



City Council Regular Meeting Agenda

Monday, May 12, 2025

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 and Packet (5:30 P.M.)

- a. Branding Update
- b. Affordable Housing Incentives
- c. Financial Policies

City Financial Management Practices

2. Call to Order Regular Meeting (7:00 P.M)

3. Roll Call

4. Pledge of Allegiance

5. Agenda Approval

6. Conflict of Interest

7. Approval of Minutes

- a. Motion to Approve the minutes from April 28th, 2025

8. Approval of Bills

- a. Motion to approve bills from 5/1/2025 to 5/15/2025

9. Public Comment

10. Unscheduled Public Comment

11. Liquor Licensing Authority

12. Finance Officer

13. Resolutions

14. Ordinance First Reading

15. Ordinance Second Reading

- a. Motion to approve Ordinance #2, Series 2025, an Ordinance Approving the

Conveyance of Three (3) Parcels in and near Virginia Canyon Mountain Park to Young Ranch, LLC, as approved by the City Electors at the November 5, 2024 Election.

16. City Attorney

17. City Administrator

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

18. Administration Department

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

Assistant City Administrator Staff Report

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

19. Police Department

- a. No staff report submitted

20. Public Works Department

- a. Staff report included with Water Facilities Staff report

21. Water Facilities Department

- a. Staff report with no request for action

22. Committee Reports

23. City Clerk/Treasurer

24. Mayor/Council

25. Executive Session

Executive session under C.R.S. section 24-6-402(4)(e) to determine positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators; specifically concerning parking management services.

26. 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 12 p.m. (Noon) the Thursday 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 Thursday Deadline.

Presentation Summary: Idaho Springs Brand Strategy & Identity

Over the past year, the City of Idaho Springs has worked closely with Ember Design to develop a comprehensive brand strategy that reflects our town's vision, values, and long-term goals. This initiative was launched as part of the Strategic Marketing Plan adopted by the Business and Community Promotion Board (BCPB), which recognized the need to unify our messaging, elevate community pride, and position Idaho Springs as an authentic and enduring destination.

With City Council dedicating the first-ever Idaho Springs marketing budget, the BCPB recommended we begin with a strong foundation—establishing a clear brand identity. At the time, we did not have a Visit Idaho Springs website or a cohesive marketing plan. The first phase of bringing our city's marketing up to standard was investing in a brand strategy and identity that could guide all future efforts.

The result is a clear, community-centered brand that honors our rich heritage while speaking directly to today's visitors—modern-day explorers, families, and weekend travelers. This strategy will inform all future marketing, signage, events, and storytelling efforts. More than a tourism campaign, it's an invitation to step into a living, evolving story—where history, nature, and community come together in Idaho Springs.

Timeline of Development

• 2024 – Visioning & Planning

The *Strategic Marketing Plan* was adopted by the Business and Community Promotion Board (BCPB). The BCPB reviewed several proposals for branding services and selected Ember Design based on their strong community ties and experience working with local businesses in Idaho Springs.

• Fall–Winter 2024 – Stakeholder Engagement

Input was gathered from residents, business owners, and visitors to identify the values, characteristics, and experiences that make Idaho Springs unique.

• Winter 2024 – Brand Concept Development

Ember Design began drafting the brand strategy and visual identity through interviews, market research, and feedback from community members.

• January/February 2025 – First Round Presentation

Initial designs and strategic concepts were presented to a stakeholder review committee. Feedback was incorporated to refine both the visual identity and the overall brand strategy.

• March 2025 – Final Brand Strategy Completed

The finalized brand strategy was adopted by the BCPB, establishing a clear narrative and voice for all future marketing, signage, and communication efforts.

• April 2025 – Visual Identity Finalized

The final visual identity package was presented to the BCPB. After receiving majority support and minor requested revisions, the BCPB approved bringing the complete brand package forward to City Council for review and endorsement.

Key Talking Points

1. Brand Essence

- “*Where Stories Live*” — A tagline that embodies the spirit of Idaho Springs as a place of discovery, history, and lived experience.
- We are a town where people don’t just visit—they become part of the ongoing narrative.

2. Mission, Vision & Purpose

- **Mission:** To be a destination where history, nature, and community thrive.
- **Vision:** To foster a dynamic, welcoming environment grounded in heritage and outdoor adventure.
- **Purpose:** To create meaningful, memorable experiences for all who visit, live, and work here.

3. Brand Pillars & Differentiators

- **Pillars:** Historic Atmosphere, Outdoor Recreation, Great Local Community, Close Proximity to Denver.
- **Differentiators:** We are not a resort town—we are a real mountain town. Authentic, accessible, and full of character.

4. Tone of Voice & Storytelling

- Conversational, not commercial.
- Speaks like a local, not a tourism board.
- Uses natural, engaging language grounded in real experiences.

5. Target Audiences

- **Primary:** Urban millennials seeking connection and authentic getaways (e.g., “Social Sophie”).
- **Secondary:** Denver-area families looking for close, enriching trips (“The Foster Family”).
- **Tertiary:** Outdoor adventurers, particularly mountain bikers and day trippers (“Trailblazer Travis”).

6. Brand Archetype

- A blend of *The Explorer* and *The Everyman* — we invite curiosity, adventure, and belonging.
- Encourages visitors to *discover something real*—from trails to history to meaningful connections.

7. How We’ll Use This

- Integrated into our new Visit Idaho Springs website and social channels.
- Guides marketing, tourism collateral, and grant-funded wayfinding strategy improvements.
- Ensures consistency and authenticity across all platforms and events.



BRAND STRATEGY

CLIENT NAME
CITY OF IDAHO SPRINGS

PROJECT NAME
BRAND STRATEGY

DATE
MARCH 2025

©2025

CITY OF IDAHO SPRINGS

38.8422° N, 106.1311° W

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- ## The Strategy

Great brands aren't just seen—they're experienced. Our strategy is built on authenticity, using our guiding principles as the foundation to create a brand that feels real, intentional, and deeply connected. Rather than crafting a manufactured narrative, we invite people into a living story—one that they can step into and make their own.

01

BRAND

Brand Story

Mission

Vision

Purpose

Values

Tagline

Idaho Springs is where stories live. Just 30 minutes from Denver, this authentic mountain town blends history, adventure, and a tight-knit community. Rooted in the spirit of discovery, it offers rugged outdoor experiences, a rich mining heritage, and a welcoming, down-to-earth atmosphere—without the crowds of resort towns. Whether you’re exploring new trails, uncovering the past, or sharing a beer with locals, every visit to Idaho Springs becomes part of its ongoing story.

Brand Story

Mission

Vision

Purpose

Values

Tagline

Idaho Springs offers a unique blend of history, nature, and adventure, creating an experience that welcomes visitors, residents, and businesses alike. By preserving our heritage while embracing new opportunities, we provide a dynamic and authentic mountain town where people can explore, connect, and return time and again.

Brand Story

Mission

Vision

Purpose

Values

Tagline

To be a destination that stands apart—where history, nature, and community come together to create a vibrant and enduring destination. Rooted in our rich mining heritage and surrounded by natural landscapes, we strive to be a place where outdoor adventure, culture, and local connections thrive. By preserving our past while embracing the future, we aim to foster a dynamic and welcoming environment that inspires visitors and residents alike to explore, engage, and experience the best of Colorado’s mountain life.

Brand Story

Mission

Vision

Purpose

Values

Tagline

Idaho Springs exists to create a meaningful and lasting experience for all who visit, live, and work here. By balancing our natural surroundings with our historic character, we provide an inviting and memorable destination that encourages people to return, discover, and engage with everything our town has to offer.

Brand Story

Mission

Vision

Purpose

Values

Tagline

Authentic

Adventure

Heritage

Community

Resilience

Balance

Brand Story

Mission

Vision

Purpose

Values

Tagline

Where Stories Live

Idaho Springs isn't just a place—it's a story in motion. From its Gold Rush origins to the adventures still unfolding today, every visit adds to its rich, ongoing narrative. This tagline reflects the town's living history, authentic character, and the experiences waiting to be discovered by those who stop, explore, and become part of the story.

02

BRAND FRAME WORK

Guiding Principles

Principles

Differentiators

Pillars

Positioning

Personality

Archetype

Guiding Principles are the fundamental values and beliefs that shape a brand’s actions, decisions, and culture, ensuring consistency and integrity in everything it does. Use these as your North Star.

Preserving History

Maintain Natural Beauty

Strengthen Our Community

Growing Sustainably

Principles

Differentiators

Pillars

Positioning

Personality

Archetype

Brand Differentiators are the unique qualities, values, or attributes that set a brand apart from competitors and shape its reputation in the minds of customers. They define what makes the brand distinct, credible, and memorable, influencing how it is perceived and trusted in the market.

A Great Community

Historic

Outdoors

Close to Denver

Mountain Town

- Principles
- Differentiators
- Pillars
- Positioning
- Personality
- Archetype

Brand Pillars are the core principles that define a brand’s identity, guiding its messaging, decisions, and overall reputation. They serve as the foundation for how the brand is positioned, ensuring consistency and alignment across all touchpoints.



Principles

Differentiators

Pillars

Positioning

Personality

Archetype

Idaho Springs is a town deeply rooted in its rich mining history and surrounded by natural landscapes. Known for its outdoor recreation, vibrant local culture that celebrates art, history, and exploration. Idaho Springs offers a unique experience that draws both visitors and residents. This blend of heritage and adventure fosters a strong sense of community and a lasting connection to nature.

- Principles
- Differentiators
- Pillars
- Positioning
- Personality**
- Archetype

Authentic	Established
Adventurous	Energized
Friendly	Playful

- Principles
- Differentiators
- Pillars
- Positioning
- Personality
- Archetype

The Wayfinder

The Explorer (60%) with The Everyman (40%)

Idaho Springs blends the adventurous spirit of The Explorer with the authenticity and warmth of The Everyman. We embrace curiosity, history, and the thrill of exploration, but without the claim of resort towns or extreme adventure brands. This is a place where history isn't just remembered—it's lived, where locals and visitors alike find something real, rugged, and welcoming. Whether you're exploring the history, adventure, or just a good meal after a hike, Idaho Springs is an Authentic Mountain Town that invites you in and keeps you coming back. Authentic, adventurous, and always ready to be discovered (again).

03

03 TONE OF VOICE

Core Message

The Feel

Characteristics

Voice - Do's

Voice - Don't's

Rooted in Discovery

Honoring Idaho Springs' past while embracing modern adventure and exploration.

Core Message

The Feel

Characteristics

Voice - Do's

Voice - Dont's

- Natural, friendly, and confident
- A local sharing a story, not a tourism board selling an experience
- Welcoming and inclusive – speaks to both visitors and locals
- Balances history with modern adventure – not a museum voice, but a living, evolving town
- Straightforward, engaging, and real – no marketing fluff or corporate jargon
- Adventurous but not extreme – celebrates exploration without alienating casual visitors

Core Message

The Feel

Characteristics

Voice - Do's

Voice - Dont's

Authentic & Down-to-Earth – Real Colorado.

- Speaks like a local, using natural, conversational language.
- Avoids over-exaggeration and tourism clichés.

Story-Driven & Inviting – Makes visitors feel part of the experience.

- Connects past to present, keeping history alive and relevant.
- Encourage discovery, whether for history, nature, or local culture.

Balanced & Accessible – Welcomes everyone, from adventure seekers to families.

- Doesn't cater only to hardcore explorers or tourists.
- Recognizes Idaho Springs as a stopover town and a destination.

Confident & Proud – A small town with a big heart and a rich story.

- Knows what makes Idaho Springs special without being arrogant.
- Showcases the town's uniqueness, not just generic mountain town messaging.

Core Message

The Feel

Characteristics

Voice – Do’s

Voice – Dont’s

Do: Use first-person or second-person voice where possible.

“Step into history and stay for the adventure.” (vs. Idaho Springs is a historic town with adventure.)

Do: Write like a local sharing a tip.

“If you’ve never rafted Clear Creek in the summer, you’re missing out. It’s quick, close, and an adrenaline rush.”

Do: Weave history naturally into storytelling.

“In 1859, prospectors struck gold in this town. Today, you’ll find a different kind of treasure—craft beer, killer mountain trails, and good company.”

Do: Make adventure feel accessible

“From easygoing hikes to adrenaline-pumping trails, there’s something for every explorer.”

Do: Show, don’t tell.

Instead of: “Idaho Springs is an adventure town”. Say: “A day in Idaho Springs could start with a sunrise hike, a soak in natural hot springs, and end with a pint at a local bar.”

Do: Keep it confident but humble.

“We’re not a resort town. We’re an adventure town.”

Do: Use active, engaging language.

Discover, explore, soak, ride, taste, experience.

Core Message

The Feel

Characteristics

Voice – Do’s

Voice – Dont’s

Avoid exaggerated marketing fluff.

The most thrilling adventure of your life awaits!

Instead: Need an escape? We’ve got rugged trails, wild water, and plenty of fresh mountain air.

Don’t sound corporate, commercial, or overly polished.

Visit Idaho Springs today and experience an unparalleled mountain adventure in a historic setting.

Instead: Gold put us on the map. Stories keeps us going.

Avoid overly generic mountain-town language.

A charming town nestled in the Rockies.

Instead: 30 minutes from Denver, but a world away from the crowds.

Don’t make history feel like a museum tour.

Idaho Springs was founded in 1859 during the Colorado Gold Rush.

Instead: Gold rush prospectors were the first to stake their claim here. You can still pan for gold—or just grab a cold one at Tommyknocker Brewery.

Don’t lean too hard into extreme adventure branding

Only the toughest riders can handle these trails.

Instead: From rocky switchbacks to smooth singletrack, Virginia Canyon Mountain Park is where Colorado bikers come to ride.

Avoid direct comparisons to other towns.

Unlike Aspen or Breckenridge, we...

Instead: We’re not a resort town. We’re a real Colorado mountain town.

Avoid over-promising or trying to be everything to everyone

Idaho Springs is the perfect place for everyone!

Instead: Some people pass through. Others stop and stay awhile. But the stories always live.

04

STORY GUIDE

Theme

- The Heart
- How We Tell
- Core Theme's
- Who

Where Stories Live

A friend sharing a story, a local welcoming you in, a campfire conversation that makes you lean in closer.

Theme

The Heart

How We Tell

Core Theme's

Who

Every great place, has a story. Idaho Springs isn't just where Colorado's Gold Rush started—it's where discovery never stopped. The past isn't locked in museums. It's in the trails—the old saloons, and the river, that still runs wild.

This town isn't about polished, pre-packaged experiences. It's about real ones. The kind you stumble into, the kind you remember and the kind you experience.

A perfect day-trip you didn't plan for. A cold beer with a local who tells you where the best-hidden trails are or A quick stop that turns into an all-day adventure.

Here, stories aren't just told—**They're lived.**

04.3

How We Tell The Story

Theme

The Heart

How We Tell

Core Theme's

Who

We don't just list facts. We tell stories like a local would.

Conversational, not scripted. No one says, "Experience the historic charm of a quaint mountain town." But they might say, "Gold put us on the map. Adventure keeps us going."

Anecdotes over adjectives. Instead of "breathtaking trails," we say, "These trails still see more mountain goats than people."

Show, don't tell. Instead of "great food and drink," we say, "Find a seat, grab a pint, and hear a good story. We've got plenty."

Theme

The Heart

How We Tell

Core Theme’s

Who

The Gold Rush Legacy

- Gold built this town, but discovery never stopped.
- Prospectors came looking for treasure. You might just find your own.
- Walk down Miner Street, and you’re walking through history—just with better food and beer than they had in 1859.

The Gateway To Adventure

- A basecamp, not a resort town.
- We don’t do velvet ropes. We do dirt under your boots.
- Skip the lift lines—there’s plenty of adventure right here.
- From sunrise hikes to après beers, your next story starts here.

A Town With Character

- No chain stores (sort of). Just the real deal.
- Some people pass through. Others stop and stay awhile. The best ones come back.
- There’s no dress code at the best bars here—just bring good conversation.

Close To Denver, But A World Away

- 30 minutes from the city, but it might as well be another world.
- Just far enough from Denver to feel like an escape, but close enough to be your go-to getaway

04.5

Who Is Telling The Story

Theme

The Heart

How We Tell

Core Theme's

Who

A friend who's been here before

"Trust me, this trail's worth it."

A local who knows the good spots

"You want the best fishing hole? Go here. Best beer? Try this."

A guide who doesn't overdo it

"No pressure, but if you've never rafted Clear Creek, you're missing out."

A campfire storyteller who makes you want to lean in

"They say the town was built on gold, but the real treasure? It's still up in these mountains."

**Idaho Springs isn't selling
an experience. It's inviting
people **into a story.****

05

TARGET USERS

05.1

Primary User

- Primary
- Secondary
- Tertiary
- External Problem
- Internal Problem
- Philosophical



Social Sophie

At 34 years old, Sophie is all about balance—she works hard as a Marketing Manager in Aurora, CO, making \$96,000 a year, but she prioritizes her free time. She lives for experiences over material things, filling her weekends with outdoor activities, time with friends, and small getaways. She doesn’t need a luxury resort—she’s happiest finding authentic, off-the-beaten-path destinations where she can unplug, recharge, and feel like a local.

She rents a modern apartment in Aurora but spends most of her free time out with friends. She loves the convenience of city life but escapes to the mountains whenever she can. She drives a Subaru with a bike rack and her rescue dog riding in the back, always ready for a spontaneous adventure.

Age: 34

Location: Aurora, CO

Job: Marketing Manager (Remote)

Drives: Subaru

Relationship: Boyfriend

Salary: \$96K

Pets: Rescue Dog (Blue Heeler)

- Hobbies & Interests
- Weekend road trips and exploring small mountain towns
 - Outdoor yoga, hiking, and hot springs visits
 - Visiting breweries and trendy coffee shops
 - Attending art markets, local events, and live music
 - Sharing aesthetic travel content on Instagram

Why Idaho Springs

Idaho Springs is the perfect blend of scenic adventure, history, and laid-back charm. Just 30 minutes from Denver, it offers a break from the city without the commitment of a full weekend trip. She loves the hot springs, cozy cafés, and craft breweries that give the town a relaxed yet vibrant feel. The town’s local shops, walkable downtown, and welcoming community make it feel like a hidden gem—authentic and unpretentious, yet still full of personality.

05.2

Secondary User

- Primary
- Secondary
- Tertiary
- External Problem
- Internal Problem
- Philosophical



The Foster Family

Jake and Emily Foster are a Highlands Ranch-based family who prioritize making lasting memories with their two kids, Ava (9) and Logan (7). Jake works in tech, while Emily is a stay-at-home mom building a social media presence focused on family-friendly cooking. They love weekend road trips, outdoor activities, and hands-on experiences that keep both parents and kids engaged.

Budget-conscious but experience-driven, they seek destinations that offer a mix of adventure, learning, and relaxation without the hassle of long drives or high costs. Idaho Springs is a perfect fit—just a short drive from home, easy to navigate, and packed with fun. Whether it’s hiking St. Mary’s Glacier, exploring the Argo Mill, or unwinding at the hot springs, it’s a go-to spot for their family-friendly adventures.

Age: 40 (husband) 38 (wife) 8, 11 (Kids)
Location: Highlands Ranch, CO
Job: Tech (him) Stay-At-Home (her)
Drives: Jeep Renegade & Sequoia
Relationship: Married
Salary: \$185K Combined
Pets: 2 Dogs (Golden & Lab-Doodle)

- Hobbies & Interests
- Weekend road trips
 - Hiking & biking on kid-friendly trails
 - Visiting historic sites or National Parks
 - Relaxing at hot springs and other family-friendly wellness spots
 - Dining at casual restaurants & breweries with kid-friendly atmospheres

Why Idaho Springs

For Jake and Emily, Idaho Springs is the perfect family getaway—close to Denver, easy to explore, and packed with adventure. It offers kid-friendly activities like hiking St. Mary’s Glacier, exploring the Argo Mill & Mine, and rafting on Clear Creek, making it a great mix of fun and learning. Unlike crowded, expensive resort towns, Idaho Springs feels laid-back, affordable, and welcoming. They love that they can grab a casual meal at a local brewery, unwind at the hot springs, and make new memories together—all without the stress of long travel.

05.3

Tertiary User

- Primary
- Secondary
- Tertiary
- External Problem
- Internal Problem
- Philosophical



Trailblazer Travis

Travis is a 32-year-old single IT professional living in North Metro Denver, earning \$80K a year. He rents an apartment in RiNo and drives a Chevy Colorado. His life revolves around mountain biking, outdoor adventure, and socializing over craft beer. He frequently takes weekend trips to top biking destinations like Moab and Fruita and isn't afraid to travel out of state for multi-day biking and camping trips. He's into crypto, sports betting, and the latest tech, always looking for gear that enhances his active lifestyle.

Age: 32
Location: RiNo, CO
Job: IT
Drives: Chevy Colorado
Relationship: Single
Salary: \$80K
Pets: None

- Hobbies & Interests**
- Mountain biking on technical and rugged trails
 - Pickleball, skiing, and paddle boarding with friends
 - Camping, backpacking, and recreational sports
 - Exploring craft breweries and following Red Bull Rampage
 - Crypto, sports betting, and outdoor tech gear reviews

Why Idaho Springs

For Travis, Idaho Springs is a no-BS mountain town that offers killer technical riding without the hassle of long drives or resort crowds. Virginia Canyon Mountain Park is his main draw—it's close to Denver, full of fast descents, and built for serious riders. After a ride, he's all about grabbing a beer at a local bar with friends. Idaho Springs' rugged, down-to-earth vibe fits his style—he's here to ride hard, eat well, and get back to Denver before traffic hits.

05.4

External Problems

- Primary
- Secondary
- Tertiary
- External Problem
- Internal Problem
- Philosophical

What is their External Problem	How We Solve
Social Sophie She wants a weekend getaway where she can bike, hike, shop, and grab a drink—but doesn’t want the stress, crowds, or cost of places like Breckenridge or Vail.	More to Explore – Just 30 Minutes from Denver: She can have adventure, social experiences, and relaxation in one place, without the hassle.
The Foster Family They’re looking for a weekend trip close to Denver where they can entertain both young kids and parents without the overwhelming logistics of bigger mountain towns.	Easy & Convenient: A quick drive from Denver means no long road trip meltdowns.
Trailblazer Travis He’s always looking for challenging mountain biking trails close to Denver but hates dealing with packed trails and overcrowded tourist spots.	Bike Trails: Techy, rugged trails without the resort vibes at either VCMP or Floyd Hill

- Primary
- Secondary
- Tertiary
- External Problem
- Internal Problem
- Philosophical

What is their External Problem	How We Solve
Social Sophie She feels like she’s stuck in a routine, constantly balancing work and social life, and needs a place where she can recharge and feel like herself again.	Idaho Springs offers the perfect mix—mountain trails, boutique shops, craft breweries, and local music—without feeling over-commercialized.
The Foster Family They worry about finding activities that keep the kids engaged while also being fun and enjoyable for adults.	Kids can pan for gold, explore historic sites, and experience nature, while parents enjoy great food, local shops, and relaxing in the hot springs.
Trailblazer Travis He feels like good riding spots are getting harder to find—either they’re too far away or too mainstream. He wants a place where he can ride hard, hang out, and not feel like he’s in a resort town.	Ride, grab a beer at a local bar, and head home without the hassle of a long drive.

- Primary
- Secondary
- Tertiary
- External Problem
- Internal Problem
- Philosophical

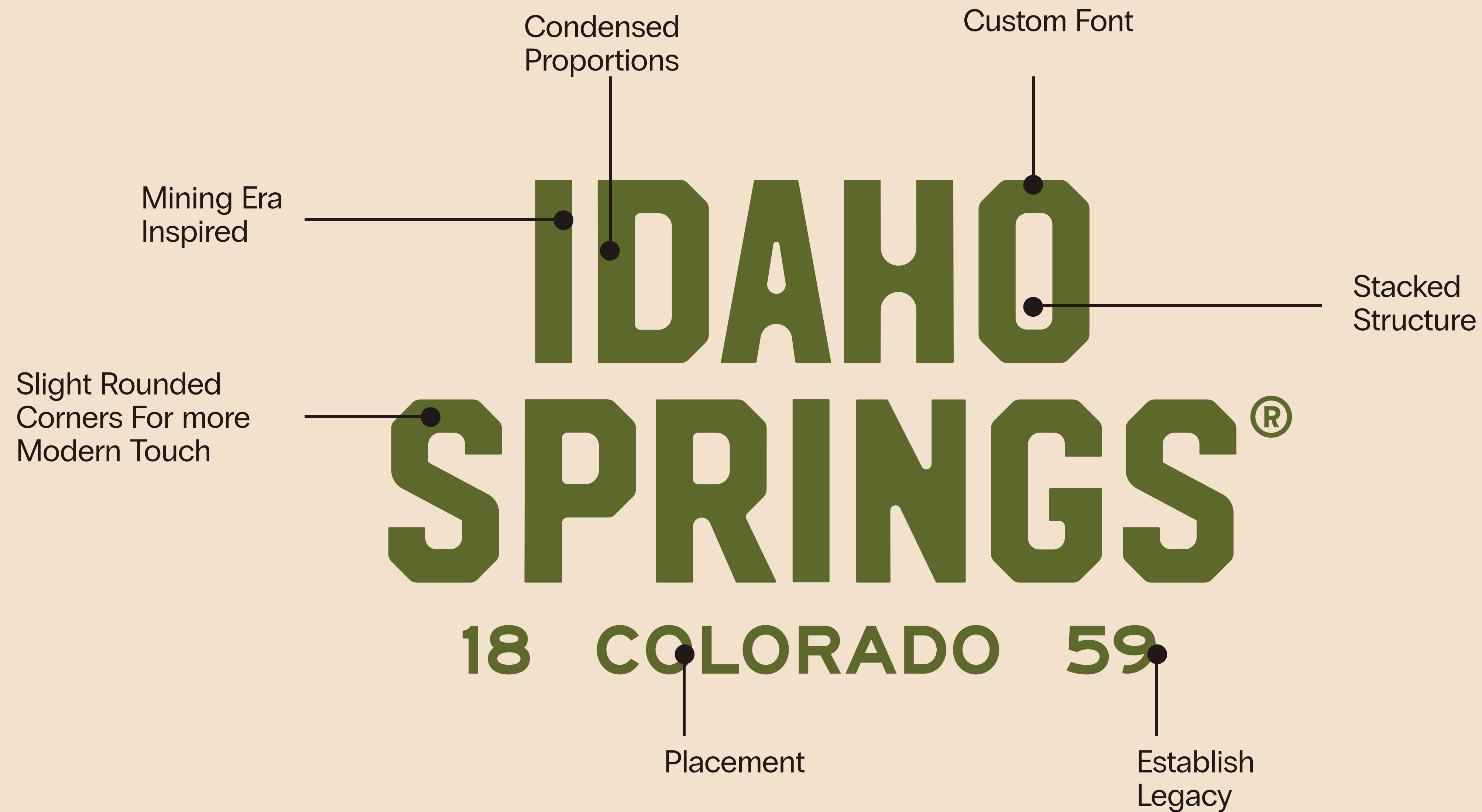
What is their External Problem	How We Solve
Social Sophie She believes that adventure shouldn’t require a long drive, an expensive hotel, or fighting through tourists. Great experiences should be accessible, authentic, and stress-free.	She can come up for a day or a weekend, find great food and activities, and feel like she belongs here.
The Foster Family They believe that family time shouldn’t mean choosing between fun for the kids or fun for the parents—it should be something everyone enjoys together.	The family can hike, explore, and try new experiences without the pressure of extreme sports or expensive excursions.
Trailblazer Travis He believes that mountain biking should be about the ride, not overpriced beers or long lift lines. Adventure should be raw, real, and accessible.	He’s not the only one—there’s a growing community of riders and adventurers who make Idaho Springs their home base.

01

THE
BRAND

IDAHO SPRINGS®

18 COLORADO 59





COLOR PALETTE

SNOW

#F2E1CD

SUNSET

#EA642D

GRASS

#F2D76B

SAGEBUSH

#85A247

PINE TRAIL

#43893D

EVERGREEN

#404737

GOLD

#D38E10

HEADLINE

OC HIGHWAY → SERIES 9 OBLIQUE ITALIC

ALL CAPS

***SMALL TOWN,
BIG HEART.***

BODY

OC HIGHWAY → SERIES 6 G-2

150% KERN

Idaho Springs is where stories live. Just 30 minutes from Denver, this authentic mountain town blends history, adventure, and a tight-knit community. Rooted in the spirit of discovery, it offers rugged outdoor experiences, a rich mining heritage, and a welcoming, down-to-earth atmosphere—without the crowds of resort towns. Whether you're exploring new trails, uncovering the past, or sharing a beer with locals, every visit to Idaho Springs becomes part of its ongoing story.

Aa

The Brand in Action



IDAHO SPRINGS®

18 COLORADO 59



SADIE SCHULTZ
DIRECTOR OF BUSINESS
& COMMUNITY PROMOTION

CITY OF IDAHO SPRINGS 720-606-9038
SSCHULTZ@ IDAHOSPRINGSCO.COM



IDA.SPR.®
18 COLORADO 59

**IDAHO
SPRINGS®**

WHERE STORIES LIVE

ONLY 30 MINUTES WEST OF DENVER
COLORADO, USA. ELEV. 7,526FT

EST. 1859



IDAHO SPRINGS, CO. WHERE STORIES LIVE

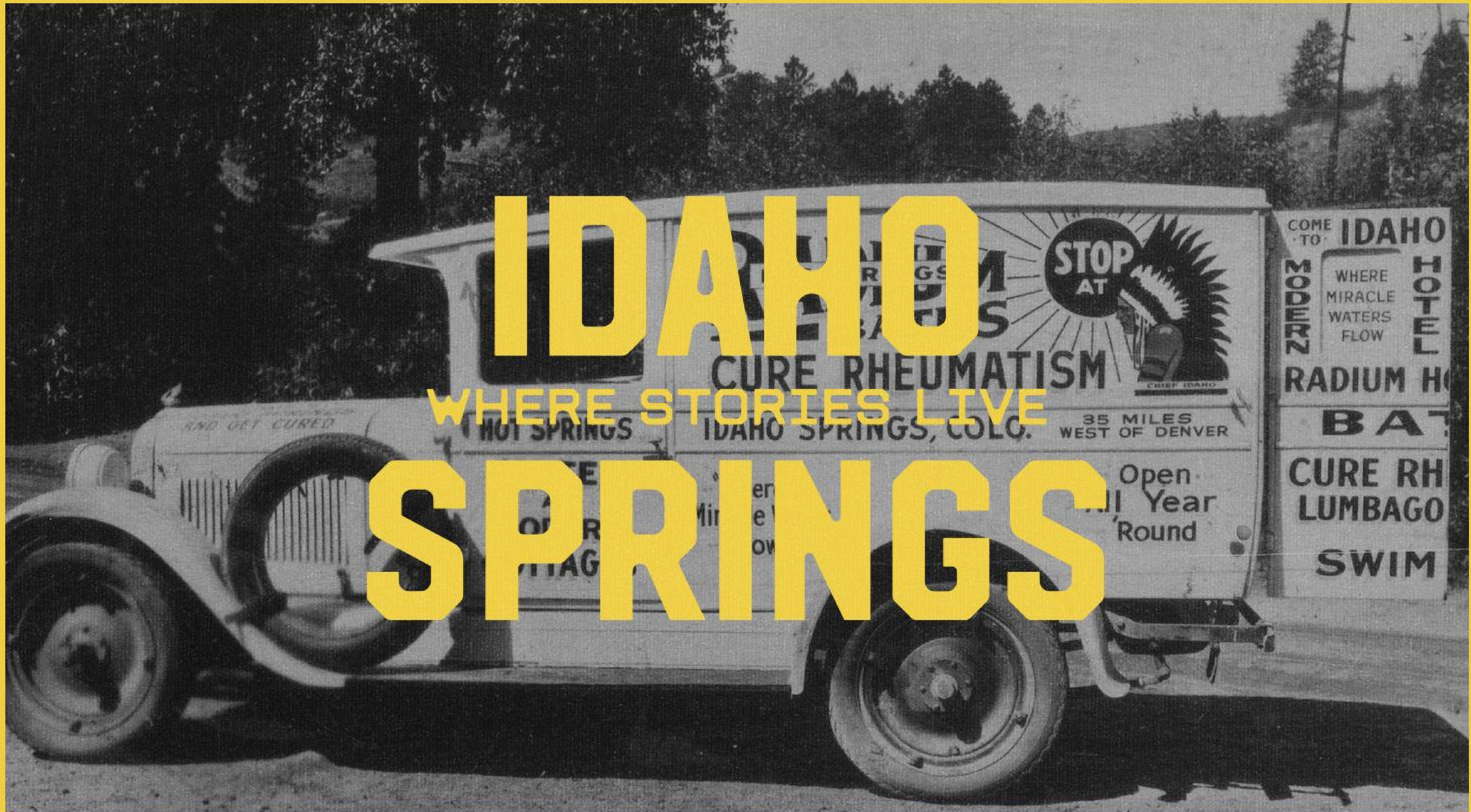
**IDAHO
SPRINGS®**



WHERE STORIES LIVE

ADVENTURE WITHOUT
THE CROWDS

1859



IDAHO

WHERE STORIES LIVE

SPRINGS





↗ ***DOWNTOWN***

↗ ***VCMP PARKING***

↑ ***MINER STREET
MARKET***

→ ***ARGO MILL &
CABLE CAR***







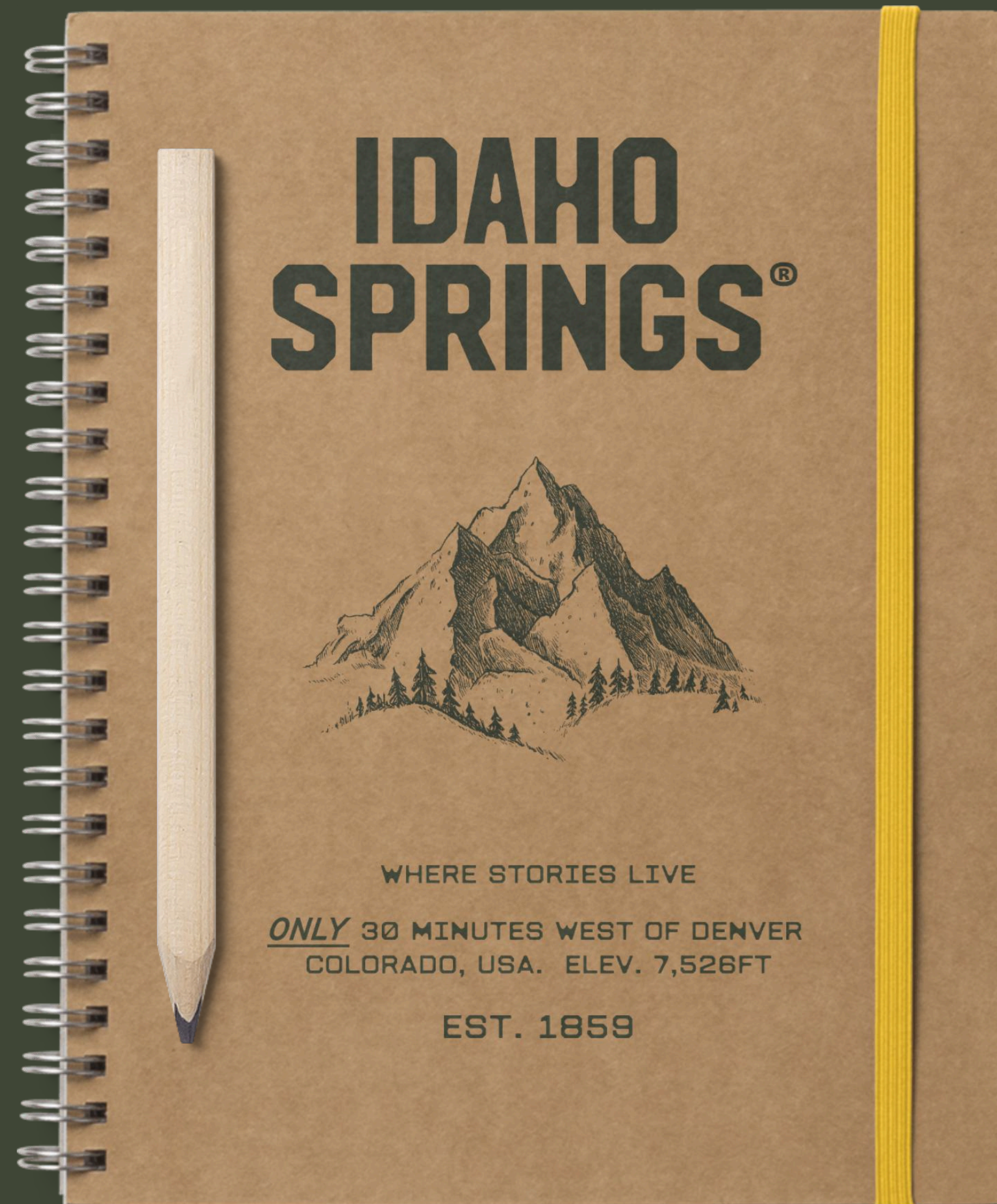
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FRESH AIR?*

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ONLY 30 MINUTES WEST OF DENVER
IDAHO SPRINGS, COLO. ELEV. 7,526FT







VCMP

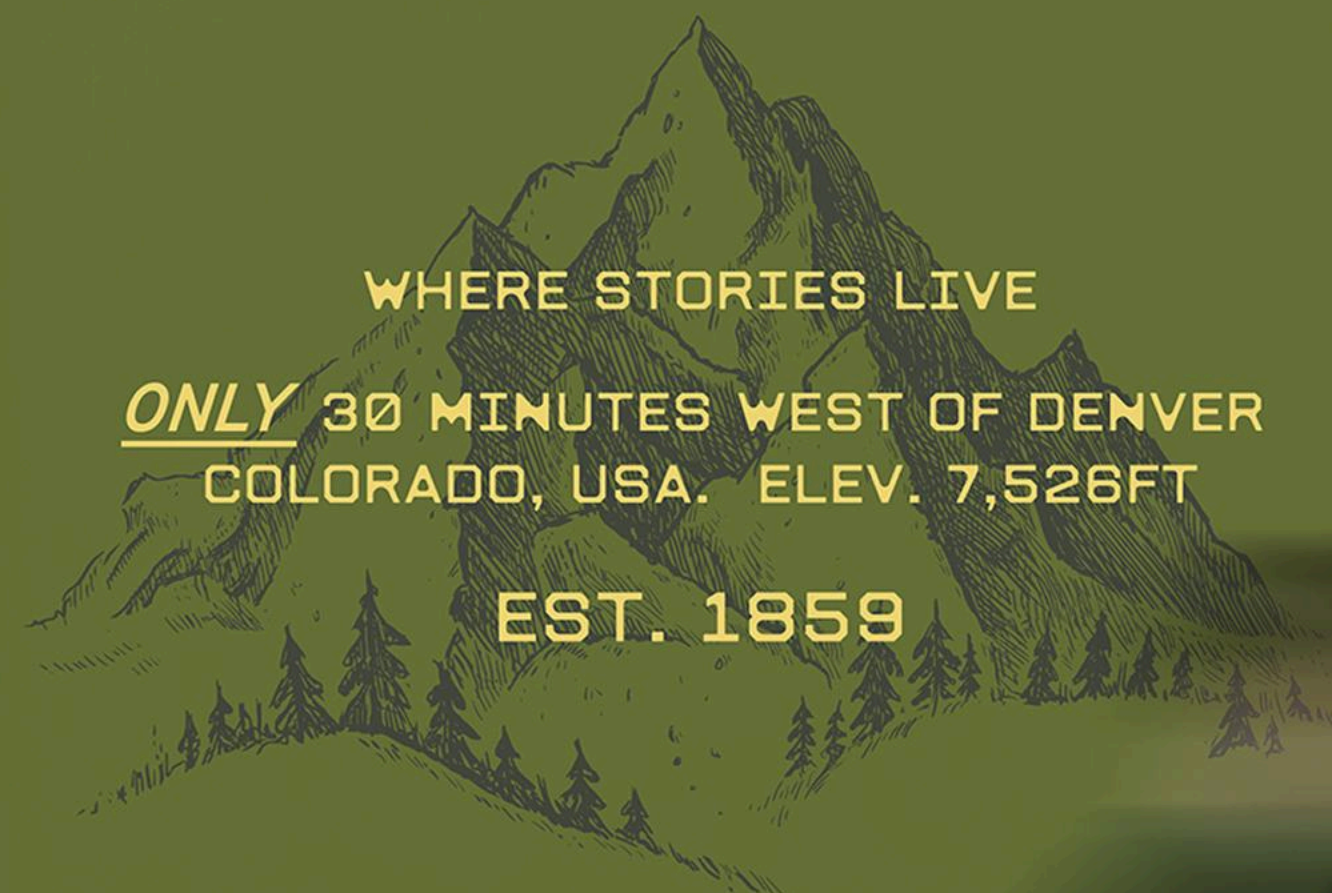
VIRGINIA CANYON
MOUNTAIN PARK.
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IDAHO



WHERE STORIES LIVE

ONLY 30 MINUTES WEST OF DENVER
COLORADO, USA. ELEV. 7,526FT

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SPRING

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THE GOLD RUSH LEGACY LIVES ON

18 WHERE
STORIES 59
LIVE



RELAX. JUST 30 MINS. FROM DENVER



Visit Denver, CO.

Style One

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TO: Idaho Springs City Council
CC: City Administrator Andrew Marsh, Assistant City Administrator Guy Patterson
FROM: Dylan Graves, Community Development Planner
SUBJECT: Potential Incentives to Promote Affordable Housing in Idaho Springs
MEETING DATE: May 12, 2025

BACKGROUND

The scope of this memo is to discuss at a high-level potential incentive programs and policies to promote additional affordable housing in the city of Idaho Springs. All these programs would only be eligible for truly affordable housing projects meeting a city definition of affordable housing (discussed below). This is a very initial discussion of potential options, and I expect this to require several work sessions. These programs would also require substantial review from the city's legal and financial experts.

City staff have been approached by several developers recently who are interested in building "affordable" housing in the city. The city has a long-standing policy of developers paying their own way, but talking with these developers, they have expressed that it is difficult to get a project off the ground without programs to reduce construction costs, provide formal support for projects, or reduce red tape surrounding development. There are several city parcels that could be developed for affordable housing and several private properties that could be redeveloped, so creating options to promote construction could be valuable. Working with the Clear Creek Regional Housing Authority (CCRHA) would be important to ensure successful implementation of any affordable housing project.

This subject was presented to the Planning Commission on May 7th. The major takeaway from the meeting was that they would be supportive of programs that support affordable housing if there is a clear definition of affordability in the Idaho Springs Municipal Code (ISMC) and that policies promote development that is actually affordable for people who live and work in Idaho Springs. Setting clear goals about what the city is trying to accomplish should be step one, before implementing any programs.

PROPOSAL #1 – DEFINE AFFORDABLE HOUSING IN THE ISMC

The city does not have an affordable housing definition. Regardless of any incentive programs that the city might consider, staff believe that the first step is to define what affordable housing is. By defining affordable housing, the city can use that as the starting point for discussions with housing developers.

According to Section 29-32-101 (2) of the Colorado Revised Statutes, "*affordable housing*" means rental housing affordable to a household with an annual income of at or below sixty percent of the area median income, and that costs the household less than thirty percent of its monthly income. "*Affordable housing*" also means for-sale housing that could be purchased by a household with an annual income of at or below one hundred percent of the area median income, for which the mortgage payment costs the household thirty percent or less of its monthly income.

"Area median income" (AMI) means the median household income of households of a given size in the municipality, or metropolitan statistical area encompassing a municipality, or county in which the housing is located, as calculated and published for a given year by the United States Department of Housing and Urban Development.

The Planning Commission was concerned about whether the HUD calculations for Clear Creek County are reasonable, since we are grouped in with the Denver Metropolitan Area. According to the HUD calculations, the following AMIs would apply:

County	HERA	AMI	2024 Maximum Rents					2024 Income Limits							
			0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Clear Creek		120%	2,739	2,935	3,522	4,069	4,539	109,560	125,280	140,880	156,480	169,080	181,560	194,040	206,640
Clear Creek		110%	2,510	2,690	3,228	3,730	4,160	100,430	114,840	129,140	143,440	154,990	166,430	177,870	189,420
Clear Creek		100%	2,282	2,446	2,935	3,391	3,782	91,300	104,400	117,400	130,400	140,900	151,300	161,700	172,200
Clear Creek		90%	2,054	2,201	2,641	3,052	3,404	82,170	93,960	105,660	117,360	126,810	136,170	145,530	154,980
Clear Creek		80%	1,826	1,957	2,348	2,713	3,026	73,040	83,520	93,920	104,320	112,720	121,040	129,360	137,760
Clear Creek		70%	1,597	1,712	2,054	2,373	2,647	63,910	73,080	82,180	91,280	98,630	105,910	113,190	120,540
Clear Creek		60%	1,369	1,467	1,761	2,034	2,269	54,780	62,640	70,440	78,240	84,540	90,780	97,020	103,320
Clear Creek		55%	1,255	1,345	1,614	1,865	2,080	50,215	57,420	64,570	71,720	77,495	83,215	88,935	94,710
Clear Creek		50%	1,141	1,223	1,467	1,695	1,891	45,650	52,200	58,700	65,200	70,450	75,650	80,850	86,100
Clear Creek		45%	1,027	1,100	1,320	1,526	1,702	41,085	46,980	52,830	58,680	63,405	68,085	72,765	77,490
Clear Creek		40%	913	978	1,174	1,356	1,513	36,520	41,760	46,960	52,160	56,360	60,520	64,680	68,880
Clear Creek		30%	684	733	880	1,017	1,134	27,390	31,320	35,220	39,120	42,270	45,390	48,510	51,660
Clear Creek		20%	456	489	587	678	756	18,260	20,880	23,480	26,080	28,180	30,260	32,340	34,440

Using the state’s definition of affordable housing, rental units at 60% AMI would be priced at \$1,467/month or lower and for sale units at 100% AMI would be priced at \$2,446/month or lower. The Planning Commission was concerned that these figures are likely not affordable for Clear Creek County and Idaho Springs residents at those levels, though they thought this was a reasonable starting point if we were clear that lower AMIs are ultimately what is needed.

Another consideration is the 2018 Clear Creek County Housing Needs Assessment (HNA), which identified a need for 274 new housing units between 30% and 90% of AMI. The HNA needs an update but is our best local data available today:

Household Income

The income distribution of owner and renter households differs greatly, as shown in **Table 10**. Nearly half of owner households have a household income greater than \$65,000 (120 percent AMI). Another 20 percent of owner households have an income between \$43,001 and \$65,000 (81 to 120 percent AMI). Owner households with an income less than \$43,000 (less than 80 percent AMI) account for less than one-third of all owners.

On the other hand, renter households have a more evenly distributed income range. One in four renter households have an income greater than \$65,000 (120 percent AMI). Similarly, 21 percent of renter households have an annual income less than \$16,000 (30 percent AMI). The rental distribution is nearly split evenly between households earning less than \$32,000 (60 percent AMI and below) and greater than \$43,001 (80 percent AMI and above).

Table 10. Households by AMI, 2016

Income Range	AMI Level	Owners		Renters		Total Households	
		#	%	#	%	Total	%
Less than \$16,000	Less than 30% AMI	147	10%	145	21%	292	13.7%
\$16,001 to \$32,000	31% to 60% AMI	173	12%	161	23%	334	15.7%
\$32,001 to \$43,000	61% to 80% AMI	143	10%	86	12%	229	10.7%
\$43,001 to \$65,000	81% to 120% AMI	275	19%	128	19%	404	18.9%
Greater than \$65,000	Greater than 120% AMI	702	49%	170	25%	872	40.9%
Total		1,439	100%	691	100%	2,131	100.0%

Source: US Census; Economic & Planning Systems

P:\1830 12-Clear Creek County Housing Needs\Data\1830 12-Trail Level - Gap Analysis - Cost Burden.xlsx\T-Tenure + AMI

The current 100% AMI calculation per HUD calculations is ~\$90,000, which is far higher than the HNA data shows, meaning that current HUD calculations overestimate the community’s actual median income levels. Finding a level of affordability for actual Idaho Springs residents was a key priority for the Planning Commission before they would be comfortable supporting the implementation of any of the programs discussed below.

Request for Direction: Should staff begin working on adding a definition of affordable housing to the ISMC in Sec. 21-15 and if so, what does Council think about the state’s definition?

FINANCIAL INCENTIVE PROGRAMS

1. WAIVER/REDUCTION IN BUILDING PERMIT FEES

This is commonly used to reduce construction costs for developers of affordable housing projects. In this example, the City would waive or reduce building permit fees for projects that meet set affordability standards.

For an example of what value this waiver might have, I went into Community Core (City’s building permit software) and found a permit with a valuation of \$1.2 million. For this permit, the total building permit and plan review fees were ~\$12,000. Looking at a permit with a valuation of \$11 million, the total permit and plan review fees were over \$75,000. While not incredible savings for a developer, when taken with other programs and policies, this would help improve the bottom line of affordable housing development.

2. WAIVER/REDUCTION/DEFERENCE OF IMPACT FEES

From Sec. 21-76 of the ISMC, the city can establish development impact fees to be imposed upon development projects for the purpose of mitigating the impact that the development projects have upon the city’s ability to provide specified public facilities.

Monies collected shall be utilized to pay for growth-related improvements, facilities and equipment in the general functional area of parks, fire, police, municipal facilities, recreation, transportation, and storm water management.

For single-family and multi-family housing, a fee of \$5,000 per unit is imposed. When the city was working with the development team for the Fieldhouse apartments, one compromise the city offered the developer was to apply their required impact fees to improvements to Miner Street in the vicinity of the project. The improvements to Miner Street were more expensive than the impact fees to be assessed, so the city did not require additional impact fees. Staff have come up with two ways to reduce impact fees:

Option 1: Cost-based approach

For projects where public improvements are proposed, staff recommend considering formalizing the waiver of impact fees commensurate with the cost of public improvements. If a developer provides more in public improvements than the required impact fees, the developer would not be required to pay those impact fees. If a developer provided public improvements that did not add up to the full amount of impact fees, the city could waive that percentage of impact fees but require the remaining fees to be paid.

Option 2: Percent-affordable approach

Alternatively, the city could decide that affordable housing is a public benefit in itself and as such, any impact fees for affordable units could be waived. In this example, if you were building a 100% affordable development, no impact fees would be required. However, if you are only doing 50% affordable, then only 50% of the impact fees would be waived.

3. DEFERENCE OF WATER AND SEWER TAP FEES

Deferral of tap fees over a set period could be a way to defer costs for a developer until after the property is occupied and taking in monthly rents from tenants. Tap fees are used for capital improvements. These fees are not used until improvements are needed, which could be years after the development is completed. Creating a deferred payment plan program would allow a developer to “purchase” the tap fees over time (10+ years), reducing up-front costs and allowing payments once the project is operational. The only thing the city would be losing with a deferred payment program is interest, but the city could recoup a small interest rate over time as part of this policy.

4. TAX EXEMPTIONS

Some communities have assisted developers in securing property tax exemptions and sales and use tax exemptions. The city could consider waiving, reducing, or deferring taxes for projects that meet set affordability and occupancy standards. An example from Butte, Montana, shows how this could work. A developer came to the city with a proposal to develop 29 dwelling units, all at or below 60% AMI. To help foster this development and ensure it was feasible within their city, Butte Affordable Housing, Inc. (similar to the Clear Creek Regional Housing Authority) agreed to waive property taxes for the project. It is unclear how beneficial a tax exemption would be, since Idaho Springs is largely sales-tax based.

5. LAND BANKING / PUBLIC LAND DISPOSITION

Some communities use land banking to encourage developers to construct affordable housing. In this example, the city would secure properties that could be developed for affordable housing. When a developer comes along who wanted to build in the community, the city “donates” the land to the developer either by giving them title or granting them a long-term lease. This eliminates property acquisition costs for the developer, reducing costs. Idaho Springs owns several parcels that may be suitable for such a program.

6. MONETARY MATCH

The city could partner with a developer and pay some amount of money towards the development to offset costs. Staff do not recommend this option, but other communities have done this in the past when closely partnering with a developer.

NON-FINANCIAL INCENTIVES

1. FORMAL LETTERS OF SUPPORT / RESOLUTION ADOPTION IN SUPPORT OF AFFORDABLE HOUSING

The city could establish a policy whereby we provide formal support for affordable housing projects prior to them going through the entitlement process. If the city set standards for the types of projects that Council would support, staff would be able to provide support letters at any early stage to help the developer secure funding for their project. The city would not pre-judge the project and

would still require the developer to go through the proper entitlement processes, such as a Final Development Plan (FDP). This would simply provide the developer with certainty that the city was willing to work with them on the project and help facilitate it, with the clear understanding that the development must meet all applicable city codes and requirements.

2. FLEXIBILITY WITHIN DEVELOPMENT STANDARDS FOR AFFORDABLE HOUSING

This is a non-financial incentive that can nonetheless help a developer save costs. The city could grant reductions in development standards for affordable housing projects to reduce the cost to develop, such parking, setbacks, square footage minimums, open space requirements, etc.

By allowing affordable housing units some flexibility in design, the developer could increase the density of development and reduce the per-unit cost of construction. The concern about this program would be: if the city is willing to reduce development standards for affordable housing, is there a reason why the city would not be willing to reduce those standards everywhere?

Request for Direction: What does the Planning Commission think about the potential policies discussed above? Are there any that we should immediately eliminate as an option?

ADU-SPECIFIC INCENTIVES

To encourage additional ADUs, the city could consider ADU-specific incentives to reduce costs to property owners looking to add an ADU to their property. Reducing building permit fees or water/sewer tap fees would be ways to bring additional ADUs into the City, creating additional rental units that do not impact neighborhood character.

The *Housing Policy Analysis* Capelli Consulting completed for the city recommends waving or reducing building permit and permit review fees associated with ADUs that are community serving. If someone is willing to restrict occupancy of their ADU to long-term renters, the city could waive or reduce associated fees to allow for a cheaper construction.

Another way to consider incentivizing ADUs is to reduce sewer/water tap fees for their development. Currently, you are required to have a tap for each building with a separate foundation that accesses water. For example, if you have a single-family home, you only need one tap. If you build an ADU, you may or may not need to purchase a new tap. If the ADU is located within the existing walls of the single-family home (e.g. in your existing basement), you would not need a new tap for water or sewer. However, if you were to build a new ADU on a separate foundation, you would be required to pay for new water and sewer taps. Since some ADUs already do not require new tap fees, it may be equitable to waive tap fees for all ADUs, whether attached or detached.

Another thought would be to reduce the base rate for ADUs. Currently, if you have an ADU on your property, you will pay a 0.9 multiplier on top of your normal base rate for your single-family home. Essentially, you get a 10% reduction for your ADU for water/sewer base rates. To encourage additional ADUs, the city could consider reducing the base rate for ADUs. A separate meter is needed for ADUs regardless. Staff believe that a way to do this would be to make the lower multiplier an annual process. If an ADU owner wants a reduced base rate for their ADU, they would have to show that the ADU is being used for long-term housing.

TO: City Council
CC: City Administrator Andrew Marsh
FROM: Guy Patterson | Assistant City Administrator
DATE: 5/12/2025
SUBJECT: Work Session- **City Financial Management Practices**



This memo proposes and outlines key financial management policies for the City.

The primary objectives are to:

- Ensure the City can meet financial obligations, including payroll and accounts payable.
- Maximize returns on City funds by securing the best available interest rates.
- Maintain full compliance with Colorado Revised Statutes, specifically Title 24.

1. Account Consolidation & Management

To streamline financial management, the City should reduce and consolidate its current accounts as follows:

Accounts to Keep:

- Citywide Operating Checking (*Primary operational account*)
- Evergreen National (*Payroll account*)
- Colorado Trust General (*Investment & reserve funds*)
- CSAFE General (*Investment & reserve funds*)

Accounts to Dissolve or Reduce:

- Citywide Money Market (*To be dissolved; funds reallocated to investment accounts*)
- Xpress Deposit Account (*Reduce to minimum base amount, move excess to ColoTrust General*)
- Citywide Petty Cash Checking Account (*To be dissolved*)
- Colorado Trust Ramp Fund (*To be dissolved; funds reallocated to longer-term investments*)

Automated Deposits:

Direct all state and county deposits (e.g., property taxes, HUFT funds, sales tax, RMJ sales tax, county road & bridge funds, etc) to CSAFE or ColoTrust accounts, instead of the Citywide Operating account.

2. Investment Strategy & Fund Transfers

To improve interest earnings while maintaining liquidity, the following strategies will be implemented:

- Transfer funds from dissolved accounts into longer-term investment instruments such as CSAFE or ColoTrust, which offer higher interest rates.
- Monitor Express Bill Pay balances and transfer excess funds to CSAFE or ColoTrust.
- Utilize CSAFE & ColoTrust's higher-interest options which still allow liquidity.

3. Payment Scheduling & Fund Transfers

The City's major disbursements occur generally four times per month with payroll sometimes occurring three times in a calendar month: watch IRS payments, health insurance, state payroll, retirement contributions. Double check source/time

- Twice monthly for payroll
- Twice monthly for accounts payable

To ensure timely payments:

- Funds will be transferred in advance from investment accounts to the appropriate checking account (Operating or Payroll) a few days before each payment cycle.

5. Add investment policy resolution (Accomplished. Resolution 16-25, April 28, 2025)

Conclusion

By consolidating accounts, automating deposits, and leveraging higher-yield investments, the City will enhance financial efficiency, liquidity management, and compliance. These strategies will ensure that all financial obligations are met while optimizing returns on City funds.

*"...Compound interest is the eighth wonder of the world. He who understands it, earns it ...
he who doesn't, pays it..."*

COLOTRUST vs. CSAFE — Investment Pool Comparison

Category	COLOTRUST	CSAFE
Fund Options	PLUS+, PRIME, EDGE	CSAFE Cash Fund, Colorado Core Fund
NAV Type*	PLUS+/PRIME: Stable \$1.00 EDGE: Variable	Cash Fund: Stable \$1.00 Core Fund: Stable \$2.00
Liquidity	PLUS+/PRIME: Same-day (11 a.m. cutoff) EDGE: Next-day	Cash Fund: Same-day Core Fund: 3 redemptions/month
Minimum Investment	None	Cash Fund: None Core Fund: \$100,000
Redemption Limits	Unlimited for PLUS+/PRIME EDGE: Daily access	Cash Fund: Unlimited Core Fund: Max 3/month
Check-Writing	Not specified	Available (Cash Fund only)
Credit Rating	PLUS+/PRIME: AAAM (S&P) EDGE: Not rated	Cash Fund: AAAM (S&P) Core Fund: AAAf/S1 (Fitch)
Online Access	Yes	Yes
Compliance	GASB 79, SEC Rule 2a-7-like	GASB 79-compliant
Sponsor	Public Trust Advisors	PFM Asset Management
Target Investors	Colorado local governments	Colorado local governments

*NAV stands for **Net Asset Value**. In the context of investment pools like COLOTRUST and CSAFE, **NAV represents the per-share price of the fund** and is a way to measure its value on a given day.

There are two key types of NAV you'll often see:

1. **Stable NAV (e.g., \$1.00 or \$2.00)**

- The fund maintains a consistent per-share value.
- Common in **money market-style funds** and local government investment pools.
- Investors earn returns through interest or dividend distributions—not by changes in share price.

2. **Variable NAV**

- The per-share value **fluctuates based on the market value** of the fund's assets.
- Used for funds like COLOTRUST EDGE that invest in longer-term or more volatile instruments.
- Share prices can go slightly up or down daily based on market conditions.

In government investing, **stable NAV funds** are often preferred for short-term cash management because they provide predictability and simplicity (e.g., one dollar in, one dollar out).

Interest Rates

Fund	Daily Yield (as of 5/7/25)
Citywide Operating Account	0.2
COLOTRUST Prime	4.2347
COLOTRUST Plus+	4.3836
COLOTRUST Edge	4.5896
CSAFE Cash Fund	4.349
CSAFE Colorado Core Fund	4.434

**CITY OF IDAHO SPRINGS
COMBINED CASH INVESTMENT
MARCH 31, 2025
COMBINED CASH ACCOUNTS**

01-00-1110	OPERATING CHECKING -0056	\$181,148.01
01-00-1111	MONEY MARKET -3504	\$554,784.42
01-00-1112	XPRESS DEPOSIT ACCOUNT	\$258,658.90
01-00-1113	PETTY CASH CHECKING ACCOUNT	\$25,129.89
01-00-1115	EVERGREEN NAT'L-- PR CKG -2114	\$55,023.91
01-00-1117	COLOTRUST--GENERAL -8001	\$549,236.60
01-00-1118	COLOTRUST--RAMP FUND -8002	\$230,948.00
01-00-1119	CSAFE--GENERAL -97-01	\$3,316,273.57
01-00-1175	CASH CLEARING - UTILITIES	\$(1.50)
01-00-1178	CASH CLEARING - ACCTS REC.	<u>\$ (408.91)</u>
TOTAL COMBINED CASH		\$ 5,170,792.89
TOTAL UNALLOCATED CASH		.00

IDAHO SPRINGS CITY COUNCIL
REGULAR MEETING
April 28, 2025

The City Council of the City of Idaho Springs held a regular meeting on April 28, 2025, in the city council chambers. Mayor Harmon called the meeting to order at 7:06 p.m.

Answering the roll were: Mayor Chuck Harmon, Mayor Pro Tem Jeremy Jones, Councilmember Lisa Manifold, Councilmember Collier, Councilmember Scott Pennell and Councilmember Jim Clark. Councilmember Janine Mariani appeared via zoom. Also present were City Administrator Andrew Marsh, Community Development Planner Dylan Graves, Chief Nate Buseck, Public Works Superintendent Paul Crain, Deputy City Clerk Wonder Martell, Assistant City Administrator Guy Patterson, Assistant City Attorney Nick Klein and Water Facilities Superintendent Edward Sigward.

The Pledge of Allegiance was recited by all present.

AGENDA APPROVAL

Mayor Pro Tem Jeremy Jones moved to approve the agenda, Councilmember Manifold seconded, second followed by an all in favor voice vote.

CONFLICT OF INTEREST

Councilmember Pennell and Manifold recused themselves from the vote on Ordinance #9, Series 2025.

APPROVAL OF MINUTES

Councilmember Collier moved to approve the minutes of April 14th, 2025, Mayor Pro Tem Jeremy Jones seconded, second followed by an all in favor voice vote.

APPROVAL OF BILLS

Mayor Pro Tem Jeremy Jones moved to approve the bills from April 15th to April 28th 2025. Councilmember Clark seconded, second followed by an all in favor roll call vote.

PUBLIC COMMENT

Pat & Susan Mullen 801 Fall River Road- The Mullens would like to have a memorial bench placed for their departed in-laws and their son. The Mullens would like to have the bench placed on city property on the walking path West of Highway 103 as there is currently no place for anyone along that stretch of walking path to take a break and have a seat. Mayor Harmon advised the Mullens that Deputy City Clerk Wonder Martell would get them the memorial bench program information and as long as that location was indeed city property, that there should be no issue with having the bench placed at their desired location.

UNSCHEDULED PUBLIC COMMENT

Michael Kastenbaum 1702 Virginia Street – Mr. Kastenbaum advised council that he would like them to expand the Short Term Rental Program, and he has the data to show why it should be changed. Mr. Kastenbaum stated that he has been researching Short Term Rentals in the country, and he has been using CHATGBT for this research. Mr. Kastenbaum stated that his search was for populations under 5 thousand with more STR licenses than Idaho Springs's 15. That request generated 9 small towns. Frisco, Crestone, Florissant, Nederland, Leadville, Manitou Springs, Lake City, Ouray and Grand Lake. All of these 9 other small towns had upwards of over 100 STR licenses. Mr. Kastenbaum stated he reversed the search in CHATGBT, and the AI became "stuck". Mr. Kastenbaum stated that the search gave him no other towns that had less STR licenses than Idaho Springs. Mr. Kastenbaum stated that Short Term Rentals do not ever turn into affordable housing and that he has a lot of ideas about rotating the licenses and maybe prioritizing people who have applied over the years. Mr. Kastenbaum stated that City Council would be seeing him frequently as he intends to come and speak about this as often as he can, and he intends to sign up for scheduled public comment so he can get this item on the agenda.

LIQUOR LICENSING AUTHORITY

FINANCE OFFICER

Finance Director Lorraine Trotter appeared Via Zoom to go over the March 2025 financial statements.

RESOLUTIONS

Councilmember Pennell moved to approve Resolution #15, Series 2025, A Resolution adopting the Idaho Springs Historic Sites and Facilities Preservation Plan 2025-2028. Councilmember Manifold seconded, second followed by an all in favor roll call vote.

Councilmember Collier moved to approve Resolution #16, Series 2025, A Resolution Approving and Adopting an Investment Policy. Mayor Pro Tem Jeremy Jones seconded, second followed by an all in favor roll call vote.

ORDINANCE FIRST READING

Mayor Pro Tem Jeremy Jones moved to approve Ordinance #9, Series 2025, An Ordinance Amending Sections 21-15 and 21-50 of the Idaho Springs municipal Code to Amend the Definition of Efficiency Dwelling Unit and to Designate the Same as a Permitted Use in the R-3, R-M, C-1 and C-2 Zone Districts. Councilmember Clark seconded, second followed by an all in favor roll call vote (with Councilmember Pennell and Manifold recusing from this vote).

ORDINANCE SECOND READING

Public Hearing: Mayor Harmon opened the Public Hearing at **7:40pm** for Ordinance #7, Series 2025 An Ordinance Granting a Franchise to Public Service Company of Colorado for the Non-Exclusive Right to Provide, Sell and Deliver Gas and Electricity to the City and its Residents through the Non-Exclusive Reasonable Use of City Streets, Public Utility Easements, and other City Property.

STAFF - Assistant City Attorney Nick Klein advised Council that there were no changes to this Ordinance from First to Second Read and that if Council had any specific questions, he would do his best to answer. Councilmember Manifold asked for confirmation that nothing in the Ordinance had changed from First to Second read to which Mr. Klein assured council that nothing had changed.

COMMENTS - There were no public comments about this hearing.

Mayor Harmon closed the public hearing at **7:41 pm**.

DISCUSSION - Councilmember Pennell stated that there is a lot of language in this agreement and that they rely on the city attorneys to decipher all of the information. Public Service has a lot of power, that they are regulated, but they hold a lot of power. Assistant City Attorney Nock Klein stated that the agreement is standard, and some things about these standard agreements you cannot change.

MOTION – Councilmember Pennel moved to approve Ordinance #7, Series 2025 An Ordinance Granting a Franchise to Public Service Company of Colorado for the Non-Exclusive Right to Provide, Sell and Deliver Gas and Electricity to the City and its Residents through the Non-Exclusive Reasonable Use of City Streets, Public Utility Easements, and other City Property. Mayor Pro Tem Jeremy Jones seconded, second followed by an all in favor roll call vote.

CITY ATTORNEY

CITY ADMINISTRATOR

Staff report submitted with one request for action. Mayor Pro Tem Jeremy Jones moved to approve a proposal from the Colorado Mountain Bike Association (COMBA) in the amount of \$104,058.00 to construct phase 4 Trails #15 and #17 (account #21-00-6024). Councilmember Collier seconded, second followed by an all in favor roll call vote.

ADMINISTRATIVE DEPARTMENT

Assistant City Administrator – Staff report submitted with one request for action. Councilmember Collier moved to approve Addendum to Agreement with Interstate Parking Company of Colorado, LLC for Parking Management Services. Councilmember Manifold seconded, second followed by discussion. Councilmember Manifold asked if this addendum and its associated changes can be done within the next couple of weeks? By the end of May? City Administrator Andrew Marsh advised that these changes should be completed by the end of May. Councilmember Pennell asked for confirmation that this agreement is for 5 years and has an available 2-year extension? Mr. Marsh advised that it is for 5 years but as the City Attorneys always require with any agreement, there is an out for the City and for Interstate parking if needed. And the extension of 2 years can happen more than once so it could be a 9-year agreement if that's the way the City wanted to go. Discussion was followed by an all in favor roll call vote.

Community Development Planner- Staff report submitted with no requests for action. Mr. Graves reminded council that the public meeting to kick off the COMP plan will be Wednesday April 30th at City Hall, 1711 Miner Street from 6 to 8 pm.

Deputy City Clerk – No Staff report submitted

POLICE DEPARTMENT

Staff report submitted with no requests for action.

PUBLIC WORKS

Staff report submitted with one request for action. Mr. Crain did advise council that the street sweeper had broken down so Public Works was doing the street sweeping with the skidsteer.

WATER FACILITIES DEPARTMENT

Staff report submitted with no requests for action.

COMMITTEE REPORTS

CITY CLERK/TREASURER

MAYOR/COUNCIL

Councilmember Janine Mariani asked council how they would like to be notified about the Housing Authority as she is the City's representative.

ADJOURN

Mayor Harmon adjourned the regular meeting at 7:54 pm.

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Alsco - Denver Linen (13)								
3107927								
3107927	Invoice	Carpets	05/06/2025	05/16/2025	95.60	Open	05/25	10-30-5108
Total 3107927:					95.60			
Total Alsco - Denver Linen (13):					95.60			
AmeriGas (1478)								
3176797452								
3176797452	Invoice	Propane WWTP	04/29/2025	05/29/2025	3,067.52	Open	04/25	52-00-6001
Total 3176797452:					3,067.52			
Total AmeriGas (1478):					3,067.52			
AT&T Mobility (283)								
287246995984X4212025								
287246995984X4212025	Invoice	Cell Phone/WasteWater	04/21/2025	05/08/2025	107.86	Open	04/25	52-00-5335
287246995984X4212025	Invoice	Cell Phones/Water	04/21/2025	05/08/2025	107.86	Open	04/25	51-00-5335
Total 287246995984X4212025:					215.72			
Total AT&T Mobility (283):					215.72			
Blackwell Oil (284)								
4/30/2025								
4/30/2025	Invoice	Fleet Fuel Streets	05/06/2025	05/16/2025	185.02	Open	04/25	10-10-6191
4/30/2025	Invoice	Fuel - Water	05/06/2025	05/16/2025	42.84	Open	04/25	51-00-6191
4/30/2025	Invoice	Fuel - WW	05/06/2025	05/16/2025	42.83	Open	04/25	52-00-6191
4/30/2025	Invoice	Red Diesel - Streets	05/06/2025	05/16/2025	605.43	Open	04/25	10-10-6012
Total 4/30/2025:					876.12			
Total Blackwell Oil (284):					876.12			
BOKF NA (1849)								
6/1/2025								
6/1/2025	Invoice	Bond Interest Payment	05/01/2025	06/01/2025	193,206.25	Open	04/25	23-00-8115
Total 6/1/2025:					193,206.25			
Total BOKF NA (1849):					193,206.25			
Browns Hill Engineering & Cont (1416)								
30303								
30303	Invoice	feed pump #1 transmitter replace	04/23/2025	05/23/2025	6,640.00	Open	04/25	51-00-5108
Total 30303:					6,640.00			
1575								
1575	Invoice	WTP SCADA Leasing Agreement	05/01/2025	06/01/2025	8,238.00	Open	06/25	51-00-5000
Total 1575:					8,238.00			
1576								
1576	Invoice	WWTP SCADA Leasing Agreeeme	05/01/2025	06/01/2025	1,620.00	Open	06/25	52-00-5309
Total 1576:					1,620.00			
30357								
30357	Invoice	Starlink Service	05/01/2025	06/01/2025	287.00	Open	05/25	51-00-5335

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total 30357:					287.00			
Total Browns Hill Engineering & Cont (1416):					16,785.00			
Caselle Inc. (287)								
140633								
140633	Invoice	Contract Support - admin	05/01/2025	05/26/2025	385.75	Open	06/25	10-20-5108
140633	Invoice	Contract Support - pd	05/01/2025	05/26/2025	385.75	Open	06/25	10-30-5108
140633	Invoice	Contract Support - streets	05/01/2025	05/26/2025	385.75	Open	06/25	10-10-5108
140633	Invoice	Contract Support - waste water	05/01/2025	05/26/2025	192.87	Open	06/25	52-00-5108
140633	Invoice	Contract Support - water	05/01/2025	05/26/2025	192.88	Open	06/25	51-00-5108
Total 140633:					1,543.00			
Total Caselle Inc. (287):					1,543.00			
CCMRD (43)								
1135								
1135	Invoice	Rec Center Passes - Admin	05/01/2025	05/16/2025	119.25	Open	04/25	10-20-5215
1135	Invoice	Rec Center Passes - PD	05/01/2025	05/16/2025	113.95	Open	04/25	10-30-5215
1135	Invoice	Rec Center Passes - Water	05/01/2025	05/16/2025	31.80	Open	04/25	51-00-5215
Total 1135:					265.00			
Total CCMRD (43):					265.00			
CenturyLink (569)								
333637776-4222025								
333637776-4222025	Invoice	WWTP Alarm	04/22/2025	05/12/2025	138.48	Open	04/25	52-00-5303
Total 333637776-4222025:					138.48			
333710092-4252025								
333710092-4252025	Invoice	Water Phone Line	04/25/2025	05/19/2025	228.70	Open	04/25	51-00-5303
Total 333710092-4252025:					228.70			
333469199-4282025								
333469199-4282025	Invoice	PW Internet	04/28/2025	05/19/2025	102.94	Open	04/25	10-10-5335
Total 333469199-4282025:					102.94			
Total CenturyLink (569):					470.12			
Chicago Creek Sanitation (434)								
2025-05								
2025-05	Invoice	Maintenance Fee	04/25/2025	05/25/2025	197.00	Open	05/25	52-00-5206
Total 2025-05:					197.00			
Total Chicago Creek Sanitation (434):					197.00			
CIRSA (1511)								
WINV1000398								
WINV1000398	Invoice	Workmen's Comp Coverage Payr	04/23/2025	06/07/2025	144.10	Open	05/25	10-20-5300
WINV1000398	Invoice	Workmen's Comp Coverage Payr	04/23/2025	06/07/2025	288.19	Open	05/25	10-60-5300
WINV1000398	Invoice	Workmen's Comp Coverage Payr	04/23/2025	06/07/2025	2,737.81	Open	05/25	10-30-5300
WINV1000398	Invoice	Workmen's Comp Coverage Payr	04/23/2025	06/07/2025	2,881.90	Open	05/25	10-10-5300
WINV1000398	Invoice	Workmen's Comp Coverage Payr	04/23/2025	06/07/2025	576.38	Open	05/25	52-00-5300
WINV1000398	Invoice	Workmen's Comp Coverage Payr	04/23/2025	06/07/2025	576.38	Open	05/25	51-00-5300

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total WINV1000398:					7,204.76			
Total CIRSA (1511):					7,204.76			
City of Idaho Springs (289)								
5.1.2025								
5.1.2025	Invoice	1711 Miner	05/01/2025	05/30/2025	580.14	Open	05/25	10-20-6050
5.1.2025	Invoice	1744 Miner	05/01/2025	05/30/2025	543.27	Open	05/25	10-30-6050
5.1.2025	Invoice	1856 Colorado Blvd	05/01/2025	05/30/2025	549.00	Open	05/25	10-20-6050
5.1.2025	Invoice	200 Co Blvd	05/01/2025	05/30/2025	1,076.14	Open	05/25	10-10-6050
5.1.2025	Invoice	3000 Colorado Blvd	05/01/2025	05/30/2025	694.47	Open	05/25	10-30-6050
5.1.2025	Invoice	960 CR 314	05/01/2025	05/30/2025	851.44	Open	05/25	10-10-6050
5.1.2025	Invoice	Citizens Park	05/01/2025	05/30/2025	893.37	Open	05/25	10-60-6050
5.1.2025	Invoice	cRC park	05/01/2025	05/30/2025	543.27	Open	05/25	10-60-6050
5.1.2025	Invoice	montgomery	05/01/2025	05/30/2025	254.92	Open	05/25	10-60-6050
5.1.2025	Invoice	MRM Park	05/01/2025	05/30/2025	575.59	Open	05/25	10-60-6050
5.1.2025	Invoice	Wwtp	05/01/2025	05/30/2025	8,732.41	Open	05/25	52-00-6001
Total 5.1.2025:					15,294.02			
5.1.25								
5.1.25	Invoice	Payroll Transfer	05/01/2025	05/01/2025	300,000.00	Open	05/25	10-00-1580
Total 5.1.25:					300,000.00			
Total City of Idaho Springs (289):					315,294.02			
Clear Creek County Road & Bridge (1278)								
05.05.25								
05.05.25	Invoice	Fleet fuel/Parks	05/05/2025	05/31/2025	427.07	Open	04/25	10-60-6191
05.05.25	Invoice	Fleet fuel/Police	05/05/2025	05/31/2025	2,631.75	Open	04/25	10-30-6191
05.05.25	Invoice	Fleet fuel/Streets	05/05/2025	05/31/2025	745.31	Open	04/25	10-10-6191
05.05.25	Invoice	Fleet fuel/WasteWater	05/05/2025	05/31/2025	95.07	Open	04/25	52-00-6191
05.05.25	Invoice	Fleet fuel/Water	05/05/2025	05/31/2025	95.07	Open	04/25	51-00-6191
Total 05.05.25:					3,994.27			
Total Clear Creek County Road & Bridge (1278):					3,994.27			
Clear Creek Regional Housing Authority (2197)								
2025								
2025	Invoice	Clear Creek Regional Housing Au	05/05/2025	05/31/2025	57,000.00	Open	05/25	10-20-5108
Total 2025:					57,000.00			
Total Clear Creek Regional Housing Authority (2197):					57,000.00			
Clear Creek Supply (291)								
9145								
9145	Invoice	rope	04/23/2025	05/23/2025	39.20	Open	04/25	10-30-5208
Total 9145:					39.20			
9147								
9147	Invoice	clip	04/23/2025	05/23/2025	4.99	Open	04/25	10-30-5208
Total 9147:					4.99			
4336								
4336	Invoice	Wiper blades	04/24/2025	05/24/2025	27.98	Open	04/25	10-10-6150

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account	
Total 4336:					27.98				
9295	9295	Invoice	bolt	04/28/2025	05/28/2025	3.78	Open	04/25	10-10-6007
Total 9295:					3.78				
9303	9303	Invoice	moly grease	04/28/2025	05/28/2025	69.90	Open	04/25	10-10-6150
Total 9303:					69.90				
9328	9328	Invoice	pvc pipe and primer	04/29/2025	05/29/2025	16.37	Open	04/25	10-60-6010
Total 9328:					16.37				
9425	9425	Invoice	air filter	05/02/2025	06/02/2025	166.49	Open	04/25	10-10-6150
	9425	Invoice	blow gun tire plugs	05/02/2025	06/02/2025	59.77	Open	04/25	10-10-6150
Total 9425:					226.26				
9530	9530	Invoice	funnel and lock washer	05/05/2025	06/05/2025	5.99	Open	04/25	51-00-6007
Total 9530:					5.99				
Total Clear Creek Supply (291):					394.47				
Colorado Analytical Lab (945)									
250422074	250422074	Invoice	total coliform P/A compl	04/23/2025	05/23/2025	103.50	Open	04/25	51-00-5201
Total 250422074:					103.50				
250422069	250422069	Invoice	bod-5	04/29/2025	05/29/2025	66.60	Open	04/25	52-00-5201
Total 250422069:					66.60				
Total Colorado Analytical Lab (945):					170.10				
Comcast (1486)									
0197295-4232025	0197295-4232025	Invoice	City Hall Internet	04/23/2025	05/18/2025	474.68	Open	05/25	10-20-5335
Total 0197295-4232025:					474.68				
240438553	240438553	Invoice	New High speed internet for WWT	05/01/2025	06/01/2025	2,375.05	Open	04/25	52-00-5335
Total 240438553:					2,375.05				
Total Comcast (1486):					2,849.73				
Common Knowledge Technology, Inc (1549)									
66234	66234	Invoice	IT Services - Admin	05/01/2025	05/31/2025	1,357.38	Open	05/25	10-20-5106
	66234	Invoice	IT Services - PD	05/01/2025	05/31/2025	1,357.38	Open	05/25	10-30-5108
	66234	Invoice	IT Services - Streets	05/01/2025	05/31/2025	1,357.38	Open	05/25	10-10-5108
	66234	Invoice	IT Services - Water	05/01/2025	05/31/2025	678.68	Open	05/25	51-00-5106

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
66234	Invoice	IT Services - WW	05/01/2025	05/31/2025	678.68	Open	05/25	52-00-5106
Total 66234:					5,429.50			
Total Common Knowledge Technology, Inc (1549):					5,429.50			
CPS Distributors (395)								
0020374427								
0020374427	Invoice	sprinkler parts	04/22/2025	05/22/2025	613.17	Open	04/25	10-60-6045
Total 0020374427:					613.17			
0020515082								
0020515082	Invoice	bonnet poppet assembly	04/29/2025	05/29/2025	129.26	Open	04/25	10-60-6045
Total 0020515082:					129.26			
Total CPS Distributors (395):					742.43			
FNF Construction INC (2165)								
2437-7								
2437-7	Invoice	Virginia Canyon Utility Improveme	05/05/2025	05/31/2025	298,139.17	Open	04/25	51-72-7320
2437-7	Invoice	Virginia Canyon Utility Improveme	05/05/2025	05/31/2025	298,139.17	Open	04/25	52-72-7320
Total 2437-7:					596,278.34			
Total FNF Construction INC (2165):					596,278.34			
Hayes Poznanovic Korver LLC (214)								
684								
684	Invoice	Legal services	05/05/2025	05/31/2025	74.68	Open	04/25	51-00-5101
Total 684:					74.68			
Total Hayes Poznanovic Korver LLC (214):					74.68			
HDR Engineering, Inc (1605)								
1200716266								
1200716266	Invoice	Mobility Hub	04/30/2025	05/30/2025	1,000.00	Open	04/25	59-70-5108
Total 1200716266:					1,000.00			
1240027353								
1240027353	Invoice	Virginia Canyon	05/07/2025	06/07/2025	20,190.62	Open	04/25	51-72-7320
1240027353	Invoice	Virginia Canyon	05/07/2025	06/07/2025	20,190.63	Open	04/25	52-72-7320
Total 1240027353:					40,381.25			
Total HDR Engineering, Inc (1605):					41,381.25			
Hoehn Architects P.C. (1444)								
2404-6								
2404-6	Invoice	Powder House Rehabilitation	05/01/2025	05/31/2025	1,330.00	Open	04/25	21-61-7042
2404-6	Invoice	travel and printing	05/01/2025	05/31/2025	43.40	Open	04/25	21-61-7042
Total 2404-6:					1,373.40			
Total Hoehn Architects P.C. (1444):					1,373.40			
Home Depot Credit Services (578)								
2026313								
2026313	Invoice	gloves	04/09/2025	05/31/2025	25.94	Open	04/25	10-60-6022
2026313	Invoice	office supplies	04/09/2025	05/31/2025	109.80	Open	04/25	10-10-6010

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
2026313	Invoice	park supplies	04/09/2025	05/31/2025	121.81	Open	04/25	10-30-6010
2026313	Invoice	smoke detectors	04/09/2025	05/31/2025	339.85	Open	04/25	10-10-5208
Total 2026313:					597.40			
5027187								
5027187	Invoice	trashcan tape clock	04/16/2025	05/31/2025	72.30	Open	04/25	10-10-6010
Total 5027187:					72.30			
5903450								
5903450	Invoice	orange trash bags	04/16/2025	05/31/2025	171.33	Open	04/25	10-10-6007
Total 5903450:					171.33			
9027885								
9027885	Invoice	pump,toolbag, shovel	04/22/2025	05/31/2025	171.57	Open	04/25	52-00-5204
Total 9027885:					171.57			
9231687								
9231687	Invoice	parks supplies	04/22/2025	05/31/2025	512.71	Open	04/25	10-60-6045
Total 9231687:					512.71			
7020084								
7020084	Invoice	water supplies	04/24/2025	05/31/2025	135.50	Open	04/25	51-00-5204
Total 7020084:					135.50			
7123233								
7123233	Invoice	flag pole kits	04/24/2025	05/31/2025	115.44	Open	04/25	10-10-6091
7123233	Invoice	washer fluid	04/24/2025	05/31/2025	47.64	Open	04/25	10-10-6193
Total 7123233:					163.08			
Total Home Depot Credit Services (578):					1,823.89			
ICMA (2073)								
2025								
2025	Invoice	Annual membership - Marsh	05/01/2025	06/01/2025	889.07	Open	05/25	10-20-5304
Total 2025:					889.07			
Total ICMA (2073):					889.07			
JVA Incorporated (1110)								
22371								
22371	Invoice	Shelly Quinn Skatepark and Event	02/28/2025	05/28/2025	6,894.90	Open	02/25	21-00-6032
Total 22371:					6,894.90			
Total JVA Incorporated (1110):					6,894.90			
Kowalewski, Matt (1068)								
23478								
23478	Invoice	damage from snowplow reimburs	04/24/2025	05/24/2025	1,902.87	Open	04/25	10-10-5314
Total 23478:					1,902.87			
Total Kowalewski, Matt (1068):					1,902.87			

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Language Line Services (2102)								
11587425								
11587425	Invoice	Interpreter Services	04/30/2025	05/30/2025	22.96	Open	04/25	10-40-5320
Total 11587425:					22.96			
Total Language Line Services (2102):					22.96			
Law Firm Of Suzanne Rogers PC (737)								
5/1/25								
5/1/25	Invoice	Mileage	05/01/2025	05/31/2025	61.18	Open	05/25	10-40-5115
5/1/25	Invoice	Prosecutor	05/01/2025	05/31/2025	1,500.00	Open	05/25	10-40-5115
Total 5/1/25:					1,561.18			
Total Law Firm Of Suzanne Rogers PC (737):					1,561.18			
Liberty Communications (1547)								
3706047								
3706047	Invoice	phone service admin	04/30/2025	05/30/2025	144.55	Open	05/25	10-20-5303
3706047	Invoice	phone service police	04/30/2025	05/30/2025	144.55	Open	05/25	10-30-5303
3706047	Invoice	phone service public works	04/30/2025	05/30/2025	144.55	Open	05/25	10-10-5303
3706047	Invoice	phone service wastewater	04/30/2025	05/30/2025	72.28	Open	05/25	52-00-5303
3706047	Invoice	phone service water	04/30/2025	05/30/2025	72.27	Open	05/25	51-00-5303
Total 3706047:					578.20			
Total Liberty Communications (1547):					578.20			
Michael Goodbee (1940)								
5.1.25								
5.1.25	Invoice	Judge	05/01/2025	05/31/2025	1,600.00	Open	05/25	10-40-5110
Total 5.1.25:					1,600.00			
Total Michael Goodbee (1940):					1,600.00			
Murray Dahl Beery & Renaud (806)								
MAY 05, 2025								
MAY 05, 2025	Invoice	CDOT 1041	05/05/2025	05/31/2025	307.50	Open	04/25	10-00-2401
MAY 05, 2025	Invoice	General legal	05/05/2025	05/31/2025	15,224.20	Open	04/25	10-20-5101
Total MAY 05, 2025:					15,531.70			
Total Murray Dahl Beery & Renaud (806):					15,531.70			
Pitney Bowes (1758)								
3320619312								
3320619312	Invoice	meter rental	04/08/2025	05/27/2025	189.24	Open	05/25	10-20-5309
Total 3320619312:					189.24			
09861563-4092025								
09861563-4092025	Invoice	Postage	04/09/2025	05/06/2025	53.75	Open	03/25	10-20-5310
09861563-4092025	Invoice	Postage - W	04/09/2025	05/06/2025	80.62	Open	03/25	51-00-5310
09861563-4092025	Invoice	Postage - WW	04/09/2025	05/06/2025	80.62	Open	03/25	52-00-5310
Total 09861563-4092025:					214.99			
Total Pitney Bowes (1758):					404.23			
Postmaster (341)								

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
5.1.25								
5.1.25	Invoice	Water Bills	05/01/2025	05/01/2025	174.87	Open	05/25	51-00-5310
5.1.25	Invoice	Water Bills	05/01/2025	05/01/2025	174.87	Open	05/25	52-00-5310
Total 5.1.25:					349.74			
P#6 2025								
P#6 2025	Invoice	Annual permit #6 - Wastewater	05/01/2025	05/31/2025	175.00	Open	05/25	52-00-5310
P#6 2025	Invoice	Annual permit #6 - Water	05/01/2025	05/31/2025	175.00	Open	05/25	51-00-5310
Total P#6 2025:					350.00			
Total Postmaster (341):					699.74			
Professional Management Solutions (1833)								
85058								
85058	Invoice	Financial Services - admin	04/25/2025	05/25/2025	1,952.50	Open	03/25	10-20-5104
85058	Invoice	Financial Services - PD	04/25/2025	05/25/2025	1,952.50	Open	03/25	10-30-5108
85058	Invoice	Financial Services - PW	04/25/2025	05/25/2025	1,952.50	Open	03/25	10-10-5108
85058	Invoice	Financial Services - Water	04/25/2025	05/25/2025	976.25	Open	03/25	51-00-5104
85058	Invoice	Financial Services - WW	04/25/2025	05/25/2025	976.25	Open	03/25	52-00-5104
Total 85058:					7,810.00			
Total Professional Management Solutions (1833):					7,810.00			
Quill Corporation (230)								
43811389								
43811389	Invoice	Office supplies	04/21/2025	05/21/2025	224.91	Open	04/25	10-20-6010
Total 43811389:					224.91			
Total Quill Corporation (230):					224.91			
Sadie Schultz (2152)								
5.5.25								
5.5.25	Invoice	Director of Business Promotion an	05/05/2025	05/31/2025	5,500.00	Open	04/25	10-21-5108
5.5.25	Invoice	Reimbursement for office	05/05/2025	05/31/2025	200.00	Open	04/25	10-21-5038
Total 5.5.25:					5,700.00			
Total Sadie Schultz (2152):					5,700.00			
SAFEbuilt, LLC Lockbox #88135 (1041)								
1667545								
1667545	Invoice	Building Permits	04/30/2025	05/30/2025	2,074.17	Open	04/25	10-22-5000
Total 1667545:					2,074.17			
Total SAFEbuilt, LLC Lockbox #88135 (1041):					2,074.17			
Sketchy Faces Caricature Co. (2198)								
1402								
1402	Invoice	Fur-Ling Festival Caricatures	05/05/2025	06/07/2025	486.68	Open	05/25	10-21-5032
Total 1402:					486.68			
1404								
1404	Invoice	4th of July Caricatures	05/05/2025	06/07/2025	486.68	Open	05/25	10-21-5050
Total 1404:					486.68			

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total Sketchy Faces Caricature Co. (2198):					973.36			
Solenis (1794)								
134075999								
134075999	Invoice	PRAESTOL	04/24/2025	05/24/2025	4,176.00	Open	04/25	52-00-6206
134075999	Invoice	Shipping	04/24/2025	05/24/2025	494.05	Open	04/25	52-00-6206
Total 134075999:					4,670.05			
Total Solenis (1794):					4,670.05			
Spectrum General Contractors, INC. (2055)								
POWDERHOUSE-1								
POWDERHOUSE-1	Invoice	Powderhouse	04/30/2025	05/30/2025	43,971.51	Open	04/25	21-61-7042
Total POWDERHOUSE-1:					43,971.51			
Total Spectrum General Contractors, INC. (2055):					43,971.51			
StudioMW (2199)								
25-0362								
25-0362	Invoice	Shelly-Quinn Stage Relocation	04/01/2025	04/15/2025	1,026.50	Open	04/25	21-00-6032
Total 25-0362:					1,026.50			
Total StudioMW (2199):					1,026.50			
T Mobile (2040)								
995996113-4212025								
995996113-4212025	Invoice	Admin - Cell Phones	04/21/2025	05/20/2025	119.70	Open	04/25	10-20-5335
995996113-4212025	Invoice	Parks - Cell Phone	04/21/2025	05/20/2025	39.90	Open	04/25	10-60-5335
995996113-4212025	Invoice	Streets - Cell Phones	04/21/2025	05/20/2025	233.14	Open	04/25	10-10-5335
Total 995996113-4212025:					392.74			
Total T Mobile (2040):					392.74			
THK Associates (1669)								
6305886								
6305886	Invoice	sports and recreation complex - Fi	05/01/2025	05/31/2025	8,787.50	Open	04/25	21-00-6032
Total 6305886:					8,787.50			
Total THK Associates (1669):					8,787.50			
Timberline Disposal (1467)								
5778448V324								
5778448V324	Invoice	PW Dumpster	05/01/2025	05/01/2025	448.60	Open	05/25	10-10-5202
5778448V324	Invoice	VCMP Portalet	05/01/2025	05/01/2025	416.37	Open	05/25	10-60-5202
Total 5778448V324:					864.97			
Total Timberline Disposal (1467):					864.97			
Town of Georgetown (901)								
OUTDOORFESTIVAL								
OUTDOORFESTIVAL	Invoice	booth rental	05/05/2025	06/05/2025	1,666.67	Open	05/25	10-21-5108
Total OUTDOORFESTIVAL:					1,666.67			
Total Town of Georgetown (901):					1,666.67			

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Treatment Technology (1078)								
194086								
194086	Invoice	caustic soda	04/22/2025	05/22/2025	452.65	Open	04/25	51-00-6216
194086	Invoice	Drum, Delivery and Cleaning Char	04/22/2025	05/22/2025	170.00	Open	04/25	51-00-6201
194086	Invoice	Sodium hypochlorite solution	04/22/2025	05/22/2025	1,678.60	Open	04/25	51-00-6201
Total 194086:					2,301.25			
Total Treatment Technology (1078):					2,301.25			
USA Blue Book (376)								
00688918								
00688918	Invoice	ammonia tests and filte	04/22/2025	05/22/2025	312.35	Open	04/25	52-00-6207
00688918	Invoice	dechlorination tablets	04/22/2025	05/22/2025	517.70	Open	04/25	51-15-6005
Total 00688918:					830.05			
00696152								
00696152	Invoice	stenner pump	04/29/2025	05/29/2025	2,725.64	Open	04/25	51-00-5109
Total 00696152:					2,725.64			
Total USA Blue Book (376):					3,555.69			
Utility Notification Center of Colorado (1984)								
225040797								
225040797	Invoice	Locates - Water	04/30/2025	05/30/2025	26.89	Open	04/25	51-00-5108
225040797	Invoice	Locates - WW	04/30/2025	05/30/2025	26.89	Open	04/25	52-00-5108
Total 225040797:					53.78			
Total Utility Notification Center of Colorado (1984):					53.78			
WEX BANK (1459)								
104232702								
104232702	Invoice	Fleet fuel - Police	04/23/2025	05/15/2025	326.34	Open	04/25	10-30-6191
Total 104232702:					326.34			
Total WEX BANK (1459):					326.34			
Wilson Williams Fellman Dittman (2160)								
1597								
1597	Invoice	Xcel Energy Franchise Renewal	04/30/2025	05/30/2025	153.00	Open	04/25	10-20-5101
Total 1597:					153.00			
Total Wilson Williams Fellman Dittman (2160):					153.00			
Xcel Energy (540)								
4.30.2025								
4.30.2025	Invoice	10 Montane	04/30/2025	05/15/2025	43.57	Open	04/25	51-00-6001
4.30.2025	Invoice	1101 Soda Creek	04/30/2025	05/15/2025	164.90	Open	04/25	51-00-6001
4.30.2025	Invoice	1711 Miner	04/30/2025	05/15/2025	407.44	Open	04/25	10-20-6001
4.30.2025	Invoice	1744 Miner Street	04/30/2025	05/15/2025	347.01	Open	04/25	10-30-6001
4.30.2025	Invoice	1801 miner a	04/30/2025	05/15/2025	16.36	Open	04/25	52-00-6001
4.30.2025	Invoice	200 Colorado	04/30/2025	05/15/2025	424.25	Open	04/25	10-10-6001
4.30.2025	Invoice	2040 miner	04/30/2025	05/15/2025	15.71	Open	04/25	10-10-6001
4.30.2025	Invoice	525 pine slope	04/30/2025	05/15/2025	13.14	Open	04/25	51-00-6001
4.30.2025	Invoice	960 CR 314 New PW Facility	04/30/2025	05/15/2025	650.14	Open	04/25	10-10-6001
4.30.2025	Invoice	New WWTP	04/30/2025	05/15/2025	2,651.16	Open	04/25	52-00-6001
4.30.2025	Invoice	Parks	04/30/2025	05/15/2025	549.01	Open	04/25	10-60-6001
4.30.2025	Invoice	PD	04/30/2025	05/15/2025	288.47	Open	04/25	10-30-6001

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
4.30.2025	Invoice	Streetlights	04/30/2025	05/15/2025	4,972.68	Open	04/25	10-10-6001
4.30.2025	Invoice	Water Treatment Plant	04/30/2025	05/15/2025	4,288.62	Open	04/25	51-00-6001
4.30.2025	Invoice	Wwtp	04/30/2025	05/15/2025	3,050.45	Open	04/25	52-00-6001
Total 4.30.2025:					17,882.91			
Total Xcel Energy (540):					17,882.91			
Grand Totals:					1,383,252.37			

Report GL Period Summary

GL Period	Amount
04/25	961,926.49
03/25	8,024.99
06/25	11,401.00
02/25	6,894.90
05/25	395,004.99
Grand Totals:	1,383,252.37

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

CITY OF IDAHO SPRINGS
County of Clear Creek
State of Colorado

Ordinance No. 2, Series 2025

**AN ORDINANCE APPROVING THE CONVEYANCE OF THREE (3) PARCELS IN
AND NEAR VIRGINIA CANYON MOUNTAIN PARK TO YOUNG RANCH, LLC, AS
APPROVED BY CITY ELECTORS AT THE NOVEMBER 5, 2024 ELECTION**

WHEREAS, pursuant to C.R.S. § 31-15-713(1), the Idaho Springs City Council (“Council”) for the City of Idaho Springs, Colorado (the “City”) possesses the authority to sell or dispose of, by ordinance, City-owned real property used or held for park purposes only upon City elector approval of such sale or disposition; and

WHEREAS, in 2024, the City and Robert Young engaged in negotiations to trade certain real properties held by each to the other in the vicinity of Virginia Canyon Mountain Park (VCMP) for purposes of conforming the eastern boundary of VCMP to the natural geographic boundary of Gilson Gulch; and

WHEREAS, the Council referred the question of the proposed land swap to City electors at a special City election called for and held on November 5, 2024, in coordination with the general election held on such date; and

WHEREAS, City electors approved the proposed land swap by the certified result of 546 votes in favor and 299 votes against; and

WHEREAS, the Council now wishes to implement the approval given by City electors to convey parcels 2, 4 and 6 to Young Ranch, LLC, and to accept the conveyance of parcels 1, 3, 5 and 7 from various entities owned by Mr. Young to the City, all as identified in the Idaho Springs Mountain Park / Young Ranch Land Swap 2024 Plat distributed to City voters with the November 5, 2024 ballot question; and

WHEREAS, the Council hereby approves the quit claim deed conveying said City-owned parcels, as further set forth herein.

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

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

Section 2. Subject to Section 3 hereof, the City Council hereby approves the execution and recordation of the Quit Claim Deed attached hereto and incorporated herein by this reference, to convey Parcels 2, 4 and 6 of the Idaho Springs Mountain Park / Young Ranch Land Swap 2024 Plat from the City to Young Ranch, LLC (the “Deed”). The Mayor and the City

Clerk are authorized to execute and deliver the Deed and any other documents reasonably necessary or convenient to effectuate the intent of the Deed, in accordance with the terms of this Ordinance.

Section 3. The approval granted under Section 2 above is contingent upon the City's receipt of executed General Warranty Deed(s) from Mr. Young, on behalf of the applicable ownership entities, to convey Parcels 1, 3, 5 and 7 of the Idaho Springs Mountain Park / Young Ranch Land Swap 2024 Plat from their respective ownership entities to the City.

Section 4. 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 14th day of April, 2025.

Chuck Harmon, Mayor

ATTESTED AND CERTIFIED:

Diane Breece, City Clerk

PASSED, ADOPTED AND APPROVED, after publication at a Regular Meeting of the City Council of the City of Idaho Springs, Colorado, held on the 12th day of May, 2025.

Chuck Harmon, Mayor

ATTESTED AND CERTIFIED:

Diane Breece, City Clerk

ATTACH – QUIT CLAIM DEED
CITY PROPERTY TO YOUNG RANCH, LLC

QUITCLAIM DEED

THIS QUITCLAIM DEED is made this ____ day of April, 2025, between THE CITY OF IDAHO SPRINGS, COLORADO, a statutory city and municipal corporation duly organized and validly existing under the laws of the State of Colorado ("Grantor") and YOUNG RANCH, LLC, a Colorado limited liability company ("Grantee"). Collectively, Grantor and Grantee may be referred to as the "Parties."

WITNESS, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold and QUITCLAIMED, and by these presents does remise, release, sell and QUITCLAIM, unto the Grantee and its assigns forever, all the right, title, interest, claim and demand which the Grantor has in and to the real property, together with improvements, if any, situate, lying and being in the County of Clear Creek and State of Colorado, more particularly described in **Exhibit A**, attached hereto and fully incorporated herein by this reference (the "Property").

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, all the estate, right, title, interest and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee and its assigns forever.

IN WITNESS WHEREOF, the Grantor has hereto executed this Deed as of the day first above written.

GRANTOR:

Chuck Harmon, Mayor

ATTEST:

Diane Breece, City Clerk

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

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by Chuck Harmon, as Mayor, and Diane Breece, as City Clerk, of the City of Idaho Springs, Colorado.

(SEAL)

Notary Public

EXHIBIT A

LEGAL DESCRIPTION

A parcel of land located in Section 29, Section 30, Section 31, and the North 1/2 of Section 32, Township 3 South, Range 72 West of the 6th PM, Clear Creek County, Colorado, and being more particularly described as follows:

Commencing at the East 1/4 corner of Section 25, T3S, R73W, being a found BLM Brass Cap from whence the Southwest corner of Section 30, T3S, R72W being a found BLM Brass Cap, bears S 0°28'16" E, a distance of 2,419.64 feet, said line forming the Basis of Bearing for this description; thence S 0°28'16" E a distance of 1035.98 feet along the westerly line of the southwest 1/4 of said Section 30 to the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of said Section 30, being the Point of Beginning.

Thence North 86° 34' 46" East along the northerly line of said Southwest 1/4 of the Southwest 1/4 a distance of 1903.24 feet to the Northeast corner of said Southwest 1/4 of the Southwest 1/4;

Thence North 00° 19' 55" East along the westerly line of the Northeast 1/4 of said Southwest 1/4 of Section 30 a distance of 207.00 feet to a point on the northerly line of Clear Creek County;

Thence along said northerly line the following fifteen (15) courses:

1. South 69° 16' 24" East a distance of 55.15 feet;
 2. North 84° 23' 07" East a distance of 207.43 feet;
 3. North 80° 35' 07" East a distance of 343.49 feet;
 4. North 44° 24' 07" East a distance of 624.51 feet;
 5. North 75° 47' 07" East a distance of 227.84 feet;
 6. North 87° 52' 07" East a distance of 191.08 feet;
 7. South 86° 34' 53" East a distance of 416.48 feet;
 8. North 63° 13' 07" East a distance of 739.53 feet;
 9. North 79° 22' 07" East a distance of 164.18 feet;
 10. South 82° 58' 53" East a distance of 380.49 feet;
 11. South 67° 42' 53" East a distance of 200.61 feet;
 12. South 80° 52' 53" East a distance of 201.15 feet;
 13. South 84° 22' 53" East a distance of 106.65 feet;
 14. North 84° 46' 07" East a distance of 175.16 feet;
 15. North 87° 27' 07" East a distance of 158.48 feet to a point on the westerly line of said Section 29;
- Thence South 00° 26' 29" East along said westerly line a distance of 317.48 feet on the northeasterly line of Parcel 2-CC Revised December 2023;

Thence along said Parcel the following five (5) courses:

1. South 41° 16' 40" East a distance of 1973.83 feet to a point on the easterly line of the Southwest 1/4 of the Southwest 1/4 of said Section 29;
2. South 00° 07' 16" East along said easterly line a distance of 281.66 feet to the Southwest corner of the Southeast 1/4 of the Southwest quarter of said Section 29;
3. North 88° 20' 19" East along the southerly line of said Southeast 1/4 of the Southwest 1/4 of Section 29 a distance of 1305.61 feet to the South 1/4 corner of said Section 29;
4. North 89° 00' 34" East along the southerly line of said Section 29 a distance of 2069.05 feet;
5. South 00° 24' 46" East a distance of 959.17 feet to a point on the northerly line of the Central City Parkway Right-of-Way;

Thence along said Right-of-Way line the following sixteen (16) courses:

1. South 88° 52' 00" West a distance of 70.00 feet;
2. North 85° 00' 15" West a distance of 63.23 feet;

3. North 66° 35' 27" West a distance of 51.48 feet;
4. North 74° 38' 28" West a distance of 96.74 feet;
5. North 61° 00' 52" West a distance of 237.51 feet to a point of non-tangent curvature;
6. 548.52 feet along the arc of a curve concave to the southeast, with a radius of 463.89 feet, a central angle of 67° 44' 53", and whose chord bears South 79° 17' 38" West, a distance of 517.12 feet to a point;
7. South 45° 25' 11" West a distance of 238.36 feet;
8. South 51° 55' 02" West a distance of 413.70 feet;
9. South 39° 56' 28" West a distance of 100.16 feet;
10. South 78° 57' 45" West a distance of 68.25 feet;
11. South 87° 04' 59" West a distance of 124.54 feet;
12. North 86° 23' 22" West a distance of 129.94 feet;
13. North 40° 02' 20" West a distance of 39.02 feet;
14. North 78° 51' 14" West a distance of 143.88 feet;
15. North 72° 07' 31" West a distance of 107.24 feet to a point of non-tangent curvature;
16. 389.06 feet along the arc of a curve concave to the south, with a radius of 425.00 feet, a central angle of 52° 27' 00", and whose chord bears South 88° 27' 54" West, a distance of 375.61 feet to a point on the southerly line of the Northeast 1/4 of the Northwest 1/4 of said Section 32 and a point of compound curvature and a point on Parcel 4-CC Revised 2023;

Thence along said Parcel 4-CC and the Central City Parkway Right-of-Way the following seven (7) courses:

1. 906.05 feet along the arc of a curve concave to the east with a radius of 425.00 feet, a central angle of 122°08'53", and whose chord bears S 02°11'16" East a distance of 743.96 feet;
2. South 73°50'56" East a distance of 337.75 feet;
3. South 80°55'50" East a distance of 379.52 feet;
4. South 86°00'00" East a distance of 536.88 feet;
5. South 83°24'32" East a distance of 655.70 feet;
6. South 12°59'15" West a distance of 78.56 feet to a point of non-tangent curvature;
7. 146.59 feet along the arc of a curve concave to the southeast, with a radius of 809.17 feet, a central angle of 10°22'46", and whose chord bears South 67°18'20" West a distance of 146.39 feet to the most northerly corner of a parcel of land described in Reception Number 310745 of the Official Records of the County of Clear Creek, Colorado;

Thence along the northwesterly line of said parcel the following three (3) courses:

1. South 78°59'24" West a distance of 112.89 feet;
2. 75.81 feet along the arc of a curve concave to the southeast, with a radius of 100.00 feet, a central angle of 43°26'15", and whose chord bears South 57°16'20" West a distance of 74.01 feet;
3. South 35°33'16" West a distance of 31.91 feet to a point on the east-west centerline of said Section 32;

Thence South 88°34'56" West along said east-west centerline of Section 32 a distance of 1050.74 feet to the Center 1/4 corner of said Section 32;

Thence South 88°32'53" West continuing along said east-west centerline a distance of 2536.39 feet to the East 1/4 corner of said Section 31;

Thence South 88°05'43" West a distance of 2594.71 feet along the east-west centerline of said Section 31 to the Center 1/4 corner of said Section 31;

Thence South 88°03'12" West along the east-west centerline of said Section a distance of 59.40 feet;

Thence South 01°51'12" East a distance of 280.15 feet to a point of the north Right-of-Way line of Interstate Highway No. 70;

Thence along said north right-of-way line the following four (4) courses:

1. South 73°33'32" West a distance of 51.24 feet;
2. South 51°27'32" West a distance of 181.94 feet;
3. South 58°36'32" West a distance of 429.28 feet;

4. South 64°19'02" West a distance of 148.06 feet to the easternmost corner of the First Amended Plat of Big Horn Community Filing No. 3, a subdivision recorded at Reception Number 111795 of the Official Records of the County of Clear Creek, Colorado;

Thence along the boundary of said subdivision the following five (5) courses:

1. North 81°56'19" West a distance of 171.76 feet;
2. South 77° 56' 41" West a distance of 593.00 feet;
3. South 72° 02' 40" West a distance of 350.17 feet;
4. South 07° 30' 34" East a distance of 90.00 feet;
5. South 81° 24' 37" West a distance of 360.55 feet to the northeast corner of Parcel 7 (land swap);

Thence along the northerly lines of said Parcel 7 the following two (2) courses:

1. South 84° 49' 39" West a distance of 200.93 feet;
2. South 57° 26' 32" West a distance of 55.15 feet to the northeast corner of Parcel 6 (land swap);

Thence along the southerly lines of said Parcel 6 the following two (2) courses:

1. South 77° 39' 03" West a distance of 46.02 feet;
2. South 86° 03' 14" West a distance of 104.31 feet to a point on the northerly right-of-way line of Riverside Drive as shown on said First Amended Plat of Big Horn Community Filing No. 3;

Thence South 81° 24' 41" West along said northerly right-of-way line a distance of 33.72 feet to a point of curvature to a point on the northerly line of Big Horn Community Filing No. 1, a subdivision recorded at Reception Number 63244 of the official records of the County of Clear Creek, Colorado;

Thence 42.60 feet along said northerly line and the arc of a curve to the concave to the southeast, with a radius of 235.78 feet, a central angle of 10° 21' 08", and whose chord bears South 76° 14' 05" West, a distance of 42.54 feet to a point on the southerly line of Parcel 5 (land swap);

Thence along the southerly and easterly lines of said Parcel 5 the following eleven (11) courses:

1. North 52° 13' 24" East a distance of 132.96 feet;
2. North 15° 52' 45" West a distance of 160.04 feet;
3. North 58° 56' 00" West a distance of 394.73 feet;
4. North 37° 21' 31" West a distance of 162.05 feet;
5. North 03° 48' 45" West a distance of 192.34 feet;
6. North 20° 30' 08" East a distance of 339.86 feet;
7. North 28° 29' 41" West a distance of 358.72 feet;
8. North 21° 58' 02" West a distance of 123.30 feet;
9. North 21° 00' 30" West a distance of 284.99 feet;
10. North 16° 06' 26" West a distance of 138.37 feet;
11. North 38° 26' 47" West a distance of 167.45 feet to the southerly corner of Parcel 4 (land swap);

Thence along the westerly lines of said Parcel 4 the following thirteen (13) courses:

1. North 30° 23' 37" West a distance of 220.52 feet;
2. North 45° 46' 25" West a distance of 335.66 feet;
3. North 52° 12' 21" West a distance of 279.66 feet;
4. North 00° 38' 13" East a distance of 123.84 feet;
5. North 21° 29' 25" East a distance of 211.37 feet;
6. North 39° 57' 41" East a distance of 592.40 feet;
7. North 00° 50' 40" West a distance of 139.84 feet;
8. North 33° 50' 05" West a distance of 180.17 feet;
9. North 11° 22' 42" West a distance of 229.86 feet;
10. North 05° 16' 52" West a distance of 344.99 feet;
11. South 84° 55' 12" East a distance of 180.00 feet;
12. South 05° 33' 00" East a distance of 78.12 feet;

13. North 57° 58' 00" East a distance of 157.66 feet to a point on the westerly line of said Southwest 1/4 of the Southwest 1/4 of Section 30;
Thence North 00° 28' 16" West along said westerly line a distance of 524.14 feet to the Point of Beginning, containing 859.27 acres, more or less.

Office of the City Administrator

To: Mayor and City Council
From: Andrew Marsh
Date: May 12, 2025
Subject: City Administrator Update

Requests for Action:

- None

Updates:

- Maria and I attended the Colorado City County Managers Association Annual Conference in Glenwood Springs April 23-25.
- Nate and I attended on April 28 and May 5 the weekly progress meetings for the design of the police station project.
- Paul and I attended on April 29 a site visit with JVA Engineering regarding the retaining walls in the 1400-1500 blocks of Wall Street.
- The Mayor and staff attended on April 29 a bi-weekly progress meeting with HDR Engineering for the design of the Mobility Hub.
- Staff and I attended on April 30 the punch list walk-through for the Powder House Restoration project.
- The Mayor and I participated on April 30 in a Community Stakeholder Interview with the Henderson Mine.
- Staff and I attended on April 30 the Community Meeting regarding the Comprehensive Plan Update.
- Staff and I attended on May 1 the bi-weekly meeting regarding Shelly-Quinn Park Improvements.
- The Mayor and staff attended on May 1 a meeting with a developer about a proposed Bellevue Mountain project and annexation.
- The Mayor attended on May 2 the groundbreaking for the skatepark project at Shelly-Quinn Park.
- The Mayor and staff attended on May 6 a site visit with HDR Engineering and Tommyknocker Brewery and Pub regarding the Mobility Hub project.
- The Mayor and staff attended on May 6 a site visit with Four Points Funding and residents regarding sewer main improvements in the 1000 block of Idaho Street.
- Attended on May 7 an I-70 Coalition Board meeting.
- The Mayor, Guy and I met on May 7 regarding negotiations for the new parking management agreement.

Upcoming Events:

- The annual Lyle Wohlers Law Enforcement Awards Ceremony will be held on Tuesday, May 13 from 4:00 to 6:00 p.m. at Clear Creek Middle & High School.
- The City Council Retreat will be held on Friday, May 16 from 9:00 a.m. to 3:30 p.m. at Tommyknocker Brewery and Pub.

- The Historical Society of Idaho Springs Gala will be held on Friday, May 16 from 5:30 to 11:00 p.m. at Blackstone Rivers Ranch.
- The annual City Cleanup Day will be held on Saturday, May 17 from 9:00 to 1:00 p.m. at the former Citywide Bank building and future police station.
- The annual Idaho Springs Cemetery Cleanup will be held on Wednesday, May 21 from 9:00 a.m. to noon.
- The Clear Creek High School senior graduation parade will be held on Thursday, May 22 at 4:00 p.m. on downtown Miner Street.
- The annual joint meeting with the Clear Creek Fire Authority board of directors and elected officials will be held on Thursday, May 22 from 6:00 to 8:00 p.m. at City Hall.
- City offices will be closed on Monday, May 26 in observance of Memorial Day. The regular City Council meeting will instead be held on Tuesday, May 27.

TO: City Council
CC: City Administrator Andrew Marsh
FROM: Guy Patterson | Assistant City Administrator
DATE: 5/12/2025
SUBJECT: Assistant City Administrator Report
ATTACHMENTS: None



REQUEST FOR ACTION

None

Most of the work of this office since the last update has been on-going projects. However, there were two issues of note:

Planning Grant Reimbursement:

The City has received its first reimbursement of \$36,963.50 from the Federal Government for the RAISE planning grant. There has been concern that due to the changes at the federal level, grant reimbursements may be delayed or discontinued. In response, City staff worked with HDR Engineering to develop contingency schedules to accommodate slower processing. However, it appears that reimbursements will be fulfilled in a timely manner and therefore the project planning can move full-speed ahead.

City Newsletter:

Beginning June 1, the City will begin publishing an online community newsletter. The goal is to publish every other month. The newsletter will include information about the happenings of the City (rate changes, special projects, meeting schedules, etc). Also, the City has reached out to local non-profits and organizations offering to publish information about their news or events. Organizations can reach out to Mauria Lubinski for more information. If you have suggestions, please let me know!



City of Idaho Springs

1711 Miner Street

P.O. Box 907

Idaho Springs, CO, 80452-0907

303.567.4421 | (f) 303.567-4955

www.idahospringsco.com

Community Development Planner Communication

Meeting Date: May 7, 2025
To: City Council Members
From: Dylan Graves, Community Development Planner
RE: Community Development Report
Action Requested: None

Comprehensive Plan Updates:

- The Comprehensive Plan kick-off meeting was April 30 at 6:00 P.M. at City Hall. We had approximately 15 attendees, not including people related to the city (staff, council members, etc.). I thought that this was a positive meeting as we received a lot of feedback from those who did attend and had some good conversations about how to get involved in the process and what attendees want to see going forward. Another positive aspect was that most of the people who did attend were new to me and were not the normal people who tend to attend public meetings. My hope is that we will continue to get engagement from a wide variety of community members as we host future events.
- I am hosting coffee chats at City Hall over the next month and a half to talk about a variety of topics. These are drop-in sessions where people can come in and talk about the week's topic or anything else they want to discuss with the city planner. The first session was this past Wednesday, May 7th, and was poorly attended, though the weather was likely a mitigating factor. I am happy to meet at any time with people who want to talk about the comprehensive plan, not just on Wednesday mornings, so I am encouraging people to call/email to set up a time that works for them, too. See flyer attached.
- The next meetings are tentatively scheduled for early June and will be small group/round-table discussions. I will publish a meeting schedule in the near future.
- The comprehensive plan survey is active and available at this link: <https://www.surveymonkey.com/r/PLN4GLD>. I have 23 responses so far, which is a good start. This will be open for at least another month to get feedback, and I will continue to promote it at events and on social media. If you have not filled out the survey, it is a good way to provide feedback!

In addition to the Comprehensive Plan, I continue to work on projects with the Planning Commission, including an update on ADU regulations and on fast-track approvals for affordable housing projects, both of which are required to comply with state requirements. I am also working on several historic preservation related topics, including clarifications to the two-block architectural and design buffer around the historic district to ensure that developments in close proximity to the district consider the community's historic character and do not take away from the historic district. This is likely to go to an HPRC meeting in the near future before making it to PC and then Council.

There are several projects working their way through the land use processes at the moment, including several FDPs, the I-70 Central Section 1041 application (scheduled for May 27th as a public hearing), a potential annexation and zoning, and other small projects (zoning permit applications and similar).



Office of the Deputy City Clerk

To: Mayor and City Council
From: Wonder Martell, Deputy City Clerk
Date: May 12, 2025
Subject: Staff Report Regular Meeting

- ✓ Happy Mother's Day!
- ✓ Sales Tax Report
- ✓ Building Permit Report
- ✓ City Hall Processed 1,192 incoming phone calls during the 22 working days in April.
- ✓ Because of the KOA water station in Central City shutting down, we have issued 25 pre-paid hauled water permits and 3 credit hauled water permits during the month of April. The City has 150 total licenses available and 139 of them have been issued. The average number of hauled water permits the city issues per year is 4.
- ✓ City Council Retreat at Tommyknocker Brewery Friday May 16th 9 am to 3 pm.
- ✓ Historic Society Gala at Blackstone Rivers Ranch Friday May 16th.
- ✓ The Clear Creek High School is having their parade down Miner Street on Thursday May 22nd. The parade will begin around the recreation center and head East down Miner Street to 17th Avenue. The parade activities will begin set up at around 4:30 pm.
- ✓ The Clear Creek Burro Races Event is Sunday May 25th in Idaho Springs. This event begins at 16th Avenue and Miner Street and the burros will make their way to Oh My Gawd Road. The race will end at the Idaho Springs Elks Club to continue the celebration.
- ✓ City Hall will be closed on Monday May 26th for Memorial Day. Next work session/meeting for City Council will be held Tuesday May 27th.

Permits Details

Permit Acceptance Date: 04-01-2025 - 04-30-2025

Application Date	Property Address	Permit Number	Contractor	Category	Permit Issued Date	Permit Closed Date	Review Received Date	Review Completed Date	Due Date	Permit Status	Submittal Status	Plan Review Status	Submittal Name	Disciplines	Plans Examiner	Submittal #	Days In Review	SB Review	Valuation	Fees Assessed	Fees Paid
	Permit Type Permit Status		Carport, Patio Cover In Progress																		
04/03/2025	704 Virginia Street, Idaho Springs	25IDSP-00035		Residential Alteration	04/07/2025		04/14/2025	04/18/2025	04/21/2025	In Progress	Delivered	Approved with Comments	Safebuilt Plan Review - Revision	Building, Structural	Pamela Bland	1	4	No	\$3,000.00	\$296.22	\$296.22
Count: 1																					
Count: 1																					Total: \$3,000.00
	Permit Type Permit Status		Deck In Progress																		Total: \$3,000.00
04/02/2025	1334 Virginia Street, Idaho Springs	25IDSP-00034		Residential Alteration			04/21/2025	04/23/2025	04/28/2025	In Progress	Delivered	Resubmittal Required	Safebuilt Plan Review #2	Building, Structural	Pamela Bland	2	2	No	\$5,000.00	\$277.04	\$277.04
Count: 1																					Total: \$5,000.00
Count: 1																					Total: \$5,000.00
	Permit Type Permit Status		Foundation Only In Progress																		
04/02/2025	101 East Idaho Springs Road Recreation Complex - Stage, Idaho Springs	25IDSP-00033	Ojo Construction Inc	Residential New			05/06/2025		05/13/2025	In Progress	Not Started	Not Started	Safebuilt Plan Review #3	Building, Structural	Laura Lynn Arteaga	3	1	No	\$8,772.10	\$303.68	\$303.68
Count: 1																					Total: \$8,772.10
Count: 1																					Total: \$8,772.10
	Permit Type Permit Status		Life Safety Inspection In Progress																		
04/04/2025	1528 Wall Street, Idaho Springs	25IDSP-00036		One Stop	04/04/2025					In Progress								No	\$75.00	\$75.00	\$75.00
Count: 1																					Total: \$75.00
Count: 1																					Total: \$75.00
	Permit Type Permit Status		Residential Remodel In Progress																		
04/22/2025	2051 Miner Street, Idaho Springs	25IDSP-00038	Mill Creek Builders	Residential Alteration	04/29/2025		04/24/2025	04/29/2025	05/01/2025	In Progress	Delivered	Approved with Comments	Safebuilt Plan Review	Building, Electrical, Mechanical, Plumbing, Structural	Pamela Bland	1	3	No	\$26,000.00	\$1,348.57	\$1,348.57
Count: 1																					Total: \$26,000.00
Count: 1																					Total: \$26,000.00
	Permit Type Permit Status		Residential Roof - Other In Progress																		
04/16/2025	533 Pines Slope Road, Idaho Springs	25IDSP-00037	Kape Roofing & Exteriors	Residential One Stop	04/16/2025					In Progress								No	\$63,000.00	\$1,045.00	\$1,045.00
Count: 1																					Total: \$63,000.00
Count: 1																					Total: \$63,000.00
																					Valuation Total: \$105,847.10
																					Total Permits: 6

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	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	-2.39%	-2.39%	357,076.65	365,835.89
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	4.12%	0.79%	720,540.84	714,908.41
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	-0.40%	0.36%	1,121,278.72	1,117,268.91
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		-100.00%	-21.47%	1,121,278.72	1,427,796.62
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		-100.00%	-36.80%	1,121,278.72	1,774,270.38
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		-100.00%	-50.08%	1,121,278.72	2,245,935.38
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		-100.00%	-59.89%	1,121,278.72	2,795,806.57
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		-100.00%	-65.74%	1,121,278.72	3,272,832.98
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		-100.00%	-69.74%	1,121,278.72	3,705,772.97
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		-100.00%	-69.74%	1,121,278.72	3,705,772.97
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		-100.00%	-72.06%	1,121,278.72	4,013,608.25
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		-100.00%	-74.64%	1,121,278.72	4,421,873.97
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	\$1,121,278.72				
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!				



City of Idaho Springs Water Quality
1711 Miner Street
P.O. Box 907
Idaho Springs, CO 80452-0907
Telephone (303) 567-2400
FAX (303) 567-0124

TO: MAYOR and COUNCIL
FROM: Edward Sigward
DATE: 5/12/2025
Re. STAFF REPORT WATER FACILITIES DEPARTMENT

WASTEWATER

	BOD	TSS	NH4	PO4	TIN
Goal	10	10	3	1	10
Current	ND	ND	0.11	0.22	7.1

- Fuel tank leak on Generator. In process of ordering replacement fuel tank
- Continued Tuning Reactor#1 for spring summer operation.
- Reactor #2 repair - Continued transfer and process solids.
- DMR complete

WATER

Disinfectant Byproducts	TOC	COAGULANT dose	TOC removal	CL2 dose Actual	HAAS Annual average	TTHM Annual average
Goal	<2		25%	system residual (1.01)	<60	<80
Current	2.21	13	45%%	Demand 1.8	33.1	32.6

- Mattie Dam inspection reviled leak between Dam and Intake. JVA, Dietzler, Aecom input. Plan is to monitor Dam for signs of erosion. No unusual erosion was found at this time.
- Monthly reports complete MOR, Reservoir accounting
- Consumer Confidence report complete.

Public works

- Move to New Shop
- Library radiant heater leak
- Downtown closure complete
- Plan for Idaho Street diagonal
- Snow removal

Streets

- Cat Loader repair scheduled Monday
- Skid sweeper parts arrived
- Street sweeper repair scheduled Monday
- New parking stipes downtown/ start plan for East End and parking areas

Parks

- Sprinkler repair/ startup
- Citizens Park bathroom freeze repair
- Powder house mortar repair
- Streetlight checks

Distribution/ Collection

- Started Service line material survey
- Virginia street water service line tie ins