1. Waiver of building permit fees
2. Waiver of plan review fees

These two asks would result in a direct cost to the city, since building permit fees are paid in part of SAFEbuilt. Staff would not recommend the waiver of any fees that would be directly owed to SAFEbuilt for plan review or building permit fees.

That said, a portion of the building permit and plan review fees are paid to the city (approximately 20%). For these fees, the waiver or reduction would be less impactful and would cost only staff time associated with review.

Potential value of consideration: Assuming an approximate construction cost of \$13,100,00, fees for this project would be \$55,629.85, plus a plan review fee of 65% of the building permit fee, leading to total fees of approximately \$91,000. Of that amount, the city's portion from the permit and plan review fees would be approximately \$18,000.

3. Waiver or reduction of water tap fees

4. Waiver or reduction of sewer tap fees

These water and sewer tap fees are plant investment fees paid for the maintenance and construction of water and sewer facilities in Idaho Springs. Currently, the city's water and sewer plants are in good working order, but plant investment fees are used when maintenance is required.

Potential value of consideration: One water and one sewer tap are needed for this project. The applicant estimates the need for a 3" water line and 6" sewer line. Plant Investment Fees for those taps would be \$68,450 and \$401,364.90, respectively, for a total of \$69,814.90.

5. Waiver or reduction of impact fees

The city charges \$5,000 / unit of multifamily housing for impact fees, which are levied for the purpose of mitigating the impact that the development projects have upon the City's ability to provide specified public facilities. These fees go towards growth-related improvements, facilities and equipment in the general functional area of parks, fire, police, municipal facilities, recreation, transportation, and storm water management.

In the past, the city has been willing to apply the impact fees to public improvements associated with the project in question. For example, the Fieldhouse Apartments project was able to apply their impact fees to the widening of Miner Street, addition of sidewalks, and a new water line that provided clear public infrastructure investment.

DW Development Group is proposing that their development include gateway improvements and streetscape beautification projects in the vicinity of the 13th Avenue and Miner Street intersection, which could provide public benefits. Additionally, other public improvements may be required as part of this project – sidewalk improvements or parking improvements, for example. The applicant estimates that these public improvements would meet or exceed \$250,000.

Potential value of consideration: Up to \$250,000

6. Waiver or reduction of engineering review fees

Since the city contracts engineering services with JVA, any reduction in engineering review fees would be a real cost to the city because these review fees will still need to be paid by someone to JVA for services rendered.

Potential value of consideration: Engineering costs are paid at approximately \$188 / hour. It is unclear how many hours of engineering review would be needed.

7. Waiver or reduction of planning / entitlement fees

This would not cost the city any "real" funds, as this would simply be a waiver of application fees and staff fees associated with the development review process. This would be a cost in the sense of waiving fees associated with staff time, but would not cost the city anything beyond staff salaries.

Estimated amount: Up to ~\$5,000

8. Deferral of fees until financing closing or construction start

Instead of paying fees early on during the project before revenues exist to pay out of pocket costs/fees, the applicant has stated that the city could defer payment of fees until financing is available to pay for said expenses. The applicant has stated that deferral could be an option to help support the project if the city is unwilling to waive or reduce fees.

9. Reimbursement of eligible fees if waiver procedures are limited

The idea behind this is as follows. Several fees have already been paid, such as a developer deposit for staff time during the development review process. If City Council is willing to waive or reduce any fees associated with the development, the city would reimburse those already paid fees. In the future, if City Council decided to waive other fees that were already paid, a similar reimbursement would be requested.

CITY OF IDAHO SPRINGS
County of Clear Creek
State of Colorado

Resolution No. 17, Series 2026

A RESOLUTION APPROVING A FIRST MODIFICATION TO RESTRICTIVE COVENANT AND AGREEMENT BETWEEN THE CITY AND ALFRED E. BROWN RELATED TO A CERTAIN RESTRICTIVE COVENANT ENCUMERING PROPERTY KNOWN AS 839 CO-103, IDAHO SPRINGS, CO 80452

WHEREAS, on May 28, 2024, the City of Idaho Springs, Colorado (the “City”) acting through its City Council (the “Council”) entered into a certain Contract to Buy and Sell Real Estate – Residential (the “Agreement”) with Alfred E. Brown (“Brown”) to purchase the property known by street address as 839 CO-103, Idaho Springs, CO 80452 (the “Property”) with a closing date of January 6, 2025 (the “Closing Date”); and

WHEREAS, the Agreement contained a condition that the City and Brown agree to, and record, a permanent deed restriction to restrict all future residential uses of the Property to senior affordable housing within one calendar year from the Closing Date;

WHEREAS, accordingly, on December 8, 2025, the City approved a Restrictive Covenant and Agreement (the “Covenant”), recorded with the Clear Creek County Clerk and Recorder’s office, which the City and Brown entered into in order to restrict the Property to senior affordable housing uses; and

WHEREAS, the City Council and Brown desire to amend the Covenant through the execution of a First Modification to Restrictive Covenant and Agreement (“First Modification”) to expand the pool of potential senior citizen occupants at the Property; and

WHEREAS, the Council finds that approval of the First Modification furthers the health, safety, and welfare of area residents by expanding the senior housing options in the region.

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

The First Modification, by and between the City and Brown, attached hereto and incorporated herein by this reference, is hereby approved.

RESOLVED, APPROVED and ADOPTED this 27th day of July, 2026.

CITY OF IDAHO SPRINGS, COLORADO

Chuck Harmon, Mayor

ATTEST:

Jennie Kim, City Clerk

CITY OF IDAHO SPRINGS
County of Clear Creek
State of Colorado

Ordinance No. 15, Series 2026

AN ORDINANCE APPROVING AN AMENDED AND RESTATED OCCUPANCY AGREEMENT FOR 2060 MINER STREET BETWEEN THE CITY AND THE HISTORICAL SOCIETY OF IDAHO SPRINGS

WHEREAS, pursuant to C.R.S. § 31-15-713(1)(c), the City Council (“Council”) for the City of Idaho Springs (the “City”) possesses the authority to enter into lease agreements for real property and improvements owned by the City when deemed by the Council to be in the best interest of the City; and

WHEREAS, under this authority, on or around December 13, 2010, the Council approved and entered into an Occupancy Agreement with the Historical Society of Idaho Springs (“HSIS”), under which HSIS was authorized to use 2060 Miner Street (the “Property”) for various purposes, including the operation of a museum as well as the City’s official visitor’s center (the “Agreement”); and

WHEREAS, the Agreement renewed in 2020 for another 10-year term to last through 2030, and was modified once, in 2024, to address subletting; and

WHEREAS, over the past sixteen (16) years, the Parties have determined that certain other provisions of the Agreement are unnecessary or outdated and therefore in need of amendment; and

WHEREAS, in lieu of adopting a lengthy redline document, the Parties wish to adopt an entirely new restated and amended agreement to supersede and replace the Agreement; and

WHEREAS, because the Agreement is a lease of City-owned real property for a term greater than one (1) year, the Council must act by ordinance to approve the same pursuant to C.R.S. § 31-15-713(1)(c).

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

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

Section 2. The City Council hereby approves the attached Amended and Restated Occupancy Agreement For 2060 Miner Street (Heritage Center Property), between the City of Idaho Springs and the Historical Society of Idaho Springs. The Mayor and City Clerk are authorized to execute the same and to deliver the document to the Historical Society and take such other steps as reasonably necessary or convenient to complete the transaction.

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

INTRODUCED, READ AND ORDERED PUBLISHED at a Regular Meeting of the City Council of the City of Idaho Springs, Colorado, held on the 27th day of July, 2026.

Chuck Harmon, Mayor

ATTESTED AND CERTIFIED:

Jennie Kim, City Clerk

PASSED, ADOPTED AND APPROVED, after publication at a Regular Meeting of the City Council of the City of Idaho Springs, Colorado, held on the 24th day of August, 2026.

Chuck Harmon, Mayor

ATTESTED AND CERTIFIED:

Jennie Kim, City Clerk

**AMENDED AND RESTATED OCCUPANCY AGREEMENT
FOR 2060 MINER STREET (HERITAGE CENTER PROPERTY)**

THIS AMENDED AND RESTATED OCCUPANCY AGREEMENT FOR 2060 MINER STREET (HERITAGE CENTER PROPERTY) is made and entered into on this ____ day of _____, 2026, by and between the **CITY OF IDAHO SPRINGS, COLORADO** (the “City”), a municipal corporation in the State of Colorado and the **HISTORICAL SOCIETY OF IDAHO SPRINGS** (“Historical Society”), a Colorado non-profit organization, collectively hereinafter, the Parties.

WHEREAS, the City owns certain real property within the City known by address as 2060 Miner Street, Idaho Springs, CO 80452, including a building thereon commonly known as the Heritage Center (the “Property”); and

WHEREAS, the City and the Historical Society entered into an Occupancy Agreement, effective December 13, 2010, outlining the terms and conditions of the Historical Society’s use of the Property, which Agreement renewed in 2020 for another 10-year term to last through 2030, unless earlier terminated in accordance with its terms (the “2010 Agreement”); and

WHEREAS, over the past sixteen (16) years, the Parties have determined and recognized that certain provisions of the 2010 Agreement are unnecessary or outdated and therefore in need of amendment; and

WHEREAS, in lieu of adopting a lengthy redline document, the Parties wish to adopt an entirely new restated and amended agreement to supersede and replace the 2010 Agreement.

NOW, THEREFORE, for and inconsideration of the mutual promises and undertakings herein set forth, the Parties agree as follows:

1. **The City** shall be responsible for the following:
 - a. Subject to the terms, covenants, conditions and provisions of this Agreement, the City leases the Property to the Historical Society for the Term.
 - b. The City covenants that, during the Term, the Historical Society will have quiet and peaceable possession of the Property, subject to the terms, covenants, conditions and provisions of this Agreement, and the City will not disturb such possession except as expressly provided in this Agreement.
 - c. The City shall financially support the Historical Society’s operation of the Visitor Center in an amount to be determined by Landlord at least annually as part of Landlord’s budget process. The City may request, and Tenant shall provide, reasonable information from time to time concerning the Historical Society’s operation of the Visitor Center.
 - d. The amount due from the City shall be paid to the Historical Society in four (4) equal quarterly payments, unless the Parties agree otherwise.
 - e. The City’s obligation to pay the amounts established pursuant to this Section are and shall remain subject to the provisions of Section 5 of this Agreement for the duration of this Agreement. The City’s failure to pay any amounts because of failure to appropriate shall not constitute a default of the City. Such

failure to appropriate, however, shall relieve the Historical Society of its obligation to operate the Visitor Center as provided herein, and the Parties agree to negotiate in good faith to determine appropriate alternative consideration for Historical Society's occupancy of the Property

- f. The City will operate and maintain the Property in compliance with all applicable laws and according to those standards from time to time prevailing for similar City-owned buildings in Idaho Springs. The City will provide the following services according to such standards:
 - (a) repair, maintenance and replacement of all structural elements of the Property and all mechanical, plumbing, life safety, vertical transportation and electrical systems installed in the Property, but excluding any mechanical, plumbing or electrical equipment that is installed or operated to accommodate Tenant's special requirements (such as a supplementary air conditioning unit installed to cool a tenant's computer room);
 - (b) basic facilities to supply heating and ventilating to the Property at temperatures and in amounts consistent with those the mechanical system serving the Property is designed to provide and otherwise as may be reasonably required for comfortable use and occupancy under normal business operations;
 - (c) basic facilities to supply electricity for lighting the Property and operating Tenant's equipment and in amounts not exceeding the demand the electrical system serving the Property is designed to provide; and
 - (d) water and sanitary sewer service for washrooms, restrooms, restroom fixtures and drinking fountains.
- g. Insurance. The City shall, at its sole cost and expense, maintain property insurance adequate to insure the building and all other improvements located on the Property that belong to the City. The City shall be under no obligation to insure any of the Historical Society's belongings that they may locate within or upon the Property; such belongings shall be located and kept on the premises at the Historical Society's sole risk.

2. **The Historical Society** shall be responsible for the following:

- a. The Historical Society shall operate the Visitor Center located on the Property in a manner acceptable to the City.
- b. Subject to the obligation of the City to furnish the basic facilities as set forth in Section 1.f., Historical Society shall be solely responsible for obtaining whatever telecommunications, electric power, natural gas, water and sewer service it desires for the Property and shall be solely responsible for paying all of the costs of such service during the Term.
- c. The Historical Society shall use and occupy the Property only for the operation of a Heritage Center museum, a visitor center and other uses commonly associated with museums and visitor centers, or for such other purpose as the City expressly authorizes in writing. The Historical Society may sub-lease space to non-profit or public entities and may use a portion of the building for the retail sale of merchandise that would be appropriate for a museum and visitor center.
- d. The Historical Society agrees to use the Property in a safe, careful and proper

manner, and to comply with all laws, rules and requirements applicable to their use of the Property.

- e. No Hazardous Substances will be stored, used, released, produced, processed or disposed in, on or about, or transported to or from, the Property by the Historical Society, or any of its respective agents, employees, contractors or invitees, without first obtaining the City's express written consent (any Hazardous Substances which are stored, used, released, produced, processed or disposed in, on or about, or transported to or from, the Property by any of such persons or entities are called "Tenant's Hazardous Substances"). However, normal quantities of Tenant's Hazardous Substances customarily used for Visitor Center / Museum and related office activities (such as copier and cleaning chemicals) may be stored and used on the Property without the City's prior written consent.
- f. The Historical Society will not cause, maintain or permit any nuisance or waste in or about the Property and will keep the Property free of debris, and anything of a dangerous, noxious, toxic or offensive nature or which could create a fire hazard or undue vibration, heat, noise, fumes, vapors or odors.
- g. Insurance. Purchase and maintain, and pay the premiums upon, adequate insurance for general liability and workers' compensation as set forth below, as well as insurance deemed adequate by the Historical Society to insure its personal property stored on the Property. Certificates of Insurance will be provided to the City on an annual basis.
 - General Liability The Historical Society shall carry Comprehensive General Liability insurance with minimum combined single limits of \$500,000 each occurrence and \$1,000,000 aggregate. The policy shall be applicable to all premises and operations. The policy shall include coverage for bodily injury, broad form property damage (including completed operations), personal injury (including coverage for contractual and employee acts), blanket contractual, independent contractors, products, and completed operations. Property and casualty insurance shall be sufficient to effect replacement of damaged or destroyed components of the Heritage Center building and contents. The City shall be listed as an additional insured under such policy. The Historical Society shall provide the City with certificates evidencing such insurance.
 - Workers' Compensation. The Historical Society shall carry Workers' Compensation insurance to cover obligations imposed by the Workers' Compensation Act of Colorado and any other applicable laws for any employee engaged in the performance of Work under this contract, and Employers' Liability insurance with minimum statutory limits of \$100,000 per occurrence for bodily injury, \$100,000 per employee for bodily injury by disease and a \$500,000 policy limit for bodily injury by disease.

3. **Both parties** further agree to the following:

- a. Term. This agreement shall become effective on the date first set forth above

and shall remain in effect until terminated by mutual agreement of the parties or for material breach in accordance with Section 4 below.

- i. Upon the expiration or other termination of the Term, the Historical Society will immediately vacate and surrender possession of the Property in good order, repair and condition, except for ordinary wear and tear. Any of the Historical Society's property remaining on the Property will be conclusively deemed to have been abandoned and may be appropriated, stored, sold, destroyed or otherwise disposed of by the City.
 - ii. Holding Over. The Historical Society understands that it does not have the right to hold over at any time and the City may exercise any and all remedies at law or in equity to recover possession of the Property, as well as any damages incurred by the City, due to the Historical Society's failure to vacate the Property and deliver possession to the City as required by this Agreement.
- b. Repairs. Generally, the Historical Society shall, at its own expense and at all times during the Term, clean, maintain and repair the Property and Tenant's equipment, personal property and trade fixtures in the Property, and any mechanical, plumbing or electrical equipment that is not furnished by the City that is installed or operated to accommodate the Historical Society's special requirements (such as a supplementary air conditioning unit), in good order and repair and in a condition that complies with all applicable laws. The Historical Society will also be responsible for the cost of repairing all damage to the Property (or any equipment or fixtures in or serving the same) caused by the Historical Society or any of its agents, employees, contractors or invitees. Any such damage may be repaired by the City, in which case the Historical Society will pay to the City the cost of such repairs within 10 days after the date of delivery of the invoice. Alternatively, at the City's option, the Historical Society will promptly and adequately repair all such damage under the supervision and subject to the prior reasonable approval of the City. All work done by the Historical Society or its contractors (which contractors will be subject to City's reasonable approval) will be done in a first-class workmanlike manner using only quality grades of materials and will comply with all insurance requirements and all applicable laws. In the case of an emergency, the Historical Society shall not be required to obtain the approval of the City before making repairs or performing maintenance.
 - i. If the Historical Society fails to perform its obligations under Section 3.b. above, then the City may perform the required work and charge the Historical Society the costs thereof. For purposes of performing such work or inspecting the Property, the City may enter the Property upon at least 2 calendar days' notice to the Historical Society (except in cases of actual or suspected emergency, in which case no prior notice will be required). The City will use its best efforts to minimize disruption to the Historical Society's business or its use of the Property.
 - ii. The Historical Society will notify the City promptly upon its discovery of (a) any fire or other casualty to the Property; (b) any damage to or defect in the Property, including any fixtures or equipment in or serving the same, which was caused by the Historical Society or its subtenants, or their respective agents, employees, contractors or invitees, or for the repair of which City might be responsible; and (c) any damage to or defect in any parts or appurtenances of the Property's sanitary, electrical, heating, ventilating, air conditioning, elevator or other systems located on or passing through the Property.
- c. Alterations.
 - i. By the Historical Society. The Historical Society may from time to time at its own expense make changes, additions and improvements to the

Property, provided that the same are made in conformance with all applicable laws and only with the prior written consent of the City if the alteration costs more than \$1,500.00. The Historical Society will maintain, or will cause the persons performing such work to maintain, worker's compensation insurance and public liability and property damage insurance (with the City named as an additional insured), in amounts, with companies and in a form reasonably satisfactory to the City, which insurance will remain in effect during the entire period in which the work will be carried out. Prior to commencement of any work, the Historical Society will deliver to the City proof of all such insurance. The Historical Society, at its expense, will have promptly prepared and submitted to the City reproducible as-built plans of any such change, addition or improvements upon its completion. All changes, additions and improvements to the Property permanent in character will become the City's property upon installation.

- ii. By the City. The City may from time to time make repairs, changes, additions and improvements to the Property and those building systems necessary to meet its obligations hereunder, and for such purposes the City may enter the Property upon not less than 10 days' prior notice to the Historical Society (except in cases of actual or suspected emergency, in which case no prior notice will be required) without liability for any loss or damage incurred as a result of such entry. In doing so, the City will not disturb or interfere with the Historical Society's use of the Property and operation of its business any more than is reasonably necessary in the circumstances and will repair any damage to the Property caused by such entry. No permanent change, addition or improvement made by the City will materially impair access to the Property.
- d. Waivers and Indemnity. Except to the extent caused by the willful or negligent act or omission or breach of this Agreement by the respective Parties or their agents or employees, neither Party shall be liable or responsible for any loss, injury or damage suffered by the other Party, or such other Party's agents, employees, guests or invitees, caused by or relating to (a) loss or theft of, or damage to, property; (b) injury or damage to persons or property resulting from fire, explosion, falling plaster, escaping steam or gas, electricity, water, rain or snow, or leaks from any part of the Property or from any pipes, appliances or plumbing, or from dampness; or (c) damage caused by occupants or persons on the Property, or caused by the public or by construction of any private or public work. The City will not be liable or in any way responsible to the Historical Society for, and the Historical Society waives all claims against the City for, any loss, injury or damage that is insured or required to be insured by the Historical Society under this Agreement, so long as such loss, injury or damage results from or in connection with this Agreement or the City's operation of the Property.
- i. City's Indemnity. Subject to the terms and conditions of this Agreement, and except to the extent caused by the willful or negligent act or omission or breach of this Agreement by the Historical Society or any of its agents, employees, guests or invitees, the City will indemnify and hold the Historical Society harmless from and against any all liability, loss, claims,

demands, damages or expenses (including reasonable attorneys' fees) due to or arising out of any willful or negligent act or omissions or breach of this Agreement by the City or its agents or employees. The City's obligations hereunder will survive the expiration or early termination of the Term.

- ii. Historical Society's Indemnity. Subject to the terms and conditions of this Agreement, and except to the extent caused by the willful or negligent act or omission or breach of this Agreement by the City or its agents or employees, the Historical Society will indemnify and hold the City harmless from and against any and all liability, loss, claims, demands, damages or expenses (including reasonable attorneys' fees) due to or arising out of any accident or occurrence on or about the Property (including, without limitation, accidents or occurrences resulting in injury, death, property damage or theft) or any willful or negligent act or omission of or breach of this Agreement by the Historical Society or its agents, employees or invitees. Tenant's obligations hereunder will survive the expiration or early termination of the Term.
- e. Nothing herein contained shall be construed to constitute either party the agent of the other, or in any manner to limit the parties in the carrying on of their own respective activities.
- f. Any and all notices between the parties shall be in writing and shall be deemed delivered when mailed to the designated representatives at the respective addresses listed below:

City of Idaho Springs
Attn: City Administrator
P.O. Box 907
Idaho Springs, CO 80452-0907

Historical Society of Idaho Springs
Attn: President
P.O. Box 1318
Idaho Springs, CO 80452-1318

- g. This Agreement shall be recorded in the real property records of the Clear Creek County Clerk and Recorder. The benefits and burdens of this Agreement shall run with the above-described real property and the Heritage Center Building, and shall be binding upon and inure to the benefit of both parties hereto, their successors and assigns.
- h. This agreement may be amended only by mutual agreement of the parties, approved by their respective governing bodies.
- i. This agreement represents the complete agreement between the parties and is intended to and shall supersede and replace the 2010 Agreement upon approval and execution by both parties. Upon such mutual approval and execution, any and all previous leases, agreements or other instruments concerning the property and its operation as a Heritage and Visitor Center are hereby mutually declared null and void.
- j. Nothing contained in this agreement shall be construed as requiring the commission of any act contrary to law. In the event that any portion of this agreement shall be held to be invalid or otherwise unenforceable, the entire agreement shall not fail on account thereof, and the balance of the agreement shall continue in full force and effect.

- k. The parties understand and agree that the City is relying on, and does not waive or intend to waive by any provision of this agreement, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, § 24-10-101 et seq., 10 C.R.S., as from time to time amended, or otherwise available to the City, its officers, or its employees.
4. Termination. Either party may terminate this Agreement for a material default in the other party's performance of this Agreement which default continues and is not cured for a period of thirty (30) days after written notice specifically setting forth the nature of the default has been given to the party allegedly in default (the "noticed party") or, if more than thirty (30) days is reasonably required to cure the alleged default, if the noticed party fails to commence to correct the same within said thirty (30) day period or shall thereafter fail to prosecute the same to completion with reasonable diligence.
5. The Parties understand and acknowledge that the City is subject to Article X, § 20 of the Colorado Constitution ("TABOR"). The parties do not intend to violate the terms and requirements of TABOR by the execution of this Agreement. It is understood and agreed that this Agreement does not create a multi-fiscal year direct or indirect debt or obligation within the meaning of TABOR and, therefore, notwithstanding anything in this Agreement to the contrary, any payment obligations of the City are expressly dependent and conditioned upon the continuing availability of funds beyond the term of City's current fiscal period ending upon the next succeeding December 31. Financial obligations of the City payable after the current fiscal year are contingent upon funds for that purpose being appropriated, budgeted, and otherwise made available in accordance with the rules, regulations, and resolutions of the City of Idaho Springs and other applicable law.
6. No Waiver. No waiver of any provision of this Agreement will be implied by any failure of either party to enforce any remedy upon the violation of such provision, even if such violation is continued or repeated subsequently. No express waiver will affect any provision other than the one specified in such waiver, and that only for the time and in the manner specifically stated.
7. Severability. If any provision of this Agreement is declared void or unenforceable by a final judicial or administrative order, this Agreement will continue in full force and effect, except that the void or unenforceable provision will be deemed deleted and replaced with a provision as similar in terms to such void or unenforceable provision as may be possible and be valid and enforceable.
8. Authority to Bind. The individuals signing this Agreement on behalf of their respective Party represent and warrant that they are empowered and duly authorized to bind the same, as appropriate, to this Agreement according to its terms.

IN WITNESS WHEREOF, THE PARTIES HAVE SET THEIR SIGNATURES AND
OFFICIAL SEALS.

CITY OF IDAHO SPRINGS

By: _____
Mayor

HISTORICAL SOCIETY OF IDAHO SPRINGS

By: _____
President

CITY OF IDAHO SPRINGS
Clear Creek County, Colorado

Ordinance No. 18, Series 2026

AN ORDINANCE IMPOSING A TEMPORARY MORATORIUM ON THE SUBMISSION, ACCEPTANCE, PROCESSING, AND APPROVAL OF ANY APPLICATION FOR A CITY OF IDAHO SPRINGS PERMIT OR LICENSE RELATED TO THE OPERATION OF A PRIVATE PAID PARKING FACILITY WITHIN THE CITY

WHEREAS, the City of Idaho Springs, Colorado (“City”) is a statutory municipality, duly organized and existing under the laws of the state of Colorado and vested with the authority to adopt ordinances for the regulation of land use and the protection of the public health, safety and welfare; and

WHEREAS, pursuant to C.R.S., Article 23 of Title 31, the City possesses broad local authority to impose planning, zoning and development regulations governing the use of land within the City; and

WHEREAS, under this authority the Idaho Springs City Council (“Council”) previously adopted local land use regulations, generally codified as Chapter 21 of the Idaho Springs Municipal Code (“Code”); and

WHEREAS, said Chapter 21 currently does not allow private paid parking facilities as a principal use-by-right in any City zone district; and

WHEREAS, over the last several months, several property owners have made inquiry to the City concerning their ability to charge for parking in the private parking lots that are accessory to their principal uses; and

WHEREAS, over the last several months, other property owners have applied for and obtained conditional use permits to operate a private paid parking lot as a principal use, as allowed by existing Code Section 21-105; and

WHEREAS, the Council finds that the demand for off-street parking within the City has become so acute that properties are being used for parking in ways that the Council has neither anticipated nor fully-studied and evaluated in terms of appropriateness from a land use and regulatory perspective; and

WHEREAS, the Council therefore desires to thoughtfully study and evaluate how off-street parking may be appropriately located, operated and regulated in a manner that fairly balances the demand and need for off-street parking with other land uses in the City; and

WHEREAS, while the Council engages in such study and evaluation, the Council finds it prudent to maintain the current status quo in regards to private parking facilities and halt the potential proliferation of the same until Council has completed its evaluation and potentially further legislated on the topic; and

WHEREAS, the imposition of a nine (9) month moratorium on the establishment of new such uses, and upon the submission, acceptance, processing, and approval of all applications and requests to the City for the same, is reasonable and will allow the Council to review, evaluate and amend, if needed, its regulations; and

WHEREAS, the Council finds that the imposition of such a moratorium is reasonable in time and scope and would not work an unnecessary hardship upon or unreasonably prejudice any party.

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

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

Section 2. Imposition of Temporary Approximately Nine (9) Month Moratorium on Applications For Permits and Licenses Related to the Operation of a Private Paid Parking Facility. Upon the adoption of this Ordinance, an approximately nine-month moratorium is imposed upon the submission, acceptance, processing, and approval of all applications for permits and licenses by the City of Idaho Springs related to the operation of a private paid parking facility in the City. For purposes of this Ordinance, *private paid parking facility* means any parking accommodation that provides off-street parking for consideration, including but not limited to parking lots, that is neither owned nor operated by the City of Idaho Springs, Clear Creek County or the Clear Creek Metropolitan Recreation District.

City staff and the City of Idaho Springs Planning Commission are directed to refuse to accept for filing, and to refrain from further processing or reviewing, any applications for such facilities during the moratorium period.

Section 3. Duration. The moratorium imposed by this Ordinance shall commence as of the date of adoption of this Ordinance and shall expire on June 15, 2027, or upon such other date as adopted and specified by ordinance of the Council. Nothing herein shall operate to preclude or prohibit the Council from adopting any one or more future moratoria or from extending the moratorium adopted hereby by future ordinance.

Section 4. Police Power Finding. The Council hereby finds, determines, and declares that this Ordinance is necessary and proper to provide for the safety, preserve the health, promote the prosperity, and improve the order, comfort and convenience of the City of Idaho Springs and the inhabitants thereof.

Section 5. Authority. The City Council hereby finds, determines and declares that it has the power to adopt this Ordinance pursuant to: (i) Part 3 of Article 23 of Title 31, C.R.S. (concerning municipal zoning powers); (ii) Section 31-15-103, C.R.S. (concerning municipal police powers); (iii) Section 31-15-401, C.R.S. (concerning municipal police powers); and (iv) Section 31-15-501 (concerning municipal power to regulate businesses).

INTRODUCED, READ AND ORDERED PUBLISHED at a Regular Meeting of the City Council of the City of Idaho Springs, Colorado, held on the 27th day of July, 2026.

Chuck Harmon, Mayor

ATTESTED AND CERTIFIED:

Jennie Kim, City Clerk

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 August, 2026.

Chuck Harmon, Mayor

ATTESTED AND CERTIFIED:

Jennie Kim, City Clerk

CITY OF IDAHO SPRINGS
County of Clear Creek
State of Colorado

Ordinance No. 19, Series 2026

AN ORDINANCE REFERRING A BALLOT ISSUE TO CITY ELECTORS PURSUANT TO ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION TO ESTABLISH A NEW OCCUPATION TAX ON THE OCCUPATION OF PROVIDING OUTDOOR RECREATIONAL EXPERIENCES, DEDICATING ALL REVENUE FROM THE NEW TAX TO ADDRESS THE IMPACTS OF THOSE ACTIVITIES UPON THE CITY, AND AMENDING CHAPTER 8 OF THE IDAHO SPRINGS MUNICIPAL CODE TO IMPLEMENT THE TAX, CONTINGENT UPON VOTER APPROVAL

WHEREAS, the City of Idaho Springs (the “City”) is a statutory city organized and existing under the laws of the State of Colorado, including Title 31, Colorado Revised Statutes, as amended; and

WHEREAS, over the last the City is experiencing a significant and unprecedented increase in outdoor recreational activity within the City, including but not limited to the recently-opened gondola and aerial lift operations, recently-constructed and opened mountain biking trails in Virginia Canyon Mountain Park, river rafting, kayaking, and tubing outfitter services, bicycle and e-bike rental operations, zipline and aerial adventure operations, Jeep and four-wheeling tours and ventures, and similar facilitated outdoor recreational activities, often offered to the public for compensation (collectively, “outdoor recreational experience providers”); and

WHEREAS, this increase in commercial outdoor recreational activity generates substantial demand for City services and infrastructure, including but not limited to: increased use of and wear on City streets, roads, and parking facilities; increased demand for police, fire, emergency services and other first-responder services; increased demand for and use of City utilities, such as water and wastewater services; and increased use of City parks and open spaces; and

WHEREAS, the City council finds in the exercise of its legislative judgement that: (a) commercial outdoor recreational experience providers operating within the City impose measurable fiscal impacts on City infrastructure and services, including road and parking degradation, increased emergency response demands, and park and open space maintenance costs; (b) the classification of such providers as a separate occupation subject to a flat-rate occupation tax is reasonable, proper, uniform, and nondiscriminatory, and applies equally to all persons engaging in the Taxable Occupation within the City limits regardless of the identity of any particular operator; (c) a flat per-customer, per-experience occupation tax, which does not fluctuate with the revenues or receipts of any operator, is rationally related to the City’s legitimate interest in defraying a portion of those infrastructure and service costs; and (d) the City Council has considered the relationship of such occupation to the municipal welfare and to the expenditures required of the City, and finds the classification necessary for a just and equitable distribution of tax burdens within the City; and

WHEREAS, the Colorado General Assembly has authorized statutory cities to impose occupation taxes on the privilege of doing business within the city pursuant to C.R.S. § 31-15-501(1)(c); and

WHEREAS, the Colorado Supreme Court has upheld flat occupation taxes (not tied to the amount of the sale, such as a sales tax) imposed by statutory cities, provided the rate is fixed and does not fluctuate

with the revenues or ticket prices of the taxed business, see *Town of Eagle v. Scheibe*, 10 P.3d 648 (Colo. 2000); and

WHEREAS, the Colorado Supreme Court has further confirmed that a valid statutory-city occupation tax must be imposed on the business operator as the taxpayer, not the patron or customer; see *City of Sheridan v. City of Englewood*, 199 Colo. 348, 609 P.2d 108 (1980); and

WHEREAS, the City Council therefore desires to impose a flat-rate occupation tax on the occupation of providing outdoor recreational experiences for compensation within the City, to be measured at a fixed dollar amount per customer per experience, with the rate set and capped at the amount approved by the City's registered electors as required by Article X, Section 20 of the Colorado Constitution ("TABOR"); and

WHEREAS, TABOR requires voter approval before the City may impose a new tax; and

WHEREAS, the City Council therefore wishes to refer such a ballot question to City electors and to amend the Idaho Springs Municipal Code ("Code") to implement the tax, contingent upon voter approval, all as further set forth herein.

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

Section 1. The foregoing recitals are adopted as specific findings and determinations of the City Council.

Section 2. At the special municipal election called by Resolution #13, Series 2026, to be conducted on November 3, 2026, the following ballot issue shall be referred to the registered electors of the City:

BALLOT ISSUE:

"SHALL THE CITY OF IDAHO SPRINGS' TAXES BE INCREASED BY \$1.1 MILLION IN 2027 AND BY WHATEVER ADDITIONAL AMOUNTS ARE RAISED ANNUALLY THEREAFTER, BY IMPOSING, EFFECTIVE JANUARY 1, 2027, AN OCCUPATION TAX OF UP TO THREE DOLLARS (\$3.00) PER CUSTOMER PER EXPERIENCE UPON THE OCCUPATION OF PROVIDING OUTDOOR RECREATIONAL EXPERIENCES FOR COMPENSATION WITHIN THE CITY LIMITS, INCLUDING BUT NOT LIMITED TO GONDOLA, TRAMWAY, OR AERIAL LIFT OPERATIONS; RIVER RAFTING, KAYAKING, OR TUBING GUIDE OR OUTFITTER SERVICES; BICYCLE OR E-BIKE RENTAL; ZIPLINE OR AERIAL ADVENTURE OPERATIONS; JEEP AND FOUR-WHEELING VENTURES; AND SIMILAR ACTIVITIES WHERE THE OPERATOR PROVIDES FACILITATED OUTDOOR RECREATION FOR COMPENSATION;

WITH THE IDAHO SPRINGS CITY COUNCIL AUTHORIZED TO ADJUST SAID TAX BY ORDINANCE, SO LONG AS THE RATE DOES NOT EXCEED THREE DOLLARS PER CUSTOMER PER EXPERIENCE;

AND SHALL ALL TAX REVENUES GENERATED THEREBY BE DEDICATED TO PURPOSES RELATED TO THE IMPACTS OF COMMERCIAL OUTDOOR RECREATIONAL EXPERIENCES ON CITY RESOURCES SUCH AS PARKING FACILITIES, CITY STREETS AND SIDEWALKS, MOBILITY AND

TRANSPORTATION SERVICES AND FACILITIES, PUBLIC SAFETY RESOURCES (POLICE AND OTHER FIRST RESPONDERS), CITY WATER AND WASTEWATER FACILITIES AND SERVICES, AND CITY PARKS AND OPEN SPACES;

AND SHALL ALL SUCH TAX REVENUES BE COLLECTED, RETAINED AND SPENT AS A VOTER APPROVED REVENUE CHANGE UNDER ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN THE COLORADO CONSTITUTION OR ANY OTHER LAW?

YES _____ NO _____ “

Section 3. Chapter 8 (Taxation) of the Idaho Springs Municipal Code is hereby amended by the addition of a new Article V to read in its entirety as follows:

ARTICLE V

RECREATION PROVIDER OCCUPATION TAX

Sec. 8-50. Purpose and findings.

The City Council finds and declares that:

- (a) commercial outdoor recreational experience providers operating within the City limits attract significant visitor traffic that places measurable demands on City infrastructure and services, including streets, parking, public safety, and parks;
- (b) a flat-rate occupation tax on the occupation of providing such experiences is a reasonable, just, and equitable means of defraying a portion of those costs;
- (c) the tax imposed by this Article is a tax upon the privilege of engaging in the described occupation within the City and is not a tax on gross receipts or revenues; and
- (d) the classification of such providers as a separate occupation subject to this tax is uniform, nondiscriminatory, and rationally related to the City’s legitimate governmental interests.

Sec. 8-51. Definitions.

The following words and phrases, when used in this Article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

“City.” The City of Idaho Springs, Colorado.

“City Clerk.” The City Clerk of the City of Idaho Springs, or the City Clerk’s designee.

“Covered Operator.” Any person who engages in the Taxable Occupation within the City limits for compensation, regardless of whether the person maintains a permanent physical office or place of business within the City. The term includes, without limitation, any individual, partnership, corporation, limited liability company, joint venture, association, or other business entity.

“City Administrator.” The City Administrator of the City of Idaho Springs, or the City Administrator’s designee.

“Customer.” One (1) individual human participant who receives, uses, or is entitled to receive or use a single Outdoor Recreational Experience from a Covered Operator. For the avoidance of doubt:

- (i) Each individual participant constitutes a separate Customer, regardless of whether multiple participants are members of the same group, family, or party and regardless of whether a group is sold a single bundled price;
- (ii) A season pass, annual membership, multi-day pass, or similar arrangement entitles the holder to multiple Outdoor Recreational Experiences; each separate Experience used under such an arrangement is a separate taxable event, and the holder is a Customer for each such Event;
- (iii) A spectator, observer, or non-participant who pays no separate fee and does not take part in the activity is not a Customer;
- (iv) A bona fide employee or contractor of the Covered Operator acting in the scope of their employment duties during a given Experience is not a Customer for that Experience.

“Experience.” Also referred to as “Outdoor Recreational Experience,” means a single, discrete instance in which a Customer participates in the Taxable Occupation as provided by a Covered Operator. For the avoidance of doubt:

- (i) Each gondola, tramway, or aerial lift ride (one ascent, descent, or round trip) constitutes one (1) Experience per Customer;
- (ii) Each river rafting, kayaking, or tubing trip during which an operator actively guides or outfits clients through any portion of a waterway within City limits constitutes one (1) Experience per Customer. A river rafting, kayaking, or tubing trip during which any portion of the guided activity occurs within City limits is presumed to have occurred within the City and is taxable as a single Experience, regardless of whether the put-in or take-out point is located outside City limits;
- (iii) Each bicycle or e-bike rental transaction, regardless of number of hours rented, constitutes one (1) Experience per Customer;
- (iv) Each zipline run or aerial adventure course completion (from start platform to final landing platform) constitutes one (1) Experience per Customer;
- (v) Each Jeep or similar rugged-terrain vehicle venture or tour, whether guided by a personal guide or self-guided, any portion of which occurs within City limits, constitutes one (1) Experience per Customer.
- (vi) If an operator provides multiple distinct activities within a single transaction or package (e.g., a gondola ride followed by a zipline run), each distinct activity is counted as a separate Experience per Customer;
- (vii) An Experience begins when the Customer commences participation in the activity and is not negated by early termination due to weather, equipment issues, or other circumstances beyond the Customer’s control.

“Person.” Any individual, firm, partnership, joint venture, corporation, limited liability company, estate, trust, or any other entity or group of entities acting as a unit.

“Quarter”. Also referred to as “Calendar Quarter” means each of the following three month periods within a calendar year: January 1 through March 31 (Q1); April 1 through June 30 (Q2); July 1 through September 30 (Q3); October 1 through December 31 (Q4).

“Permit.” A Recreation Provider Operating Permit issued pursuant to Section 8-46 of this Article.

“Return.” The Occupation tax return form prescribed by the City Clerk for purposes of reporting and remitting the tax imposed by this Article.

“Tax.” The Recreation Provider Occupation Tax imposed by this Article.

“Taxable Occupation.” The occupation of providing Outdoor Recreational Experiences for compensation within the City limits, including but not limited to:

- (i) gondola, tramway, or aerial lift operations;
- (ii) river rafting, kayaking, or tubing guide or outfitter services;
- (iii) bicycle or e-bike rental operations;
- (iv) zipline or aerial adventure operations;
- (v) Jeep and similar rugged-terrain vehicle tours or ventures; and
- (vi) any other activity in which the operator facilitates the direct, in-person participation of customers in outdoor recreation for a fee.

The term does not include:

- (i) activities conducted exclusively on private property not open to the public;
- (ii) activities in which the operator provides only equipment rental without any guided, facilitated, or access component that is primarily outdoor in nature; or
- (iii) activities conducted by the City, other political subdivisions, school districts, colleges and universities and nonprofit organizations exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code solely in furtherance of the organization’s charitable, educational, or recreational mission and not in competition with commercial operators.

Sec. 8-52. Tax Imposed; rate.

- (A) Imposition. There is hereby levied upon, and there shall be collected from and paid by, every Covered Operator engaging in the Taxable Occupation within the City limits an occupation tax at the flat rate of \$3.00 per Customer per Experience. The tax is imposed upon the Covered Operator as the taxpayer and upon the privilege of engaging in the Taxable Occupation within the City. The tax is not imposed upon the Customer and does not constitute a sales tax, admission tax, or tax on gross receipts or revenue.
- (B) Rate ceiling. The rate of tax shall not exceed \$ 3.00 per Customer per Experience, as approved by the City’s registered electors. The City Council is authorized by ordinance to set the operative rate at or below such maximum, without further voter approval, so long as the rate does not exceed the voter-approved maximum. Any increase above the voter-approved maximum requires subsequent voter approval in accordance with Article X, Section 20 of the Colorado Constitution.

- (C) Pass-through permitted; operator remains liable. A Covered Operator may display the tax as a separate line item on customer receipts and may pass the economic cost of the tax through to its customers. Notwithstanding any such pass-through, the legal obligation to collect and remit the tax to the City rests solely with the Covered Operator. No Customer shall have any liability to the City for unpaid tax.
- (D) Fixed rate; no fluctuation with revenues. The rate of tax is fixed per Customer per Experience and shall not vary based on the ticket price, admission fee, revenue, or gross receipts associated with any particular Experience.

Sec. 8-53. Exemptions.

The tax imposed by this Article shall not apply to the following:

- (A) Activities conducted by or on behalf of any federal, state, or local governmental entity, political subdivision of the State of Colorado, or special district organized pursuant to C.R.S. Title 32, acting in its governmental capacity in furtherance of its statutory public purpose, where no separate private commercial operator is involved in the provision of the activity;
- (B) Activities for which no compensation of any kind is paid or received by the operator;
- (C) Educational programs conducted by accredited schools, colleges, or universities as a required component of a curriculum, where participating students are enrolled in the institution and the activity is not open to the general public on a commercial basis;
- (D) Medical or therapeutic recreation programs operated by or under the direct supervision of a licensed healthcare provider, where the primary purpose is therapeutic and participants are patients or clients of the provider.

Sec. 8-54. Collection; returns; remittance.

- (A) Quarterly filing. Within forty-five (45) days after the end of each Calendar Quarter, each Covered Operator shall file with the City Clerk a completed Return showing: (1) the total number of Customers served during the preceding Calendar Quarter; (2) the total number of Experiences provided during the preceding Calendar Quarter broken down by type of activity; (3) the total amount of tax due; and (4) such information as the City Clerk may reasonably require by rule or form. Each Return shall be accompanied by full payment of the tax due for the period covered.
- (B) No-activity quarters. If a Covered Operator provided no Outdoor Recreational Experiences during a Calendar Quarter, the operator shall nonetheless file a Return for that quarter indicating zero (0) Customers, zero (0) Experiences, and zero (0) tax due. Seasonal operators whose operations are entirely inactive for a full Calendar Quarter may satisfy this requirement by submitting a brief written notice to the City Clerk, in lieu of a formal Return, stating that no taxable activity occurred during that quarter and identifying quarters during which the operator anticipates resuming operations.
- (C) Form of Return. The City Clerk shall prescribe the form of the Return and may amend such form from time to time. Returns shall be filed in the manner (paper or electronic) designated by the City Clerk.

- (D) Operators without permanent City office. In the event a Covered Operator has no permanent place of business within the City, or operates at more than one location within the City, the determination of the tax due and the filing remittance obligations of this Article shall be based upon the total number of Customers and Experiences provided within the City limits, regardless of where the operator's principal office or records are maintained. Such operators shall identify on their Return a designated agent within Colorado for purposes of service of notices and demands under this article. Failure to designate an agent does not relieve the Covered Operator of any obligation under this Article. Service on the Colorado Secretary of State shall constitute sufficient notice in the absence of a designated agent.
- (E) Trust status of tax proceeds. All tax proceeds collected or held by a Covered Operator pending remittance to the City shall be and remain public money, the property of the City, held by the Covered Operator in trust for the sole use and benefit of the City until paid over to the City Clerk as required by this Article.

Sec. 8-55. Recordkeeping; inspection.

- (A) Duty to keep records. Every Covered Operator shall maintain complete and accurate books and records sufficient to determine the amount of tax due under this Article, including but not limited to: transaction records, ticket or reservation systems, waivers, manifests, rental logs, or other contemporaneous records that document the number of Customers served and the number and type of Experiences provided in each Calendar Quarter. Such records shall be kept and preserved for a minimum of three (3) years following the due date of the Return to which they relate.
- (B) Right of inspection. The City and its authorized officers, agents, and representatives shall have the right, at any reasonable time, to examine the books and records of any Covered Operator subject to this Article and to make copies of the entries or contents thereof. The City shall provide reasonable advance written notice to the Covered Operator prior to any examination. Notice shall be in writing, directed to the owner, officer, manager, or registered agent of the Covered Operator, and shall be delivered by hand or sent by certified mail, return receipt requested, which receipt shall be conclusive evidence of receipt.

Sec. 8-56. Dedication of revenues.

All revenues generated by the tax imposed under this Article shall be deposited into a dedicated account of the City and shall be used exclusively for purposes related to the impacts of commercial outdoor recreational activity on City resources, including but not limited to:

- (a) design, construction, maintenance, repair, replacement and improvement of City streets, sidewalks, parking facilities, and other mobility and transportation-related improvements;
- (b) police services and facilities and other first-responder related expenses;
- (c) City water and wastewater services and facilities; and
- (d) City parks and open spaces.

Sec. 8-57. TABOR compliance; voter-approved revenue change.

Notwithstanding any limitation on revenue, spending, or appropriations contained in Article X, Section 20, of the Colorado Constitution ("TABOR") or any other provision of Colorado law, all revenues generated by the tax imposed by this Article, as approved by the City's registered electors at an election held on November 3, 2026, shall be collected, retained, and spent as a voter-approved

revenue change under Article X, Section 20 of the Colorado Constitution, without regard to any spending, revenue-raising, or other limitation contained therein or in any other law.

Sec. 8-58. Failure to pay; delinquent tax; penalties.

- (A) Delinquency penalty. If any Covered Operator fails to pay the tax when due as provided in this Article, the full amount of tax due, together with an addition of ten percent (10%) of the amount of tax due as a penalty, shall be and is hereby declared to be a debt due and owing from such operator to the City.
- (B) Interest. In addition to the penalty provided in subsection (A), interest shall accrue on unpaid tax at the rate of ten percent (10%) per annum on the unpaid balance from the date the tax was due until the date paid.
- (C) Lien. The City Clerk shall certify any tax not paid when due, including any penalty and interest imposed pursuant to this Section, to the County Treasurer who shall collect the assessment in the same manner as general taxes in accordance with C.R.S. § 31-20-105.
- (D) Civil Collection. The City Attorney is authorized to commence and prosecute to final judgement and determination, in any court of competent jurisdiction, an action at law in the name of the City to collect any unpaid tax, penalty, and interest as debt owed to the City. The City shall be entitled to recover its reasonable attorney's fees, court costs, and other collection expenses from a delinquent Covered Operator.
- (E) Criminal penalty for failure to file. If any owner, officer, agent, or manager of a Covered Operator that is subject to the provisions of this Article fails, neglects, or refuses to file any Return required by this Article within the time prescribed, such person shall be subject to criminal penalties as provided by Section 1-8 of this Code. Each day after the Return becomes delinquent during which such person continues to fail, neglect, or refuse to file the required Return shall constitute a separate and distinct offense.

Sec. 8-59. Business transfer; cessation of operations; successor liability.

- (A) Final return upon transfer or cessation. Any Covered Operator who sells, transfers, or otherwise conveys the operator's business to another person, or who ceases operations of the Taxable Occupation within the City, shall file a final Return with the City Clerk within thirty (30) days of the date of transfer or cessation, covering all Calendar Quarters and partial quarters through the date of transfer or cessation, and shall remit all tax, penalty, and interest then due.
- (B) Successor's withholding obligation. Any person who acquires a business that has been engaged in the Taxable Occupation within the City shall withhold from the purchase price a sum sufficient to cover any unpaid tax, penalty, and interest owed by the prior operator, until such time as the prior operator produces a written receipt from the City Clerk confirming that all taxes, penalties, and interest have been paid or a written certificate from the City Clerk confirming that no taxes are due. If the purchaser fails to withhold as required by this subsection, and tax due from the prior operator remains unpaid after thirty (30) days from the date of transfer, the purchaser shall be personally liable for the payment of such unpaid taxes, not to exceed the value of the consideration paid for the business.

- (C) Successors and assigns. The provisions of this Article shall apply to the successors and assigns of any Covered Operator and to any corporation, partnership, person, or other entity furnishing, operating, or carrying on the Taxable Occupation within the City.

Sec. 8-60. Administration; City Clerk authority.

The administration and enforcement of this Article is vested in the City Clerk. The City Clerk, or the Clerk's designee, is empowered to:

- (a) prescribe and amend Return forms and any schedules, instructions, or supplemental forms necessary for administration of this Article;
- (b) adopt administrative procedures and regulations for the collection, settlement of disputes, and enforcement of the tax, subject to the approval of the City Council;
- (c) issue written notices, demands, and deficiency determinations to Covered Operators;
- (d) grant reasonable extensions of time for filing Returns upon a showing of good cause by the Covered Operator, provided such extension shall not exceed sixty (60) days beyond the original due date and shall not toll the accrual of interest on any tax due;
- (e) waive all or part of the penalty assessed under this Article for good cause shown by the Covered Operator, with documentation of the grounds for waiver retained in the City's files; and
- (f) initiate suspension or revocation proceedings against a Covered Operator's Recreation Provider Operating Permit pursuant to Section 8-73 of this Article upon a finding that the operator has failed to remit the tax or file Returns as required.

The City Council may by resolution designate another City officer to perform the City Clerk's functions under this Article if the Clerk position is vacant, the Clerk has failed to authorize a designee or the Clerk is otherwise unable to perform those functions.

Sec. 8-61. Dispute resolution; deficiency notices.

- (A) Deficiency notice. When the City asserts that taxes are due in an amount greater than the amount reported and paid by a Covered Operator, the City Clerk shall mail a written deficiency notice to the Covered Operator by certified mail. The deficiency notice shall state the amount of additional tax alleged to be due, the basis for the deficiency determination, and the Covered Operator's right to request an informal hearing as provided in subsection (B).
- (B) Informal hearing. A Covered Operator may, within thirty (30) days of the date of a deficiency notice, request in writing an informal hearing before the City Clerk. Such a hearing shall be informal; no transcript, formal rules of evidence, or filing of briefs shall be required, although the Covered Operator may submit written materials. The City Clerk shall hold such hearing and issue a written final decision within ninety (90) days after receipt of the request, unless such period is extended with the written agreement of both parties. The filing of a request for a hearing shall not toll the accrual of interest on the amount of tax alleged to be due.
- (C) Appeal. A Covered Operator aggrieved by the City Clerk's final decision on a deficiency notice or claim for refund may, within thirty (30) days of the date of such final decision, appeal to the District Court for Clear Creek County pursuant to C.R.C.P. Rule 106(a)(4), as applicable.

Sec. 8-62. Local Purpose.

The tax provided by this Article is upon the Taxable Occupation as conducted in performance of local functions within the City and is not a tax upon any activity relating to interstate commerce.

Sec. 8-63. Violation.

It shall be a violation of this Article for any Covered Operator to:

- (a) fail or refuse to file any Return required by this Article;
- (b) file a false or fraudulent Return or make any false statement in any Return;
- (c) fail or refuse to pay any tax required to be paid under this Article;
- (d) fail or refuse to maintain records as required by Section 8-36;
- (e) fail or refuse to make records available for inspection as required by Section 8-36;
- (f) engage in the Taxable Occupation within the City without a valid Recreation Provider Operating Permit as required by Section 8-46; or
- (g) in any manner evade or attempt to evade the collection and payment of the tax or any part thereof imposed by this Article.

Each day that a violation occurs or continues constitutes a separate and distinct offense and, upon conviction thereof, the violator is subject to the penalties set forth under Section 1-8 of this Code.

Secs. 8-64-69. Reserved.

RECREATION PROVIDER OPERATING PERMIT

Sec. 8-70. Permit required.

No person shall engage in the Taxable Occupation within the City for compensation without first obtaining and maintaining a valid, current Recreation Provider Operating Permit ("Permit") issued pursuant to this Article.

Sec. 8-71. Application; issuance.

- (A) Application. Any person desiring to engage in the Taxable Occupation within the City shall submit a written Permit application to the City Clerk on a form prescribed by the City Clerk. The application shall include: (1) the full legal name, principal business address, and contact information of the applicant; (2) the form of business entity (individual, partnership, corporation, LLC, or other) and if an entity, the state of formation; (3) a description of the specific Taxable Occupation activities to be conducted and the location(s) within City limits where such activities will occur; (4) a list of any State of Colorado licenses or permits held by the applicant relevant to the proposed activities, including any Title 33 permits required for river outfitters; (5) if the applicant has no permanent place of business in the City, the name and Colorado address of a designated agent for service of notices and demands under this Article; and (6) the annual Permit fee as set forth in the City's fee schedule.
- (B) Issuance. Upon receipt of a complete application and payment of the applicable fee, the City Clerk shall issue a Permit unless: (1) the applicant is subject to a current Permit revocation under this Article and the revocation period has not expired; (2) the application contains materially false or misleading information; or (3) the applicant has outstanding unpaid tax, penalty, or interest due under this Article from a prior period. The City Clerk shall act on a complete application within thirty (30) days of receipt.

- (C) Display. Each Permit shall be kept available at the operator's principal place of operations and shall be produced upon request by any officer of the City.

Sec. 8-72. Permit term; renewal; fee.

- (A) Term. All Permits issued pursuant to this Article shall be valid for the calendar year in which issued and shall expire on December 31 of that year, unless sooner suspended or revoked.
- (B) Renewal. A Covered Operator seeking renewal of a Permit shall submit a renewal application and fee to the City Clerk no later than November 1 of the calendar year in which the current Permit expires. A renewal application shall be denied if the applicant has any unpaid tax, penalty, or interest outstanding under this Article. Failure to timely renew does not relieve the Covered Operator of the obligation to obtain a Permit before continuing operations in the subsequent year.
- (C) Fee. The annual Permit fee shall be set forth in the City's fee schedule, as amended from time to time by resolution of the City Council.
- (D) First-year Permits. A Permit issued after July 1 of any calendar year shall be issued at one-half the annual fee and shall expire on December 31 of the same year.

Sec. 8-73. Permit suspension; revocation; hearing officer appeal.

- (A) Grounds. The City Clerk may suspend or revoke a Permit on any of the following grounds: (1) the Covered Operator has failed to remit the tax or file Returns as required by this Article and has not cured the delinquency within fifteen (15) days of written notice from the City Clerk; (2) the Covered Operator has filed a false or fraudulent Return or Permit application; (3) the Covered Operator has failed to maintain records or permit inspection as required by Section 8-36; (4) the Covered Operator has repeatedly or materially violated any provision of this Article; or (5) the Covered Operator has ceased engaging in the Taxable Occupation within the City.
- (B) Notice and initial determination. Before suspending or revoking a Permit, the City Clerk shall provide the Covered Operator with written notice stating: (1) the grounds for the proposed action; (2) the specific facts supporting those grounds; (3) the proposed effective date of the suspension or revocation, which shall be not less than fifteen (15) days after the date of the notice; and (4) the operator's right to appeal as provided in subsection (C). Notice shall be delivered by hand or sent by certified mail, return receipt requested, to the operator's address of record or designated agent. If the operator fails to respond within fifteen (15) days of the notice, the suspension or revocation shall take effect as stated in the notice.
- (C) Appeal to hearing officer. A Covered Operator may, within fifteen (15) days of the date of the City Clerk's notice of proposed suspension or revocation, file a written notice of appeal with the City Clerk. Upon receipt of a timely notice of appeal, the City Administrator shall appoint a qualified hearing officer to hear the matter. The hearing officer shall be a neutral person with no financial interest in the outcome of the proceeding. The hearing officer shall conduct an informal hearing within thirty (30) days of appointment, unless the parties agree in writing to a different date. The hearing shall be informal; the rules of evidence shall not apply, but each party shall have the opportunity to present evidence and argument. The hearing officer shall issue a written decision within twenty (20) days after the close of the hearing. The

hearing officer's decision shall be final at the administrative level. Timely filing of a notice of appeal shall stay the proposed suspension or revocation pending the hearing officer's decision.

- (D) Judicial review. A Covered Operator aggrieved by the hearing officer's final decision may, within thirty (30) days of the date of that decision, seek judicial review in the District Court for Clear Creek County pursuant to C.R.C.P. Rule 106(a)(4).
- (E) Effect of revocation. A Covered Operator whose Permit has been revoked may not apply for a new Permit for a period of one (1) year from the effective date of revocation, unless the City Clerk finds that the grounds for the revocation have been fully cured and all outstanding taxes, penalties, and interest have been paid.
- (F) Automatic revocation. A Permit shall be automatically revoked, without notice or hearing, if:
 - (1) any State of Colorado license or permit required for the Covered Operator's activities is revoked, suspended, or denied; or
 - (2) the Covered Operator provides written notice to the City Clerk of cessation of operations within the City.

Sec. 8-74-79. Reserved.

Section 4. Contingency upon voter approval; effective date. The provisions of Section 3 of this Ordinance and the new Article V of Chapter 8 of the Code adopted thereby shall not take effect unless the City's registered electors approve the imposition of the Recreation Provider Occupation Tax at the election conducted on November 3, 2026 in accordance with Article X, Section 20 of the Colorado Constitution. After certification of voter approval by the Clear Creek County Clerk and Recorder, said Article V shall take effect on January 1, 2027, and the tax imposed thereby shall apply to all Outdoor Recreational Experiences provided on or after that date. If voter approval is not obtained at the November 3, 2026 election, Section 3 hereof shall be of no force or effect, and said Article V shall not be added to the Code.

Section 5. Severability, Conflicting Ordinances Repealed. If any section, subsection or clause of this Ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections and clauses shall not be affected thereby. All other ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section 6. Effective Date. Excepting only Section 3 of this Ordinance, as provided under Section 4 hereof, this Ordinance shall take effect upon final passage and publication as required by law.

INTRODUCED, READ AND ORDERED PUBLISHED at a Regular Meeting of the City Council of the City of Idaho Springs, Colorado, held on the 27th day of July, 2026.

Chuck Harmon, Mayor

ATTESTED AND CERTIFIED:

Jennie Kim, City Clerk

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 August, 2026.

Chuck Harmon, Mayor

ATTESTED AND CERTIFIED:

Jennie Kim, City Clerk

Office of the City Administrator

To: Mayor and City Council
From: Andrew Marsh
Date: July 27, 2026
Subject: City Administrator Update

Requests for Action:

- None

Updates:

- Attended on July 9 the I-70 Coalition quarterly meeting in Keystone.
- The Mayor, Guy and I attended on July 14 the monthly Mayors and Commissioners meeting.
- The Mayor, Guy, Dylan and I participated on July 14 in a Comprehensive Plan Open House at City Hall.
- Attended on July 15 a monthly Local Government Resources call sponsored by the Colorado Department of Local Affairs.
- Guy and I attended on July 15 a periodic technology coaching session with Common Knowledge Technology.
- Attended on July 16 a metro region Hospital Collaborative Community Advisory meeting.
- Attended on July 17 the Project Leadership Team meeting for the I-70 Floyd Hill Project which is about halfway completed. Construction on the new sound wall at Exit 241 is expected to be completed by the end of September. CDOT will be providing City Council with a project update at the work session on August 24.
- The Mayor and I attended on July 20 the monthly Business and Community Promotions Board meeting. Sadie will be providing City Council with an update at the work session on August 10.
- Staff and I attended on July 20 the Planning Commission's public hearing for the final development plan for the former Carlson Elementary School property at 1300 Colorado Boulevard.
- The Mayor, staff and I attended on July 21 the bi-weekly progress meeting for the Mobility Hub Project. CDOT has provided the City with a draft agreement for the use of \$6.3 million in State funds for phase 1 of the project which includes transit improvements and additional parking at Exit 240 of I-70.
- Attended on July 22 the Context Sensitive Solutions (CSS) kick-off meeting for phase 1 of the Mobility Hub Project.

Upcoming Events:

- The Planning Commission will meet on Wednesday, August 5 at 6:00 p.m.

TO: City Council
CC: City Administrator Andrew Marsh
FROM: Guy Patterson | Assistant City Administrator
DATE: 7/27/2026
SUBJECT: Assistant City Administrator Report
ATTACHMENTS:

- CCRHA Letter of Commitment
- Director Report Business Promotions and Vitality



Motion: Move to authorize the Mayor to sign the Letter of Commitment supporting the Clear Creek Regional Housing Authority's application to the Colorado Department of Local Affairs Housing Planning Grant Program.

CCRHA Letter of Commitment

The Clear Creek Regional Housing Authority (CCRHA) is applying to the Colorado Department of Local Affairs (DOLA) for a Housing Planning Grant (HPLN) to prepare a regional Housing Action Plan in partnership with member jurisdictions throughout Clear Creek County. The grant program is intended to assist local governments in assessing housing needs, developing housing strategies, and meeting applicable state housing planning requirements under Senate Bill 24-174. By participating in a regional planning effort, the member jurisdictions can develop coordinated strategies to address local housing needs while leveraging state grant funding.

Council is being asked to authorize the Mayor to sign the attached Letter of Commitment supporting CCRHA's grant application. The letter expresses the City's commitment to participate in the regional planning process if the grant is awarded and acknowledges that the required local grant match will be provided by CCRHA through existing annual partner contributions from its member jurisdictions. Approval of the letter does **not** obligate the City to provide any additional funding beyond its current annual contribution to CCRHA.

Senior Housing Predevelopment CHFA Loan

Staff wanted to provide Council with a brief update on the City's application for Proposition 123 predevelopment financing for the affordable senior housing project at 839 Highway 103. CHFA has completed its preliminary review and has indicated that the project appears to qualify for a predevelopment loan of up to \$75,000 at a 2.5% fixed interest rate for three years. If ultimately accepted, these funds would be used for items such as surveying, engineering, environmental work, and other due diligence needed to move the project closer to construction.

As part of the process, the City signed the proposed term sheet so CHFA can move forward with underwriting and due diligence. Staff will meet with CHFA on Wednesday, July 29, to review the project and discuss the next steps. It is important to note that signing the term sheet does **not** commit the City to accepting the loan. We are simply continuing the evaluation process, and the City may decide not to proceed at any point prior to closing if staff determines the financing is not in the City's best interest.



City of Idaho Springs
1711 Miner Street, PO Box 907
Idaho Springs, CO 80452
303.567.4421 | Fax 303.567.4955

July 27, 2026

Division of Local Government
Department of Local Affairs
1313 Sherman Street, Room 521
Denver, CO 80203

RE: Letter of Commitment - Regional Housing Action Plan (HPLN Grant Application)

Dear HPLN Grant Selection Committee,

Please accept this letter on behalf of the City of Idaho Springs in full support of the Clear Creek Regional Housing Authority's (CCRHA) application for the Housing Planning Grant Program (HPLN) to complete a joint, regional Housing Action Plan.

As a jurisdiction subject to the provisions of Senate Bill 24-174, [Jurisdiction Name] is committed to working collaboratively with CCRHA and neighboring municipalities to develop an actionable and compliant Housing Action Plan by the statutory deadline. Our jurisdiction agrees to actively participate in the community engagement processes throughout the project. Furthermore, Idaho Springs intends to utilize the completed regional Housing Action Plan to satisfy our local requirements under SB24-174.

Matching funds for this grant application are being provided by CCRHA using existing funds allocated through the annual partner contributions from our member jurisdictions. [Jurisdiction Name] remains fully supportive of allocating these regional resources toward the required local match to fulfill our shared planning goals. We strongly encourage DOLA to support this multijurisdictional effort, which will allow our region to strategically address housing needs, local zoning considerations, and displacement mitigation in a coordinated manner.

Sincerely,

Chuck Harmon
Mayor
City of Idaho Springs

Business and Community Promotions Board Meeting

Overview & Key Updates

Since the June meeting, Idaho Springs has fully transitioned into peak summer operations, with strong community momentum. The ARGO continues to generate regional attention through its summer programming, live music series, and family activities, while businesses are reporting steady visitor traffic with limited impact to the residents. As we move into the second half of the summer season, our focus is on maintaining momentum, increasing overnight visitation and visitor spending.

1. Board Vacancy

Board Member Lindsay Valdez has submitted her resignation from the Business & Community Promotion Board. On behalf of the Board, I would like to thank Lindsay for her service, collaboration, and contributions to supporting Idaho Springs' business community and destination marketing efforts. We appreciate the time and energy she has dedicated to the Board and wish her the very best.

With this vacancy, we will begin the appointment process to fill the open Board position. I currently have three community members who have expressed interest in serving. We will also include a notice in the next community newsletter encouraging additional interested residents and business owners to apply.

Timeline: August 5: Letters of Interest due to the City.

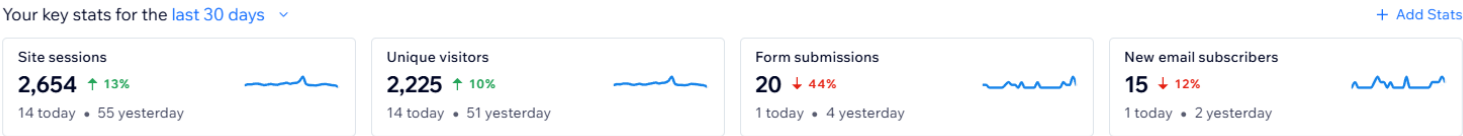
August 10: City Council will review applicants and appoint a new Board member.

2. Marketing & Branding Initiatives

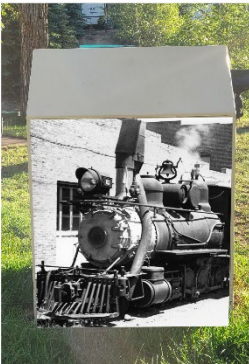
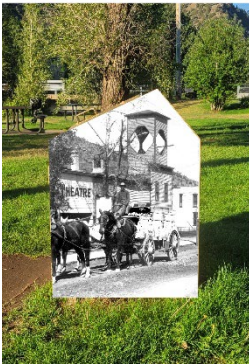
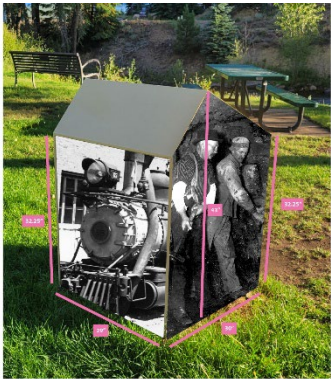
a. Visit Idaho Springs Launch

Website: Website optimization and visitor-focused content development continue, including expanded event listings, lodging information, and business directory updates. Ross and I continue refining imagery, improving page layouts, and strengthening overall site design as new assets become available.

The Idaho Springs Insider email list continues to grow through events, website traffic, and community outreach. We are also beginning to develop more segmented email campaigns that focus on visitors, residents, and local businesses as our audience continues to expand.



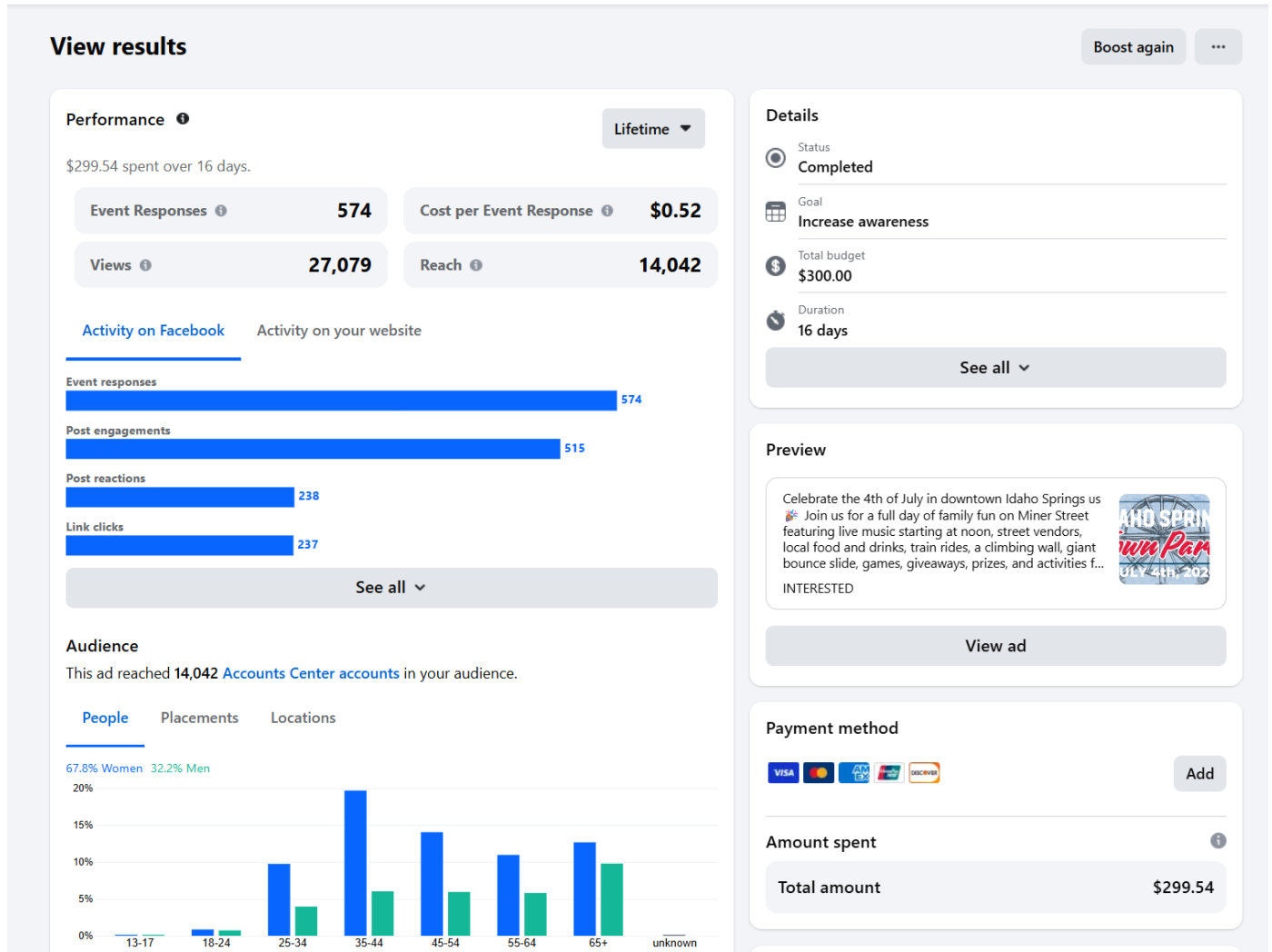
b. **Trash Cans:** We have received a selection of historic images from Dan Keller and are working with Neil at Mad Graphics to develop concepts for the downtown trash can beautification project. We are currently obtaining a quote to wrap approximately 15 trash cans throughout downtown using durable, UV-protected vinyl featuring Idaho Springs historic imagery. The project is expected to fall within the existing Beautification budget and will enhance the character and visual appeal of the downtown district. At about \$250.00 per can.



- c. **Instagram & Facebook:** Social media continues to outperform expectations and remains one of our strongest marketing tools. Over the past month we have continued producing consistent video content, business features, event promotion, and destination storytelling through Visit Idaho Springs. The Social Media Co-Op has also expanded our content production, allowing us to showcase more businesses while maintaining a consistent posting schedule.

At our last meeting we had 2095 followers on Instagram, and 1500 followers on Facebook. As of today we have 2449 on Instagram and 2200 on Facebook

We ran a productive 4th of July Ad campaign



d. **Brand Asset Rollout**

- i. **Seasonal Marketing Strategy: September-December:** As we move into late summer, marketing efforts will begin shifting toward:

1. Overnight stays
2. Weekend packages
3. Fall colors
4. Taste of Idaho Springs
5. Halloween
6. Holiday Ramble--shopping

- e. **Miner Street Barriers:** A newly redesigned branded barrier topper has now been installed on the west end of Miner Street Market. We are waiting on the design from Happy Llama on the banner for this barrier to fully test the new design.

3. Grants & Projects

- a. **Wayfinding Grant:** The FY26 Wayfinding & Branding Strategy is officially underway following receipt of the Colorado Tourism Office grant funding. The project team has begun coordination with HDR and project partners to move into the design phase, focusing on gateway signage, downtown wayfinding, trail connections, and visitor navigation. Next steps is reviewing the project scope from Triba.
- b. **Digital Multimedia Historic Tour Grant:** This project is officially in process and I will share an updated in the next meeting.
- c. **CSM Field Session Intern Program – Summer 2026:** The Colorado School of Mines Field Session team has completed development of the Idaho Springs Economic Impact Dashboard. This new tool combines visitation, sales tax, lodging, trail usage, ARGO ridership, and other key tourism metrics into one centralized platform to better support data-driven decision making. I will be presenting the completed dashboard to the Board at this meeting, followed by a presentation to City Council on August 10. This project provides an excellent foundation for measuring the impact of tourism, marketing investments, and future community initiatives.
- d. **Trails to Towns:** The Trails to Towns grant has moved fully into the design and content development phase.
- e. **Crisis Communications:** Following Board guidance, I met with the City Administrator and Chief of Police to begin developing a Crisis Communications Plan as part of the broader Visitor Management Plan. Initial work includes defining roles and responsibilities and creating a standard Idaho Springs "buy time" statement for use during emergency situations.

This meeting also prompted a collaborative discussion between Police, Fire, EMS, COMBA, and Friends of Virginia Canyon Mountain Park to begin formalizing communication and response protocols for recreation-related incidents and visitor safety.
- f. **Visitor Management Plan:** I will be presenting a comprehensive Visitor Management Plan for Idaho Springs at the Colorado Destination Stewardship Leadership Conference this week. The plan brings together many of the initiatives currently underway: including parking, traffic management, crisis communications, wayfinding, transit connections, event planning, visitor education, and recreation management into a coordinated, data-driven strategy guided by the new Economic Impact Dashboard. This framework will continue to evolve as we work with Clear Creek County Tourism Bureau through the new Destination Blueprint Program and, if awarded, the City's application to OEDIT's Rural Technical Assistance Program (Rural TAP). Together, these initiatives will help refine and formalize the plan into the comprehensive visitor management strategy that Dylan is leading for the community.

4. Event Planning & Activations

- a. **Fourth of July Recap:** The 2026 Fourth of July celebration successfully transitioned to a lower-lift, family-focused event following the Board and City Council's decision to discontinue fireworks. The day featured live music, train rides, a climbing wall, inflatables, family activities, giveaways, and downtown business promotions, creating a fun and welcoming community celebration.

Overall feedback has been positive, though many businesses reported lower evening traffic compared to previous years. While downtown parking lots remained full throughout the day, the absence of fireworks reduced late-night visitation. We have already begun evaluating this year's event, including parking operations, programming, and branding opportunities, to develop a refreshed vision for Idaho Springs' Fourth of July celebration moving forward. An initial planning meeting was held on July 15 to begin shaping the 2027 event.
- b. **RapidGrass:** Planning continues for the inaugural RapidGrass Festival at the Mighty ARGO on August 14–15. The BCPB is providing some logistical support in partnership with the ARGO team.

RapidGrass is currently seeking community volunteers. Volunteers receive festival admission, an event T-shirt, and the opportunity to help launch what is expected to become one of Idaho Springs' signature summer events. Community members interested in volunteering are encouraged to reach out to the ARGO team.

- c. **Taste of Idaho Springs & Music Festival:** Planning continues for the inaugural Taste of Idaho Springs & Music Festival, scheduled for October 2 (3:00–9:00 PM) and October 3 (12:00–8:00 PM). Slaymaker Cellars has committed \$1,000 to support the music programming, while the BCPB has budgeted \$4,000 for live music and \$4,000 for the Taste of Idaho Springs activation. Tommyknocker Brewery is leading coordination of the Taste of Idaho Springs experience, bringing together local restaurants, breweries, and food distributors. Planning is underway with community partners as sponsorships, entertainment, vendor recruitment, and event logistics continue to come together. The vision is to establish this as Idaho Springs' signature fall festival celebrating local food, craft beverages, live music, and our vibrant downtown while driving shoulder-season visitation and supporting local businesses.
- d. **Halloween Programming:** Planning has also begun for community Halloween events this fall. Current plans include:
October 29 – Community Trunk or Treat
October 31 (11:00 AM–4:00 PM) – Zombie Party on Miner Street after the CCMRD Fun Run
These family-friendly events are designed to extend visitation into late October while creating another opportunity for downtown businesses to participate in seasonal programming.
- e. **Upcoming Community Events:** Several major events are approaching over the next two months and are expected to increase visitation and parking demand.
 - i. Upcoming events include:
 1. GTIS Cycling Event – August 8
 2. RapidGrass Festival – August 14–15
 3. Charge Across Colorado – August 15

Businesses are encouraged to prepare for increased visitor activity during these weekends by considering extended hours (open early), additional staffing, and promotional opportunities.

5. Business & Community Engagement

- a. **Community Conversation:** The next Community Conversation is scheduled for Thursday, August 13, and will focus on the Downtown Master Plan, visitor management, parking, and future community initiatives. As summer visitation begins to level out, this will be an opportunity to reconnect with residents and businesses, share project updates, and gather feedback as we begin planning for 2027
- b. **What We Do/What we Offer:** The new Business & Community Promotion Board "What We Do" one-page guide is included in your packet for review. Pending Board feedback, I recommend distributing this resource through the community newsletter and directly to businesses throughout town. The guide provides a concise overview of the programs, services, marketing initiatives, grants, and partnerships available through the BCPB while helping improve awareness of the Board's role within the community.
- c. **Historic District Design Standards:** As downtown continues to evolve, I believe it is time to begin a community conversation around Historic District Design Standards. Topics include encroachments, outdoor seating, planters, temporary displays, public art, and seasonal decorations. The goal is not to limit creativity, but to establish clear, consistent design expectations that preserve the historic character of downtown while allowing businesses to activate their spaces. I am seeking Board guidance on whether we would like to develop recommendations for City Council to consider incorporating additional design standards into the Historic District Code.
- d. **Parking Program Review & Mobility Strategy:** Implementation of the East End parking improvements continues. We have been working with Marion's, Conrad's, Mountain View Garage, and other businesses on encroachment agreements that allow businesses to better manage customer parking directly in front of their properties. We have also been working on education regarding employee parking and the portal system.
- e. **Budget:** Summer marketing investments continue to produce strong results, with increasing visitation, social media engagement, earned media exposure, and business participation. We are starting to work on the budget plan for Q4 and planning for next year. Updated spending is in your packet.

6. Town Resiliency & Construction Impact

a. Traffic & CDOT Updates

i. I-70 Traffic Counts: Waiting on the updated data

- ii. **I-70 Floyd Hill Project – Key Updates for Idaho Springs:** We are told traffic holds will become very rare in the next 6-12 months. We will be hosting a celebration mixer with CDOT/ARGO/CCCTB to celebrate!

Residents and businesses are encouraged to sign up for text alerts by texting “floydhill” to 21000, and to use COtrip.org for real-time travel conditions.

1. [Informational Video](#) - Good for websites, display monitors, etc.
2. Fact Sheet in [English](#) and [Spanish](#) - Project background information
3. [Rock Scaling/Blasting FAQ](#)
4. [Map](#) - Depicts the Project area
5. [Social Media Graphic](#) - Details how to stay informed
6. [Project Website](#) - Recently updated with detailed Project information

b. Downtown Master Plan – Next Steps

Utility Undergrounding Coordination: As the Downtown Master Plan progresses, discussions have begun regarding the feasibility of undergrounding utilities throughout the downtown corridor.

HDR is preparing cost estimates, implementation scenarios, and it seems to be at this time this will only be done on the very east end of the project and not extend into the Historic District for phase 1 in 2027.

c. Sales Tax Trends & Insights-waiting on updated data

- i. January 2026: \$329,635(-7.68%)
- ii. February 2026: \$383,533.08 (-1.02%)
- iii. March 2026: \$410,054.24 (+2.23%)
- iv. April 2026: 308,255.84 (-9.64%)
- v. May 2026:

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Mo. To Mo. Comparison	YTD Comparison	Current YTD Total	Previous YTD Total
Jan	\$139,731.94	\$200,236.03	\$194,756.37	\$222,532.49	\$235,940.98	\$266,501.90	\$265,799.93	\$344,180.43	\$365,835.89	\$357,076.65	\$329,635.39	-7.68%	-7.68%	329,635.39	357,076.65
Feb	\$187,483.54	\$177,395.43	\$190,166.90	\$207,177.31	\$232,375.01	\$243,676.11	\$272,972.03	\$361,032.17	\$349,072.52	\$363,464.19	\$383,533.08	5.52%	-1.02%	713,168.47	720,540.84
Mar	\$182,398.01	\$206,563.51	\$223,907.92	\$232,244.57	\$186,300.12	\$291,578.68	\$310,036.11	\$402,899.93	\$402,360.50	\$400,737.88	\$410,054.24	2.32%	0.17%	1,123,222.71	1,121,278.72
April	\$134,442.24	\$159,819.04	\$175,580.94	\$178,261.23	\$188,064.67	\$248,167.82	\$256,468.48	\$317,733.49	\$310,527.71	\$341,153.02	\$308,255.84	-9.64%	-2.12%	1,431,478.55	1,462,431.74

FOOD/BEVERAGE	Restaurants, liquor stores, grocery, fast food
RETAIL/SERVICE	This category includes retail shops, hardware/general stores, Art , clothing, jewelry.
GAS/CONVENIENCE	Gas stations, convenience stores
REMOTE SALES/HOME DELIVERY	Pet Supplies, Grocery delivery, personal home delivery, remote sellers
CONSTRUCTION/BUILDING	Building supplies and services. None located inside th City of Idaho Springs
UTILITIES	Cable providers, phone providers and energy providers.
LODGING	Hotel, Motel, Short Term Rental, Employee Housing
OTHER	Leasing, financial, beauty, pharmaceutical, marijuana

2026

Time Frame	Categories	Amount	E	W	W over E
Jan-26	Food/Beverage	\$172,660.35	\$101,223.30	\$71,437.05	
	Retail/Service	\$25,331.77	\$8,342.51	\$16,989.26	
	Gas/Convenience	\$14,663.58	\$13,060.78	\$1,602.80	
	Remote Sales/Home Delivery	\$32,627.75	N/A	N/A	
	Construction/Building	\$21,480.27	N/A	N/A	
	Utilities	\$25,102.99	N/A	N/A	
	Lodging	\$13,044.51	N/A	N/A	
	Other	\$24,724.17	N/A	N/A	East
	Total	\$329,635.39	\$122,626.59	\$90,029.11	\$32,597.48

Time Frame	Categories	Amount	E	W	
Feb-26	Food/Beverage	\$181,820.46	\$111,414.20	\$70,406.26	
	Retail/Service	\$31,738.06	\$11,041.87	\$20,696.19	
	Gas/Convenience	\$40,874.78	\$16,177.47	\$24,697.31	
	Remote Sales/Home Delivery	\$37,823.82	N/A	N/A	
	Construction/Building	\$26,317.60	N/A	N/A	
	Utilities	\$20,376.85	N/A	N/A	
	Lodging	\$14,521.17	N/A	N/A	
	Other	\$30,060.34	N/A	N/A	East
	Total	\$383,533.08	\$138,633.54	\$115,799.76	\$22,833.78

Time Frame	Categories	Amount	E	W	
Mar-26	Food/Beverage	\$205,956.88	\$108,071.80	\$97,885.08	
	Retail/Service	\$37,530.74	\$10,501.01	\$27,029.73	
	Gas/Convenience	\$31,752.22	\$17,956.37	\$13,795.85	
	Remote Sales/Home Delivery	\$43,020.00	N/A	N/A	
	Construction/Building	\$26,585.08	N/A	N/A	
	Utilities	\$19,178.52	N/A	N/A	
	Lodging	\$18,265.41	N/A	N/A	
	Other	\$27,765.39	N/A	N/A	West
	Total	\$410,054.24	\$136,529.18	\$138,710.66	\$2,181.48

Time Frame	Categories	Amount	E	W	
Apr-26	Food/Beverage	\$145,229.12	\$94,012.18	\$51,216.94	
	Retail/Service	\$24,713.75	\$9,193.44	\$15,520.31	
	Gas/Convenience	\$25,054.19	\$13,643.83	\$11,410.36	
	Remote Sales/Home Delivery	\$39,935.79	N/A	N/A	
	Construction/Building	\$15,124.11	N/A	N/A	
	Utilities	\$15,690.23	N/A	N/A	
	Lodging	\$19,081.86	N/A	N/A	
	Other	\$23,426.79	N/A	N/A	East
	Total	\$308,255.84	\$116,849.45	\$78,147.61	\$38,701.84

7. Economic Development & Data

The dashboard combines tourism, lodging, sales tax, trail usage, ARGO visitation, and mobility data into one reporting platform that will help guide future marketing investments, event planning, and destination management decisions.



City of Idaho Springs
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P.O. Box 907
Idaho Springs, CO, 80452-0907
303.567.4421 | (f) 303.567-4955
www.idahospringsco.com

Community Development Planner Communication

Meeting Date: July 27, 2026
To: Idaho Springs City Council
From: Dylan Graves, Community Development Planner
RE: Community Development Report

Comprehensive Plan:

I published a draft of the updated Comprehensive Plan on June 15, 2026. The draft was available for comments for 5 weeks. The Plan is available for review here: <https://www.idahospringsco.com/community-development/page/city-idaho-springs-comprehensive-plan-update-seeking-feedback-draft>.

If you just want to review the objectives and strategies, you can do that here: <https://www.idahospringsco.com/media/4621>.

Planning Commission will review at their work session August 5, 2026. I will then bring a “final” draft for Council work session on August 24, 2026. Hopefully, Planning Commission will be able to vote to adopt in September and we will have a resolution for Council review in September.

After that, the goal will be to immediately move into implementation, where relevant.

Let me know if you have any questions!

Historic Sites and Facilities Board:

The Sites & Facilities Board met on July 13, 2026 for their regular quarterly meeting. Topics of discussion included:

1. Policies and Procedures – the types of projects that the Board wants to see presented to them before city staff undertakes the work or hires someone to do the work and the types of projects from the Preservation Plan that can just be completed without additional review. Projects included in the preservation plan that do not require specific technical or historical expertise are fine to get done; projects that are technical in nature or result in work beyond the Preservation Plan scope should definitely go to the Board.
2. Cemetery work plan – an update from Public Works and Lue Howard was given about work progressing at the cemetery this year.
3. Library and Central Hose House Plan – there is routine trim painting and repair work at both buildings; however, the Central Hose House has some interior structural damage that Public Works is concerned about and should be addressed. This is going to be presented to City Council at an upcoming work session, more details below. Additionally, we discussed the needs for the library front doors and the gutters around the library, which are in need of some maintenance and repair work.
4. Coach No. 60 and shelter for engine, coach, and tender – the Board discussed next steps for getting the coach back to Idaho Springs and whether the city should consider running the coach on the Georgetown

Loop again while it is up in Silver Plume. The Board was concerned about running the coach because of potential damage or wear and tear that may result in more expenses. They thought that a fundraiser could be a nice idea in theory, but was unlikely to result in substantial profits for the city and that the risk thus outweighed the potential benefit.

The Sites & Facilities Board is going to come to City Council for a work session at the second meeting in August to discuss a few topics. First is to discuss a several year plan with goals for bringing the coach back to Idaho Springs and providing a protective shelter for it and the engine; potential minor amendments to the Preservation Plan; and other updates that may be of interest to City Council.

Planning Commission:

The next Planning Commission meeting is August 5th. There are a few items that the Commission is working on with city staff. First is a potential code amendment regarding Conditional Use Permits, which would allow for temporary approvals for specific timeframes. This will be reviewed at the meeting to get a Commission recommendation.

Work session items for August 5th include a code amendment about group homes that is needed to comply with state statutes and a discussion on the draft Comprehensive Plan.

At a future Commission meeting, topics will be discussed including exterior lighting, the city's noise ordinances and regulations, and eventually an audit of the parking use table as we had discussed at a previous meeting for things like senior housing and other uses around the city. I would expect these items to be worked on into late summer and early autumn.

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Mo. To Mo. Comparison	YTD Comparison	Current YTD Total	Previous YTD Total
Jan	\$139,731.94	\$200,236.03	\$194,756.37	\$222,532.49	\$235,940.98	\$266,501.90	\$265,799.93	\$344,180.43	\$365,835.89	\$357,076.65	\$329,635.39	-7.68%	-7.68%	329,635.39	357,076.65
Feb	\$187,483.54	\$177,395.43	\$190,166.90	\$207,177.31	\$232,375.01	\$243,676.11	\$272,972.03	\$361,032.17	\$349,072.52	\$363,464.19	\$383,533.08	5.52%	-1.02%	713,168.47	720,540.84
Mar	\$182,398.01	\$206,563.51	\$223,907.92	\$232,244.57	\$186,300.12	\$291,578.68	\$310,036.11	\$402,899.93	\$402,360.50	\$400,737.88	\$410,054.24	2.32%	0.17%	1,123,222.71	1,121,278.72
April	\$134,442.24	\$159,819.04	\$175,580.94	\$178,261.23	\$188,064.67	\$248,167.82	\$256,468.48	\$317,733.49	\$310,527.71	\$341,153.02	\$308,255.84	-9.64%	-2.12%	1,431,478.55	1,462,431.74
May	\$181,631.58	\$177,345.32	\$184,601.78	\$213,658.13	\$176,240.37	\$275,287.42	\$280,922.87	\$339,029.09	\$346,473.76	\$356,129.94	\$374,725.69	5.22%	-0.68%	1,806,204.24	1,818,561.68
June	\$233,208.76	\$248,756.18	\$274,310.00	\$285,678.54	\$289,485.68	\$364,020.44	\$364,822.74	\$445,442.74	\$471,665.00	\$492,710.42		-100.00%	-21.85%	1,806,204.24	2,311,272.10
July	\$261,915.78	\$295,890.20	\$351,932.41	\$393,380.68	\$301,704.63	\$411,802.03	\$422,571.90	\$562,291.21	\$549,871.19	\$562,470.38		-100.00%	-37.15%	1,806,204.24	2,873,742.48
August	\$247,167.24	\$266,861.70	\$261,825.68	\$308,276.28	\$302,934.73	\$346,174.64	\$396,083.62	\$479,965.55	\$477,026.41	\$472,389.49		-100.00%	-46.02%	1,806,204.24	3,346,131.97
Sept	\$237,656.99	\$217,782.08	\$253,207.80	\$268,690.51	\$311,044.04	\$379,340.95	\$370,507.24	\$437,935.60	\$432,939.99	\$440,768.36		-100.00%	-52.30%	1,806,204.24	3,786,900.33
Oct	\$178,132.16	\$176,952.97	\$186,403.26	\$228,281.95	\$252,727.92	\$294,442.00	\$297,189.14	\$376,787.75	\$386,269.67	\$418,223.69		-100.00%	-57.05%	1,806,204.24	4,205,124.02
Nov	\$154,218.54	\$154,968.62	\$166,830.68	\$199,661.64	\$209,633.95	\$241,059.18	\$267,471.90	\$312,734.13	\$307,835.28	\$317,611.72		-100.00%	-60.06%	1,806,204.24	4,522,735.74
Dec	\$194,616.57	\$201,422.32	\$246,761.66	\$258,309.27	\$266,351.19	\$300,210.35	\$326,794.82	\$368,363.25	\$408,265.72	\$395,977.36		-100.00%	-63.28%	1,806,204.24	4,918,713.10
Total	\$2,332,603.35	\$2,483,993.40	\$2,710,285.40	\$2,996,152.60	\$2,952,803.29	\$3,662,261.52	\$3,831,640.78	\$4,748,395.34	\$4,808,143.64	\$4,918,713.10					
Budget	1,970,000.00	2,344,592.00	2,536,932.00	2,581,078.00	3,002,445.00	3,002,445.00	3,800,000.00	5,125,000.00	5,273,750.00						
% of Bud	118.41%	105.95%	106.83%	116.08%	98.35%	121.98%	100.83%	92.65%	91.17%	#DIV/0!					

Time Frame	Categories	Amount	E	W	East or West
January-26	Food/Beverage	\$172,660.35	\$101,223.30	\$71,437.05	
	Retail/Service	\$25,331.77	\$8,342.51	\$16,989.26	
	Gas/Convenience	\$14,663.58	\$13,060.78	\$1,602.80	
	Remote Sales/Home Delivery	\$32,627.75	N/A	N/A	
	Construction/Building	\$21,480.27	N/A	N/A	
	Utilities	\$25,102.99	N/A	N/A	
	Lodging	\$13,044.51	N/A	N/A	
	Other	\$24,724.17	N/A	N/A	
	Total	\$329,635.39	\$122,626.59	\$90,029.11	East \$32,597.48

Time Frame	Categories	Amount	E	W	
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	Construction/Building	\$26,317.60	N/A	N/A	
	Utilities	\$20,376.85	N/A	N/A	
	Lodging	\$14,521.17	N/A	N/A	
	Other	\$30,060.34	N/A	N/A	
	Total	\$383,533.08	\$138,633.54	\$115,799.76	East \$22,833.78

Time Frame	Categories	Amount	E	W	
March-26	Food/Beverage	\$205,956.88	\$108,071.80	\$97,885.08	
	Retail/Service	\$37,530.74	\$10,501.01	\$27,029.73	
	Gas/Convenience	\$31,752.22	\$17,956.37	\$13,795.85	
	Remote Sales/Home Delivery	\$43,020.00	N/A	N/A	
	Construction/Building	\$26,585.08	N/A	N/A	
	Utilities	\$19,178.52	N/A	N/A	
	Lodging	\$18,265.41	N/A	N/A	
	Other	\$27,765.39	N/A	N/A	
	Total	\$410,054.24	\$136,529.18	\$138,710.66	West \$2,181.48

Time Frame	Categories	Amount	E	W	
April-26	Food/Beverage	\$145,229.12	\$94,012.18	\$51,216.94	
	Retail/Service	\$24,713.75	\$9,193.44	\$15,520.31	
	Gas/Convenience	\$25,054.19	\$13,643.83	\$11,410.36	
	Remote Sales/Home Delivery	\$39,935.79	N/A	N/A	
	Construction/Building	\$15,124.11	N/A	N/A	
	Utilities	\$15,690.23	N/A	N/A	
	Lodging	\$19,081.86	N/A	N/A	
	Other	\$23,426.79	N/A	N/A	
	Total	\$308,255.84	\$116,849.45	\$78,147.61	East \$38,701.84

Time Frame	Categories	Amount	E	W	
May-26	Food/Beverage	\$174,398.11	\$100,655.10	\$73,743.01	
	Retail/Service	\$48,512.27	\$19,063.83	\$29,448.44	
	Gas/Convenience	\$28,918.10	\$15,418.55	\$13,499.55	
	Remote Sales/Home Delivery	\$35,638.50			
	Construction/Building	\$22,055.26			
	Utilities	\$15,071.57			
	Lodging	\$22,565.75			
	Other	\$27,566.13			
	Total	\$374,725.69	\$135,137.48	\$116,691.00	East \$18,446.48

FOOD/BEVERAGE	Restaurants, liquor stores, grocery, fast food
RETAIL/SERVICE	This category includes retail shops, hardware/general stores, Art , clothing, jewelry.
GAS/CONVENIENCE	Gas stations, conveneient stores
REMOTE SALES/HOME DELIVERY	Pet Supplies, Grocery delivery, personal home delivery, remote sellers
CONSTRUCTION/BUILDING	Building supplies and services. None located inside th City of Idaho Springs
UTILITIES	Cable providers, phone providers and energy providers.
LODGING	Hotel, Motel, Short Term Rental, Employee Housing
OTHER	Leasing, financial, beauty, pharmaceutical, marijuana



Idaho Springs Police Department

3000 Colorado Blvd. ★ Post Office Box 907

Idaho Springs, CO 80452

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

<https://www.idahospringsco.com/police-department>

To: Chuck Harmon, Mayor
City Council
From: Nate Buseck, Chief of Police
Date: July 22, 2026
Subject: Staff Report for July 27, 2026

Furniture Proposal Review: We received proposals from five vendors for furniture for the new police station. The review included price, quality, warranty analysis, availability of “gently used” furniture, and functionality for a police facility (training room, patrol room, offices), as well as the impact of patrol belts/gear/ballistic vests, etc. The highest proposal received was \$57,387.54, and the lowest proposal was \$43,790.47. After reviewing all of the submitted proposals, the recommendation was to select the proposal from Desks Incorporated (located in Denver) at a cost of \$47,878.83. We were able to purchase a few gently used items from Desks Incorporated, which also helped defray overall costs while still allowing for higher-quality, more durable furniture selections from this vendor.

Request for Action: Motion to approve proposal from Desks Incorporated in the amount of \$47,878.83 from line item 21-00-6026 for furniture for the new police station.

Chief Buseck Attended (07/13-07/27):

07/13/26	-	Friends of VCMP, CCFA, COMBA (Gary), ARGO (Jack) – discussed emergency responses to VCMP
07/14/26	-	Department Heads
07/15/26	-	Police station – FFE vendor, on-site
	-	Clear Creek County Special Events - planning
07/16/26	-	Police station – solar
	-	Police station – lobby design
07/19/26	-	Floyd Hill 5K fundraiser for the Clear Creek Advocates – E-bike
07/20/26	-	Police station – punch list update
07/21/26	-	Clear Creek Advocates Board
	-	Police station – Clear Creek Courant story on the new station
	-	Meeting with Andy, walk through the new station
07/22/26	-	Police station - EV charging vendor

Code Enforcement:

- Addressing abandoned vehicles and parking complaints
- Has issued 157 parking tickets, 24 of which were for expired registration on city streets.

Staffing:

- ISPD has temporarily frozen one patrol position until 2027. ISPD has one vacant Sergeant position and is accepting applications from both external and internal candidates.

Training:

All sworn officers attended online *Anatomy of an Encounter-what court Decisions Teach about officer decision-making*

Upcoming Training:

08/20/2026: One Officer will attend Domestic Violence Predominate Aggressor Training (Eagle, CO)

Significant Incidents:

On July 16, 2026, ISPD officers responded to a convenience store in the 2600 block of Colorado Boulevard for a reported disturbance involving a store clerk and a customer. The clerk refused to sell alcohol to the customer because he appeared to be intoxicated. The customer became upset over the refusal and allegedly threw his bicycle at the store's front window while yelling and making obscene gestures toward the clerk. Officers investigated the incident and issued the individual a municipal summons for disorderly conduct. Due to his apparent impairment, the officer issued the male party a warning for riding his bicycle while intoxicated and ensured he arranged for a sober ride to his destination.

On July 18, 2026, an ISPD officer was patrolling the 2000 block of Colorado Boulevard when he observed a known male near a residence from which he was prohibited by a protection order. Based on previous law enforcement contacts, officers were aware that the individual had previously entered the residence of his deceased grandfather without permission. The officer contacted the male to investigate his presence in the area. During the contact, the male became increasingly agitated, advised the officer that he was armed with a weapon, and repeatedly refused lawful commands to remain seated while the investigation was conducted. As the officer attempted to detain the individual for violating the protection order, the male became combative and began striking the officer with his fists. The officer sustained minor abrasions during the altercation. The suspect was taken into custody and charged with violation of a protection order, second-degree assault on a peace officer, resisting arrest, obstruction of a peace officer, and criminal mischief.

On July 18, 2026, ISPD officers responded to a restaurant in the 2500 block of Colorado Boulevard after receiving information that an employee had an active domestic violence warrant out of Summit County. Officers located the individual at the business and took him into custody without incident on the outstanding warrant. During the arrest, officers confirmed the individual was also subject to a protection order prohibiting the possession or use of controlled substances. A search incident to arrest revealed the individual was in possession of marijuana. He was issued a citation for violating the protection order and transported to the Clear Creek County Detention Facility on the domestic violence warrant from Summit County.



City of Idaho Springs Water Quality
 1711 Miner Street
 P.O. Box 907
 Idaho Springs, CO 80452-0907
 Telephone (303) 567-2400
 FAX (303) 567-0124

TO: MAYOR and COUNCIL
 FROM: Edward Sigward
 DATE: 7/27/2026
 Re. STAFF REPORT PUBLIC WORKS / WATER FACILITIES

Sanitary Survey

WASTEWATER

	BOD	TSS	NH4	PO4	TIN
Goal	10	10	3	1	10
Current	3	ND	0.12	0.41	1.28

- Continued repairs on R#1

WATER

Disinfectant Byproducts	TOC	COAGULANT dose	TOC removal	CL2 dose Actual	HAA5 Annual average	TTHM Annual average
Goal	<2		25%	system residual (0.98)	<60	<80
Current	0.998	5	60%	Demand 1.30	32.65	37.87

- Montane Tank Construction – Zypex treatment applied and 30 day wait time has begun

Distribution/ Collection

- Locates
- Sewer line cleaning

Streets

- Sign changes
- Sweeper/ Rock removal

Parks

- Fieldhouse Park inspection
- Cemetery headstone placement/ Urn internment
- Mowing
- Sprinkler repairs

Building Maintenance

- Truck body repairs
- Fleet oil changes/ tune up