



City Council Regular Meeting Agenda

Monday, July 14, 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 & Packet (5:30 P.M.)**
 - a. Building Department Services Agreement
 - b. Parking Plan Update
 - c. Public Works Department Update
 - d. Strategic Planning Retreat Executive Report
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 June 23rd, 2025
8. **Approval of Bills**
 - a. Motion to approve bills 7/1/2025 to 7/15/2025
9. **Public Comment**
 - a. Karen Tierney - Handicap Parking Space
 - b. Heather Campbell - Commercial Parking Lot
 - c. Kevin Donahue - 4 Way Stop at Riverside Drive and Colorado Blvd intersection.
10. **Unscheduled Public Comment**
11. **Liquor Licensing Authority**
12. **Finance Officer**

13. Resolutions

- a. Motion to approve Resolution #20, Series 2025 A Resolution Approving a Utility Easement Agreement Between the City of Idaho Springs and Public Service Company of Colorado (PSCO) Near the Northwest Corner of the Virginia Canyon Mountain Park (VCMP) Parcel.
- b. Motion to approve Resolution #21, Series 2025 A Resolution of Intent to Conduct the 2025 Regular City Election as an Election Coordinated by the Clear Creek County Clerk and Recorder.

14. Ordinance First Reading

- a. Motion to Approve Ordinance #14, Series 2025, an Ordinance Accepting and Recognizing the Alignment of a Portion of Virginia Canyon Road

15. Ordinance Second Reading

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 one request for action. Move to approve Agreement for Services with SafeBuilt Colorado, LLC for the provision of City Building Services.
- b. Community Development Planner - Staff report submitted with one request for action. Move to approve three conditional letters of support for potential future affordable housing between 30% and 80% of Area Median Income at 1300 Colorado Boulevard.
- c. Deputy City Clerk – Staff report submitted with no requests for action.

19. Police Department

- a. Staff Report 07.14.25

20. Public Works Department

21. Water Facilities Department

- a. Staff Report with no request for action

22. Committee Reports

23. City Clerk/Treasurer

24. Mayor/Council

- a. Appointment of David F. Grimm to Historic Preservation Review Commission

as an Alternate Member

25. 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.

EXHIBIT A-LIST OF SERVICES

1. LIST OF SERVICES

BUILDING OFFICIAL

- ✓ Be a resource for Consultant team members, Municipal staff, and applicants
- ✓ Provide consultations on permitted projects
- ✓ Help guide citizens through the complexities of the codes
- ✓ Monitor changes to the codes including state or local requirements and determine how they may impact projects in the area
- ✓ Oversee our quality assurance program and will make sure that we are meeting our agreed upon performance measurements and your expectations
- ✓ Manage and help administer the department and report to the Municipalities designated official
- ✓ Provide training for our inspectors on Municipality adopted codes and local amendments as needed
- ✓ Make recommendations regarding building code and local amendment adoption
- ✓ Coordinate with other Municipal departments
- ✓ Attend staff and council meetings as required and agreed upon
- ✓ Responsible for reporting to the City of Idaho Springs
- ✓ Responsible for client and applicant satisfaction
- ✓ Work with staff to establish and/or refine building department processes
- ✓ Provide Building Code interpretations for final approval
- ✓ Be the main point of contact from Consultant for the Municipality
- ✓ Remote Video Inspection (RVI) is available for emergency, on-demand and consultation inspections

BUILDING, PLUMBING, MECHANICAL, AND ELECTRICAL INSPECTION SERVICES

Our inspection staff recognize that an educational, informative approach is the most effective way to improve the customer's experience. They will also be a resource to other departments to provide feedback on important community highlighted issues.

- ✓ Homeowners may call the morning of their inspection after 8:30 am to receive the Inspector's two-hour routing schedule. The number to call will be available on the permit.
- ✓ Perform consistent code compliant inspections to determine that construction complies with approved plans and/or applicable codes and ordinances
- ✓ Enter results of inspections into permitting system, Community Core
- ✓ Meet or exceed agreed upon performance metrics regarding inspections
- ✓ Provide onsite inspection consultations to citizens and contractors while performing inspections
- ✓ Identify and document any areas of non-compliance and suggest alternate means
- ✓ leave a copy of the inspection ticket
- ✓ Discuss inspection results with site personnel
- ✓ Issue stop-work notices for non-conforming activities - as needed
- ✓ Remote Video Inspection (RVI) is available for emergency, on-demand and consultation inspections

PROFESSIONAL PLAN REVIEW SERVICES

Perform plan review on building projects in the Municipality. These include single-family residential construction; basement finish projects; pools; new commercial buildings; tenant improvements in existing commercial buildings; decks, porches, carports and garages; pole barns and agriculture buildings; and

existing home upgrades and remodels.

- ✓ Provide plan review services electronically or in the traditional paper format
- ✓ Review all plans, ensuring they meet the adopted building codes and local amendments
- ✓ Be a resource to applicants on submittal requirements and be available throughout the process
- ✓ Work with other departments on the concurrent review process
- ✓ Be available for pre-submittal meetings as warranted
- ✓ Be a resource for team members and provide support to field inspectors as questions arise in the field
- ✓ Determine type of construction, use, and occupancy classification and determine plans comply with applicable codes and ordinances using ICC approved plans examiner
- ✓ Coordinate plan review tracking, reporting, and interaction with applicable departments
- ✓ Provide feedback to keep plan review process on schedule
- ✓ Interpret legal requirements and recommend compliance procedures as well as address any issues by documented comment and correction notices
- ✓ Return a set of finalized plans and all supporting documentation
- ✓ Provide ongoing support including review of all plans/plan revisions and be available to the applicant after the review is complete

EMERGENCY RESPONSE SERVICES

- ✓ In cases of natural disaster, Consultant will provide emergency disaster response. This response will consist of a rapid assessment of the structural integrity of damaged buildings using appropriate forms. The purpose of these evaluations is to determine whether damaged or potentially damaged buildings are safe for use, or if entry should be restricted or prohibited. Consultant will post the structure with the appropriate placard and coordinate any disaster or emergency response with the appropriate local, state or federal agency. Consultant will track all hours and expenses for reimbursement from federal agencies if appropriate.

REPORTING SERVICES

- ✓ We will work to develop a reporting schedule and format that meets your needs. We can provide monthly, quarterly, and annual reports summarizing activity levels; adherence to our performance metrics; and other items that are of special interest to you. These activities are available in the company's provided software, Community Core.

2. MUNICIPAL OBLIGATIONS

- ✓ All fees will be collected by the Municipality

3. TIME OF PERFORMANCE

- ✓ Consultant will perform Services commencing upon execution of the agreement. All Services will be performed during normal business hours, excluding Municipal holidays).

Deliverables			
INSPECTION SCHEDULE	Perform inspections scheduled prior to 4:00 P.M. the previous day will be performed Monday - Friday.		
MOBILE RESULTING	Provide our Inspectors with field devices to enter results immediately		
PRE-SUBMITTAL MEETINGS	Provide pre-submittal meetings to applicants		
PLAN REVIEW TURNAROUND TIMES	Provide comments within the following timeframes:		
	<u>Project Type:</u>	First Comments	Second Comments
	✓ Single-family within	5 business days	5 business days or less
	✓ Multi-family within	10 business days	5 business days or less
	✓ Small commercial within (under \$2M in valuation)	10 business days	5 business days or less
	✓ large commercial within	20 business days	10 business days or less
APPLICANT SATISFACTION	Put a survey in place that allows applicants to provide feedback on their experience throughout the process		

EXHIBIT B - FEE SCHEDULE FOR SERVICES

1. FEE STRUCTURE

Consultant fees for Services provided pursuant to this Agreement will be as follows:

Service Fee Schedule:	
Building Permit Fee	80% of fee collected by Municipality
Electrical Fee	80% of fee collected by Municipality
Plan Review Fee	80% of fee collected by Municipality
"Single Stop" Inspection Fee	80% of fee collected by Municipality
Structural Engineering Plan Review	\$150.00 per hour- with prior approval from both Parties
*Testimony & Investigation Fee	\$100.00 per hour- two(2) hour minimum
Disaster & Emergency Response Services	No Charge
Rates are all inclusive - no separate billing for mileage, vehicle expenses or material will be sent.	

2. INVOICE & PAYMENT STRUCTURE

Consultant will invoice the Municipality on a monthly basis and provide all supporting documentation. All payments are due to Consultant within 30 days of invoice date. The Municipality may request additional information before accepting the invoice. When additional information is requested, the Municipality will identify specific disputed item(s) and give specific reasons for any request. If additional information is requested, Municipality will submit payment within thirty {30} days of resolution of the dispute.

CITY OF IDAHO SPRINGS, COLORADO
PARKING PLAN
(Effective 6-24-2024)

This Parking Plan governs the parking of vehicles within the City of Idaho Springs, Colorado. Parking in violation of this Plan is unlawful as provided by Section 21-4 of the Idaho Springs Municipal Code.

Section 1. Parking motor vehicle on private ground. No person shall park or stand a motor vehicle or other personal property on premises of another or in the lawful possession of another without the permission of the owner or person in possession thereof. Any vehicles parked in excess of 72 hours may be deemed abandoned.

Section 2. Parking lot use. No person shall perform maintenance work on vehicles or otherwise use the city parking lots for any other purpose than parking vehicles or repairing temporarily disabled vehicles, unless approved by the City Council.

Section 3. Stopping, standing, or parking in alleys.

No person shall stop, stand or park a vehicle within an alley in a business district, except for the expeditious loading or unloading of materials; and no person shall stop, stand or park a vehicle in any other alley in such a manner or under such conditions as to leave available less than ten (10) feet of the roadway for the free movement of vehicular traffic.

No person shall stop, stand, or park a vehicle within an alley in such a position as to block the driveway or entrance to any abutting property.

Section 4. City parking lot hours. Except as otherwise provided herein, no person shall park any vehicle for more than twelve (12) consecutive hours in any City Parking Lot unless otherwise designated by official signs. Vehicles registered with residential parking permits and vehicles owned by and registered to political subdivisions of the state of Colorado, including their departments, agencies, etc., are excepted from this time limitation. For the purposes of this Parking Plan, the Parking Lots in the following locations shall be deemed to be “City Parking Lots”:

- a. The North side of Water Street between 14th and 17th ~~Avenues~~
- b. On the Southwest corner of 16th Avenue and Colorado Blvd.
- c. On the North side of Riverside Drive, the posted areas in the 3200 and 3300 blocks
- d. The South side of Idaho Street between 12th Avenue and 13th Avenue
- e. The east side of Highway 103 across from Carlson Elementary School
- d.f. The north side of Colorado Boulevard in the 1800 block

Section 5. Handicap parking.

Notice of handicap parking spaces shall be given by posting a single approved sign giving notice of the applicable restrictions, and any time or other limitations thereon, at the front of the space or on a wall or fence beside the space. When possible, the curb in the handicap parking space shall be painted blue.

To be legally parked in a handicap parking space, a vehicle must display an approved appropriate hang tag or license plate.

Permanent handicapped parking spaces shall be provided as follows:

- a. There shall be the following number of handicap parking spaces in the following city parking lots:
 - i. One (1) space in the lot located at 13th Avenue and Idaho Street; and
 - ii. Two (2) spaces in the lot bordered by 15th and 17th Avenues, Water Street and the area known as the “Walking Mall” behind the buildings on the south side of Miner Street between 15th and 17th Avenues.
- b. There shall be one (1) handicap parking space on the west side of 14th Avenue immediately south of Center Alley, in front of the Library. Handicap parking in this space shall be limited to three (3) hours.
- c. There shall be two (2) handicap parking spaces on the east side of 14th Avenue just north of Miner Street adjacent to the Senior Center between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.
- d. There shall be one (1) handicap parking spaces on the north side of Colorado Boulevard, beginning at a point fifteen (15) feet east of the hydrant at the corner of Colorado Boulevard and 16th Avenue.
- e. There shall be one (1) handicap parking space on the west side of 15th Avenue, beginning at the point thirty-four feet (34') north of the north edge of the sidewalk at the corner of Colorado Boulevard and 15th Avenue.
- f. There shall be one (1) handicap parking space on the east side of 17th Avenue, beginning at the point fifteen (15) feet south of the corner of Miner Street and 17th Ave.
- g. There shall be one (1) handicap parking space in the parking lot for the Visitor and Heritage Center.
- h. There shall be one (1) handicap parking space on the north side of Colorado Boulevard in the parking lot for Courtney-Ryley-Cooper Park.
- i. There shall be one (1) handicap parking space on the south side of the 2800 block of Colorado Boulevard just east of Miner Street.
- j. There shall be one (1) handicap parking space on the north side of the 2900 block of Colorado Boulevard just east of Gilson Street.

The City Council may by resolution designate temporary handicap parking spaces to accommodate persons with disabilities who do not have off-street parking available on their property, or whose off-street parking does not permit reasonable access for them.

- k. Such designation shall be requested on forms provided by the city.
- l. Such designation shall be for one (1) year from the date of the resolution approving the same and may be extended one (1) year at a time by making renewal application on forms provided by the city.
- m. If the person for whom such designation was approved dies, relocates, recovers, or becomes rehabilitated with regard to such person’s disability, the authority for the designation shall be immediately revoked and the signs removed.

Section 6. Fifteen (15) & Thirty (30) - Minute Parking Spaces
Fifteen (15) – Minute Parking Spaces are hereby established with signage at the following locations:

- Miner Street, north side in front of Library Book Depository
- 14th Avenue, west side, first space south of Miner Street
- 15th Avenue, east side, first space south of Miner Street
- 16th Avenue west side, first space north of Miner Street
- 16th Avenue east side, first space north of Center Alley
- 17th Avenue, west side, first space north of Miner Street
- One space in front of 2736 Colorado Boulevard
- One space in front of 2801 Colorado Boulevard
- One space in front of 2812 Colorado Boulevard
- One space in front of 2818 Coloardo Boulevard

m.

Section 6. Loading zones.

Loading zones are hereby established in the following locations and parking in such locations is prohibited except to load or unload passengers or materials:

<i>Name of street or alley</i>	<i>Portion affected (terminal limits)</i>
15 th Avenue at Miner Street	Southwest corner, as designated by an official sign, from 8:00 a.m. to 5:00 p.m., except Sat., Sun., and Holidays

16 th Avenue at Miner Street	Northeast corner, as designated by an official sign, from 8:00 a.m. to 5:00 p.m., except Sat., Sun., and Holidays
17 th Avenue at Miner Street	Southwest corner, as designated by an official sign, from 8:00 a.m. to 5:00 p.m., except Sat., Sun., and Holidays
14 th Avenue to 15 th Avenue	Northwest corner of 14 th Avenue to private parking lot at northeast corner before 15 th Avenue, on Idaho Street, as designated by an official sign, from 8:00 a.m. to 5:00 p.m., except Sat., Sun., and Holidays.
Idaho Street	Northwest corner of 14 th Avenue to private parking lot at northeast corner before 15 th Avenue, on Idaho Street, as designated by an official sign, from 8:00 a.m. to 5:00 p.m., except Sat., Sun., and Holidays.
City Parking Lots	As designated by official signs.

The City Council may, by resolution, authorize the Public Works Superintendent to designate special parking zones for loading and unloading passengers or materials and to delete such special parking zones by posting or removing appropriate signs.

When official signs are erected giving notice thereof, no person shall park a vehicle for the purpose of loading or unloading materials within the “Downtown Historic District” * except during the following hours:

Loading of Materials Restricted to 5:00 A.M.-10:00 A.M.

*For purposes of this parking restrictions, the Downtown Historic District shall be The Historic Preservation District of the City, as designated and defined by Section 22-3 of the Idaho Springs Municipal Code from time to time.

All of Blocks 7,8,15,16,20,22,25,28 and 33; the West 1 foot of Lot 9, all of Lots 10,11 and 12, Bloc 9; and the South 40 feet of Lots 1 and 2, Block 17; all within the City of Idaho Springs, County of Clear Creek, Colorado.

Section 7. Parking on certain streets. Vehicles may be parked on the east side of 8th Avenue from High Street north to the city limits, facing a southerly direction with the left-hand wheels parallel to and within twelve (12) inches of the left-hand curb or as close as practicable to the right edge of the left-hand shoulder.

Section 8. Stopping, standing, or parking during certain hours on certain streets. When official signs are erected giving notice thereof, no person shall stop, stand, or park a vehicle between the hours specified herein on any day. As defined by the Model Traffic Code currently in force within the City upon any of the streets as follows:

<i>Name of street</i>	<i>Portion affected (terminal limits) Regulations in effect: from – to</i>
Miner Street	From Miner Street Bridge to 13 th Avenue from 3:00 a.m. to 7:00 a.m.
Colorado Boulevard	From 2800-2900 block 3:00 a.m. to 7:00 a.m.
Colorado Boulevard	2000 block in spaces designated for fire department use only

Section 9. Parking prohibited at all times on certain streets. When official signs are erected giving notice thereof, no person shall at any time park a vehicle upon any of the following described streets or parts thereof:

<i>Name of street</i>	<i>Portion affected (terminal limits)</i>
Virginia Street	North side from Canyon Street to west city limits, 19 th Avenue to Canyon Street
Wall Street	South side from 19 th Avenue to 23 rd Avenue South side from 14 th Avenue to 16 th Avenue
Idaho Street	South side from 13 th Avenue to 15 th Avenue
Riverside Drive	Virginia Canyon Flume to 23 rd Avenue south side
Miner Street	South side from Miner Street Bridge East to Miner Street and Colorado Junction at the 2300 Block South side from 3 rd Avenue to 1 st Avenue South side from 8 th Avenue to 10 th Avenue
Canyon Street	North from Virginia Street to city limits, on either side
11 th Avenue	East side of 11 th Avenue from Idaho Street to Miner Street
12 th Avenue	East and west sides of 12 th Avenue from Idaho Street to Miner Street. West side of 12 th Avenue accesses recreation center off-street parking
13 th Avenue	East side of 13 th Avenue, northerly 40 feet from Virginia Street to city limits. Fire lane. East side of 13 th Avenue between Idaho Street and Colorado Boulevard, except for school loading

14 th Avenue	West side of 14 th Avenue from the north boundary of Highway I-70 to the south boundary of Water Street (extended)
15 th Avenue	East side of 15 th Avenue northward from Virginia Street to the city limits. Fire lane.
20 th Avenue	West side of 20 th Avenue from Miner Street to Colorado Boulevard
Idaho Street	Miner Street to 11 th Avenue
Water Street	South side: 14 th Avenue to 15 th Avenue-from the west boundary of 14 th Avenue to a point 80 feet east thereof
High Street	North side of High Street from 8 th Avenue to 9 th Avenue North side of High Street from 8 th Avenue to a point 73 feet west of 8 th Avenue North side and south side of High Street from 7 th Avenue to a point 200 feet east of 7 th Avenue. Fire lane.
Edwards Street	On the north side between 27 th Avenue and 27 th Place On the south side from 25 th Avenue to the I-70 underpass in accordance with the provisions of the Model Traffic Code currently in effect within the City.
Colorado Boulevard	South side: from the west line of 13 th Avenue, west to a point 60 feet west of said west line of 13 th Avenue
Riverside Drive	Both sides between 23 rd Avenue and the Greenway Bridge over Clear Creek at the west end of the Riverside Townhomes

Section 10. Parking time limited on certain streets. In accordance with the Model Traffic Code currently in effect within the City and when official signs are erected giving notice thereof, no person shall park a vehicle for a period of time longer than the time periods listed below between the hours listed below upon any streets or parts of streets as follows:

<i>Name of street</i>	<i>Portion affected (terminal limits)</i>
14 th Avenue	West side between Miner Street and Center Alley – one-hour limit

17th Avenue

East side between Miner Street and Idaho Mall – one-hour limit

~~Colorado Boulevard~~

~~Between 15th Avenue and 23rd Avenue – three-hour limit except in front of residential properties or as otherwise posted.~~

Section 11. Bus/~~Rafting/Oversize Vehicle Loading/Unloading & p~~Parking. In accordance with the Model Traffic Code currently in effect within the City and when official signs are erected giving notice thereof:

- a. There shall be ~~a Bus Stop for CDOT Bustang, CDOT Pegasus, Clear Creek County Roundabout, and Greyhound~~two (2) tour bus parking spaces on ~~the~~ south side of Idaho Street beginning at a point seventy-eight (78) feet west of the stop sign at 13th Avenue.
- b. There shall be one (1) tour bus loading/unloading space on the north side of Miner Street in front of the Central Hose House, beginning at the eastern edge of the curb cut and extending 47.1 feet to the west.
- c. There shall be ~~three (3)~~two (2) tour bus and rafting loading/unloading spaces on the north side of Colorado Boulevard just west of 23rd Avenue and across the street from the Visitor and Heritage Center.
- ~~e.d.~~Oversize vehicle parking is designated at the City Parking Lot on Highway 103.

Section 12. Parking on certain streets during adverse weather conditions. Vehicles may be parked on the North side of Wall Street from 19th to 23rd Avenue facing east due to the steep slope during inclement weather conditions for reasons of safety.

Section 13. Paid parking on certain streets. The following ~~downtown~~ streets are designated for paid parking between 10:00 a.m. and 6:00 p.m. every day, unless posted otherwise:

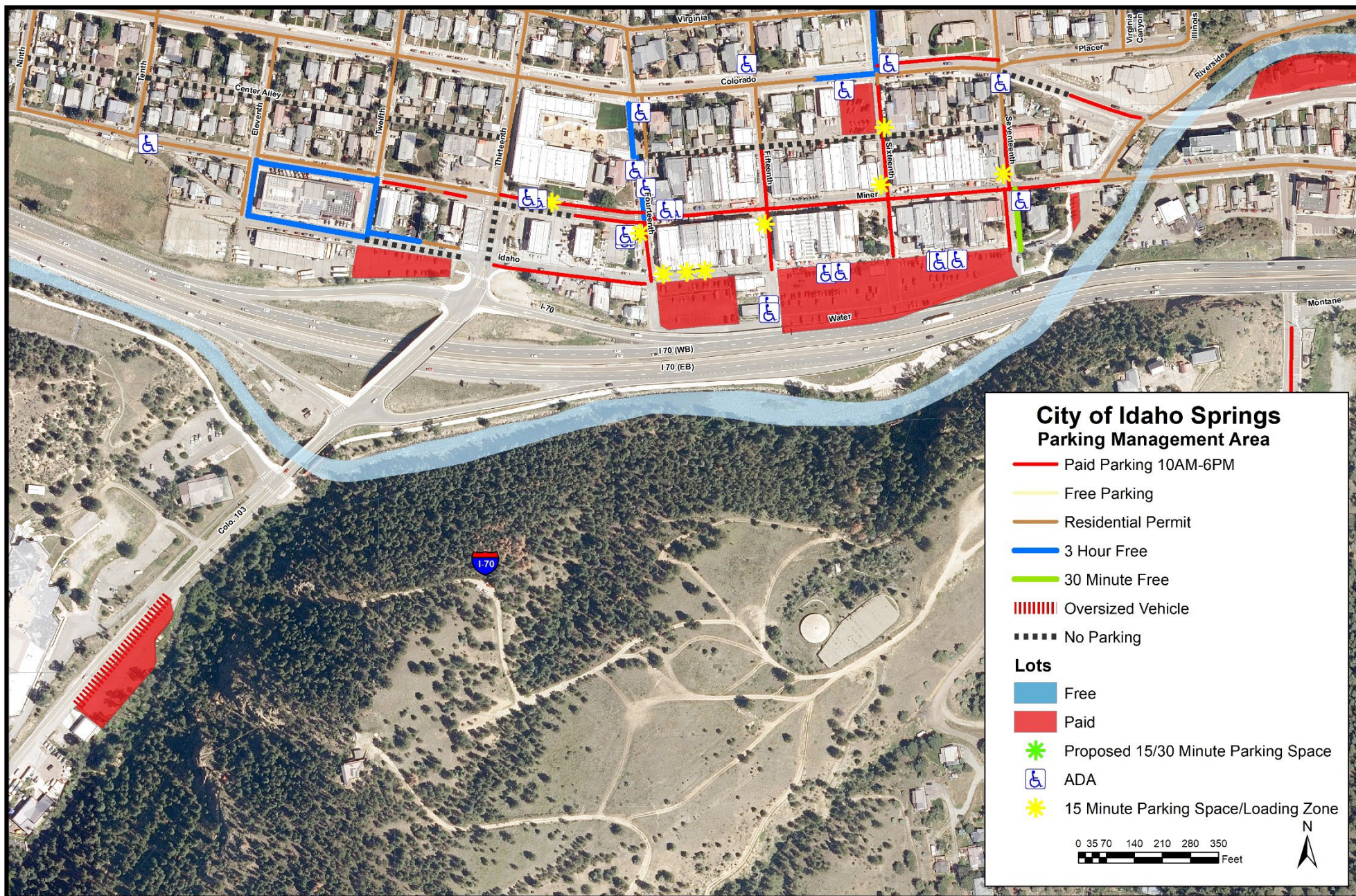
- Miner Street between 12th Avenue and Clear Creek
- 14th Avenue between ~~Colorado Boulevard~~Miner Street and Idaho Street
- 15th Avenue between Colorado Boulevard and Idaho Mall
- 16th Avenue between Colorado Boulevard and Idaho Mall
- 17th Avenue between Center Alley and Idaho Mall
- ~~Southside of Colorado Boulevard between 13th and 14th Avenues~~
- ~~Southside of Colorado Boulevard between 17th Avenue and Riverside Drive~~
- Colorado Boulevard between 13th Avenue and the roundabout at Interstate 70 Exit 240, except where otherwise posted
- Soda Creek Road between Montane Drive and the north driveway entrance to the Indian Hot Springs

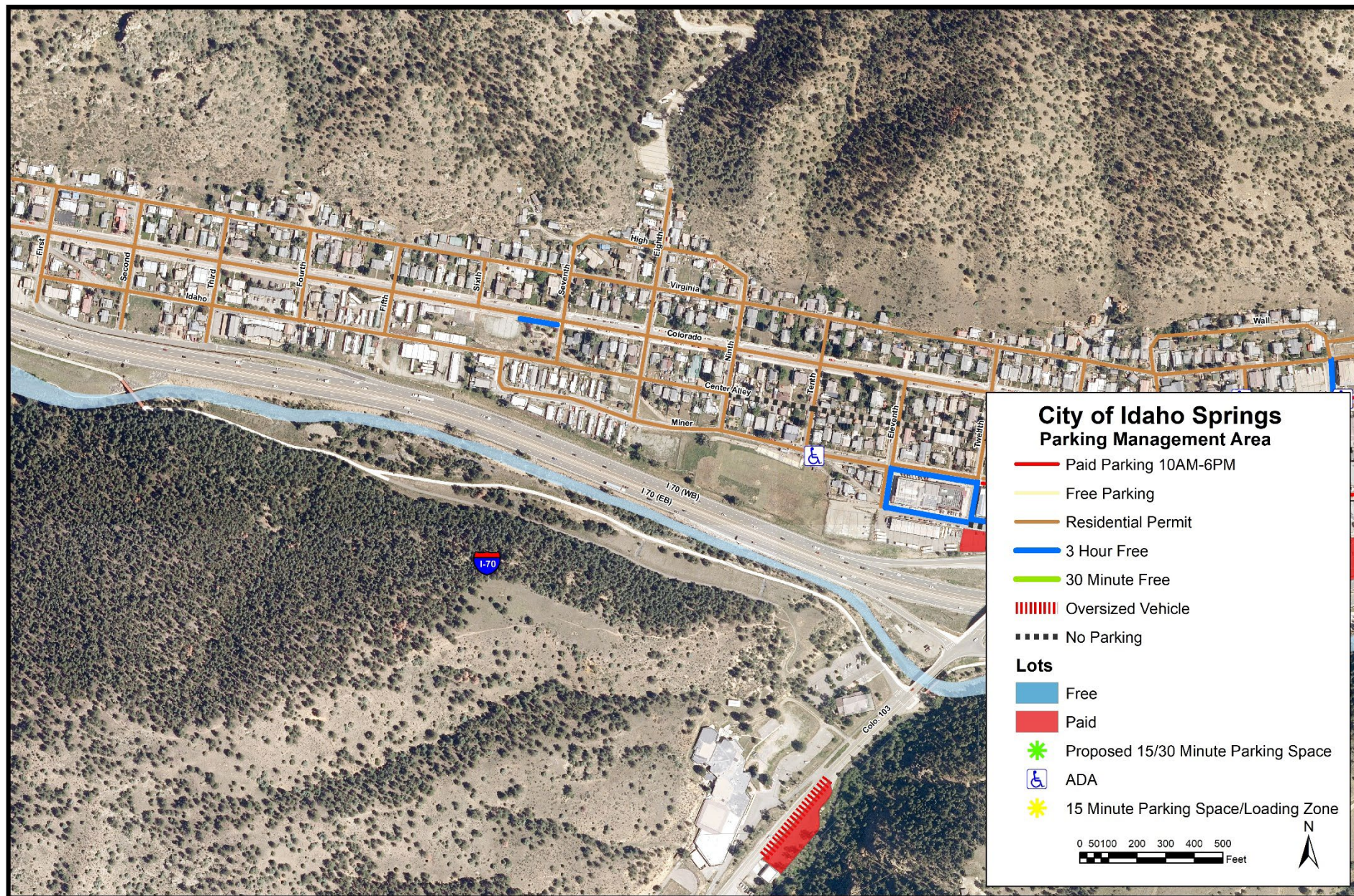
Section 14. Paid parking lots. The following parking lots are designated for paid parking between 10:00 a.m. and 6:00 p.m. every day:

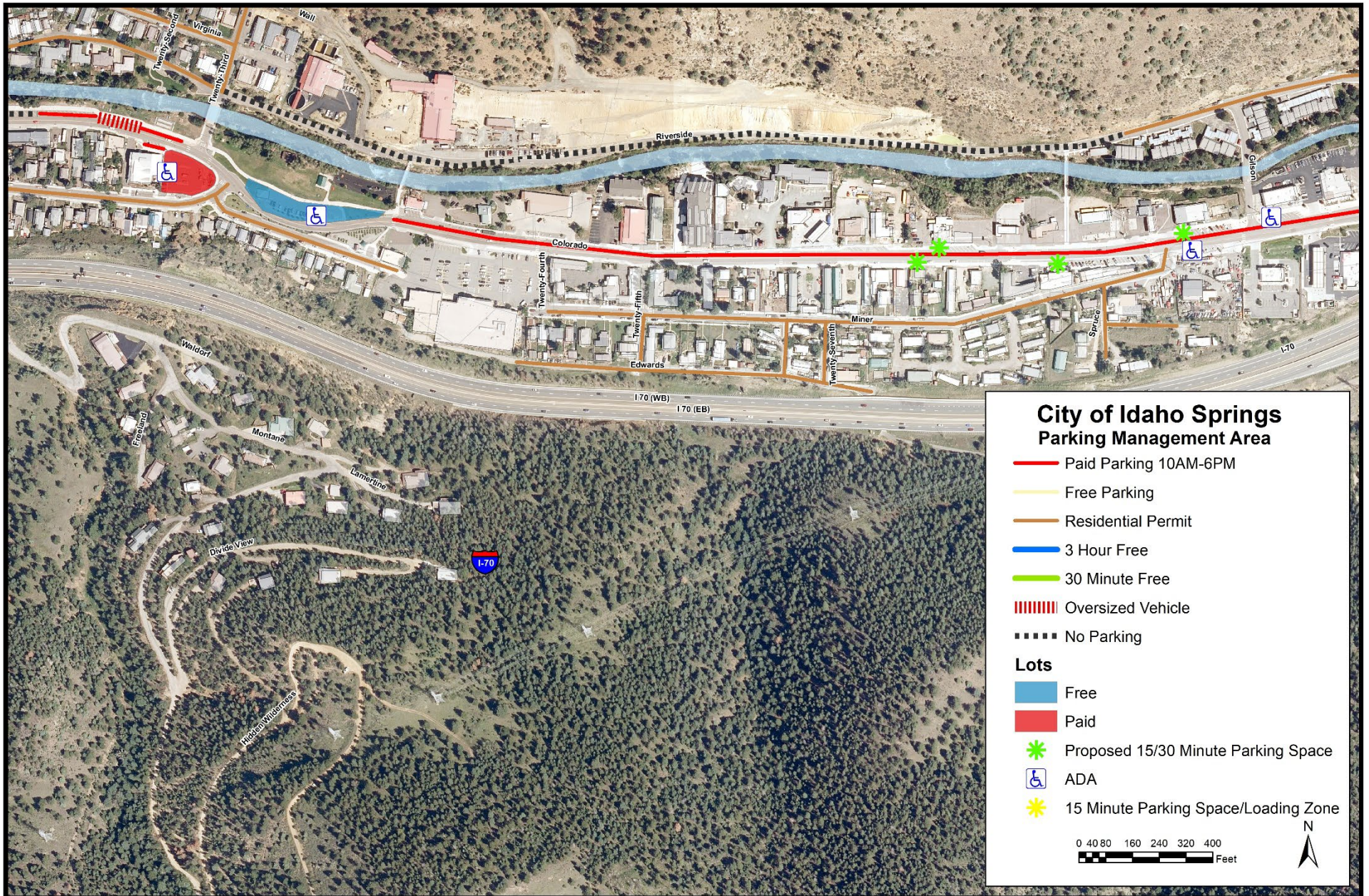
- Downtown West Parking Lot south of Idaho Mall between 14th and 15th Avenues
- Downtown Central Parking Lot south of Idaho Mall between 15th and 16th Avenues
- Downtown East Parking Lot south of Idaho Mall between 16th and 17th Avenues
- Downtown North Parking Lot southwest of Colorado Boulevard and 16th Avenue
- Transit Center Parking Lot southwest of 13th Avenue and Idaho Street
- Highway 103 Parking Lot south of Interstate 70
- City Hall Parking Lot (weekends and holidays only)
- City Parking Lot in the 1800 block of Colorado Boulevard
- ~~Future Police Station Parking Lot southwest of Colorado Boulevard and Riverside Drive~~
- Visitor Center Parking Lot southwest of Colorado Boulevard and Miner Street, except for the spaces designated for the Visitor Center only

Section 15. Residential Permit Parking Areas. The following areas—exclusive of the streets designated for paid parking—are designated residential permit parking areas and are restricted to registered residents and their guests, unless posted otherwise:

- The area bounded by Wall Street to the north, Miner Street to the south, 132th Avenue to the east and ~~West Colorado Boulevard~~ 8th Avenue to the west.
- The area bounded by Wall Street to the north, Center Alley to the south, 17th Avenue to the east, and 132th Avenue to the west.
- The area bounded by Wall Street to the north, Riverside Drive to the south, 23rd Avenue to the east, and 17th Avenue to the west.
- Miner Street between Clear Creek and Colorado Boulevard.
- Miner Street between the Visitor Center and Safeway.
- Miner Street, 2400-2800 blocks
- Edwards Street, 2300-2700 blocks
- 25th Avenue
- 27th Avenue
- 27th Place
- Spruce Lane
- Miner Circle
- 
- Riverside Drive between the Greenway bridge at the west end of the Riverside Townhomes and the east end of Riverside Drive at the cul de sac.









Strategic Planning Retreat Executive Report

CITY OF IDAHO SPRINGS, COLORADO

“Elevating Idaho Springs: A Vision above the Clouds”

Facilitator: Todd Leopold, DOLA | May 16, 2025



COLORADO
Department of Local Affairs
Division of Local Government

SUMMARY

The **Idaho Springs City Council** engaged in a **Strategic Planning Council Retreat** on Friday, May 16, 2025 that allowed them an opportunity to reflect on past achievements, look to the City's future direction, and develop a shared Council vision statement based upon identified Focus Areas of the City Council. The Council was building off of the prior year's Council retreat where they identified their specific goals. This work included the prioritization of *Strategic Initiatives* that aligned with the Council's Vision for the City over the next five years. Through collaborative discussions, prioritization exercises, and Council commitment statements, the outcome resulted in pro-active action steps to move the City towards a cohesive and thriving community. The retreat's outcomes are to serve as a complimentary planning effort that coincides with other planning documents of the City.

INTRODUCTION

In March 2025, the City Administrator requested the State of Colorado, Department of Local Affairs facilitate the second annual City Council Strategic Planning retreat that will serve as one of the City Council's guiding documents. This effort identified strategic initiatives to meet current and future community needs which would align with the City's operating and capital budget, and subsequently drive daily operations and future capital project investments. In 2024, the Council identified key goals and specified strategic initiatives using a five-year implementation time horizon. This retreat focused on reaffirming the prior initiatives that are in progress and the identification of new areas of focus based on ever changing community needs. The Council incorporated both short and longer term initiatives that should be reflected in the City's ongoing budget discussions.

This Plan was developed by the City Council using a strategic planning framework, in collaboration with the City's executive leadership and key department heads. The expectation is that the document will continually be reviewed as part of City Council decision making processes, with a longer term focus on refining existing strategic initiatives, identifying new ones and evaluating prior year results. Follow-up retreats should provide a forum for in-depth discussion which will either confirm the current approach or modify existing plans based on current social, economic and financial conditions of the City and impacts associated with the surrounding region and community needs.

VISION STATEMENT

This document includes a City Council five-year Vision Statement that was developed based upon seven priority focus areas identified by the Council in no particular order:

- Climate and Sustainability Focused
- Diversity of Economy
- Varied Housing Options
- Strengthen Public Safety
- Enhanced Quality of Life
- Community Amenities
- Strong Organizational Foundation

VISION STATEMENT

We envision a holistic approach to building a sustainable quality of life that is focused on economic and housing diversity, public safety, and an array of historic and natural amenities.

We have a strong commitment to preserving our past while safeguarding our future.

WE VALUE:

- ***Diversity of our outdoor recreational amenities for all residents and visitors.***
- ***Strengthening Boards and Committees focused on Historic Preservation***
- ***Partnering with our non-profit community***

EXTERNAL AND INTERNAL IMPACTS

The City Council utilized a *Civic Compass* exercise to identify their strengths and challenges as they pivot towards a proactive, future-focused direction for the City. The following table provides a list of what the Council identified as the community and organization's strengths, weaknesses, opportunities, and external threats that may impact the community in the future.

Table 1.0 – ENVIRONMENTAL SCAN

STRENGTHS		OPPORTUNITIES	
Proximity to Denver Metro		Diversified tourism opportunities	
Well established business community		Strengthen downtown environment	
Strong tourism environment		Expanded outdoor recreational amenities	
Historic city community		Expand housing options for residents	
Strong financial well-being		Expand trail networks	
Strong water resources		Add senior living options	
Close to many outdoor amenities		Increased way-finding signage	
		Transit options	
		Revamp public relations	
WEAKNESSES		THREATS	
Infrastructure		Future of retail grocery store	
County funding losses		Funding challenges	
I-70 construction		State and Federal Government financial challenges	
Dwindling school enrollment		I-70 interstate accessibility to mountains/Denver	
Challenging the status quo		County Financial constraints	
Ability to provide public with investments made in City infrastructure		Fire and Insurance Impacts	
Limited developable areas			
Collaboration and siloed partnerships			

STRATEGIC INITIATIVES

The City Council utilized the Vision Statement in the identification of their Strategic Initiatives based on a five-year implementation timeframe. *Strategic Initiatives* were defined as those key projects or programs that the Council would like to invest resources to advance the Council's Vision Statement. Following a brainstorming

exercise they prioritized the strategic initiatives by level of importance and anticipated completion or implementation depending on the initiative identified.

The Council prioritized 23 key Strategic Initiatives over the next four years (see table 2.0). The table includes the Council's anticipated timeframe for completion. The numeric score listed after the initiative was the prioritized ranking for each of the items – higher the number the more significant the priority. The City Manager and staff will refine these Initiatives into specific action plans and final work products to be presented to the Council to confirm intended outcomes and expectations.

Table 2.0 – PRIORITIZED STRATEGIC INITIATIVES

STRATEGIC INITIATIVES - FY2025 thru FY2027			
2025 - 2026 Next 12 Months		2026 - 2027 12 -24 Months	
ST No.		ST No.	
25.01	Improve wayfinding for improved walkability, including Pedestrian Bridge financing strategy (9)	25.09	Assess the financial and construction of a secondary water line / loop system (8)
25.02	Assess funding structures for fire structure (7)	25.10	Identify additional funding sources for City Operations/Capital (7)
25.03	Repair Water/Sewer Collection System deficiencies (5)	25.11	Develop a Comprehensive Economic Development Strategy (4)
25.04	Provide a strategy to assist residents with beetle kill trees (3)	25.12	Evaluate a Dump Station for Residential and Visitor Usage (3)
25.05	Create a Public Art Program (5)	25.13	Complete Powder House Park (1)
25.06	Improve Parking options in City (2)		
25.07	Create a multi-faceted Communication and Public Outreach Plan (1)		
25.08	Evaluate Employee Compensation Competitiveness of other comparable jurisdictions for Council Consideration (1)		
STRATEGIC INITIATIVES - FY2027 thru FY2029			
2027 - 2028 24 - 36 Months		2028-2029 36 - 48 Months	
ST No.		ST No.	
25.14	Complete Parking Structure / Transit Center (19)	25.18	Side Street Paving/Curb Improvement Plan (5)
25.15	Evaluate Home Rule Government Structure for City (25)		
25.16	Develop East End (4)		
25.17	Increase Emergency Reserve Fund and Policy (5)		
STRATEGIC INITIATIVES - Ongoing			
ST No.	Ongoing		
25.19	Continue identifying affordable housing options, including Senior Living (16)		
25.20	Develop a comprehensive wildfire mitigation strategy (12)		
25.21	Enhance the prioritization process for infrastructure projects (5)		
25.22	Work on completing next phases of Waterline improvements (4)		
25.23	Continue identifying programs and events to improve civic pride (2)		

COMMITMENTS BY COUNCIL

Following the Strategic Initiatives exercise the City Council discussed their individual commitments to each other and staff in order to ensure successful implementation and completion of the key Strategic Initiatives discussed earlier in the day.

**IDAHO SPRINGS CITY COUNCIL
REGULAR MEETING
June 23, 2025**

The City Council of the City of Idaho Springs held a regular meeting on June 23, 2025, in the city council chambers. Mayor Chuck Harmon called the meeting to order at 7:15 p.m.

Answering the roll were: Mayor Chuck Harmon, Councilmember Lisa Manifold, Councilmember Scott Pennell, Councilmember Kate Collier, Councilmember Janine Mariani, Mayor Pro Tem Jeremy Jones and Councilmember Jim Clark. Also present were City Administrator Andrew Marsh, Community Development Planner Dylan Graves, Chief Nate Buseck, Deputy City Clerk Wonder Martell, Assistant City Administrator Guy Patterson and Water Facilities Superintendent Edward Sigward. City Attorney Carmen Beery attended Via ZOOM.

The Pledge of Allegiance was recited by all present.

AGENDA APPROVAL

Mayor Harmon advised council that the agenda needed to be modified to add in a request for action under the Police Department section. Councilmember Manifold moved to approve the amended agenda, Councilmember Pennell seconded, second followed by an all in favor voice vote.

CONFLICT OF INTEREST

Councilmember Pennell stated he had a conflict with the bills as there is a bill for S&B Carwash. Councilmember Pennell will recuse himself from the vote approving the bills.

APPROVAL OF MINUTES

Councilmember Mariani moved to approve the minutes of June 9th, 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 to June 23rd, 2025. Councilmember Clark seconded, second followed by an all in favor roll call vote (with Councilmember Pennell abstaining from the vote).

PUBLIC COMMENT

Rusty Nail 1121 Colorado Blvd. Mr. Nail comes to city council to speak about the issue of several speeders along Colorado Blvd. Mr. Nail stated that it's the worst near the Elks Club at 16th and Colorado Blvd and he suggests that the city place a flashing crosswalk at the intersection of Colorado Blvd and 16th Avenue. For the protection of pedestrians and for drivers. Mr. Nail mentioned that the worst offenders are the rafting buses with trailers behind them. Mr. Nail also suggested that a police car sit in the area to monitor and ticket the speeders.

**UNSCHEDULED PUBLIC COMMENT
LIQUOR LICENSING AUTHORITY**

FINANCE OFFICER

The May 2025 financial statements were in the packet for Council review however the Finance Director will be present during next month's midyear meeting.

**RESOLUTIONS
ORDINANCE FIRST READING**

ORDINANCE SECOND READING CITY ATTORNEY

CITY ADMINISTRATOR

Staff report submitted with no requests for action. Mayor Harmon advised council that he had some great news he would like to add and that the City was awarded a 24 thousand dollar grant from DOLA for affordable senior housing.

ADMINISTRATIVE DEPARTMENT

Assistant City Administrator – Staff report submitted with no requests for action. Councilmember Manifold mentioned that she was very glad to see the Business & Community Promotions Board report in the packet, and she really liked the branding style.

Community Development Planner- No Staff report submitted. Community Development Planner Dylan Graves mentioned that he was hosting a Comp Plan meeting this Wednesday at City Hall.

Deputy City Clerk – No staff report submitted. Deputy City Clerk Wonder Martell advised council that Code Compliance officer Steven Zacharias celebrated 10 years with the City of Idaho Springs 06/08/2025, that she (Ms. Martell) would be celebrating 7 years Wednesday 06/25/2025 and that Edward Sigward would be celebrating 15 years on Saturday June 28th.

POLICE DEPARTMENT

Agenda was amended to add the action item from the Police Department. Mayor Pro Tem moved to approve the Guaranteed Maximum Price from W.E. O’Neil in the amount of \$3,082,523.00 for the police station renovation project from line item 21-00-7045. Councilmember Jim Clar Seconded. Second was followed by discussion.

DISCUSSION – Councilmember Pennel asked staff who has oversight of this project. Staff advised council that the City Engineering firm, JVA has oversight of this project for the City’s interests. City Administrator Andrew Marsh advised council that the City already had been granted a 1-million-dollar grant for this project so its 1/3 funded. Discussion followed by an all in favor roll call vote.

PUBLIC WORKS

No staff report submitted. Mayor Harmon advised council and staff that Paul Crain had resigned.

WATER FACILITIES DEPARTMENT

Staff report submitted with four requests for action.

1. Councilmember Pennell moved to approve bid from A Fast Patch for the paving between the new Public Works shop and the Wastewater Plant in the amount of \$135,125 from line item #52-72-7310. Councilmember Mariani seconded, second followed by an all in favor roll call vote.
2. Councilmember Manifold moved to approve bid from FNF construction for the paving of Wall Street and Avenues between 14th and 16th in the amount of \$78,510 from line item #23-00-6016. Councilmember Collier seconded, second followed by an all in favor roll call vote.
3. Councilmember Manifold moved to approve a bid from FNF construction for road grading of Pine Slope Road and Virginia Canyon Road (AKA Oh My Gawd Road) in the amount of \$20,685 from line item #23-00-6016. Councilmember Mariani seconded, second followed by an all in favor roll call vote.
4. Councilmember Marianian moved to approve a Letter Agreement from JVA Consulting Engineers in the amount of \$175,000 for Construction Phase Services related to the Montane Park Water Tank Replacement Project.

COMMITTEE REPORTS CITY CLERK/TREASURER

MAYOR/COUNCIL

Councilmember Pennell asked about Paul's position and City Administrator Andrew Marsh advised council that he would get back to them about this. Councilmember Clark asked Staff if Edward was being compensated for the additional roles he has taken on and if the city was looking for applicants to fill that position. Staff advised council that there are 3 job ads out at the moment.

EXECUTIVE SESSION

Executive Session - Executive session under C.R.S. section 24-6-402(4)(a), (b) and (e) to discuss the discuss the potential purchase, acquisition, lease, transfer, or sale of any real, personal, or other property interest; to discuss matters that may be subject to negotiation, including property acquisition and potential additional revenue sources for the City; and to receive legal advice concerning the same.

Mayor Harmon moved to go into executive session at 8:07 pm, Councilmember Manifold seconded, second followed by an all in favor voice vote.

Mayor Harmon adjourned the executive session at 9:23 pm

ADJOURN

Mayor Harmon adjourned the regular meeting at 9:23 pm.

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Alley Concrete (2212)								
7.6								
7.6	Invoice	Concrete Foundation forStage	07/06/2025	08/06/2025	6,000.00	Open	07/25	21-00-6032
Total 7.6:					6,000.00			
Total Alley Concrete (2212):					6,000.00			
AlphaGraphics (1013)								
22905								
22905	Invoice	Annual Report	05/12/2025	06/11/2025	872.41	Open	05/25	10-30-5325
Total 22905:					872.41			
Total AlphaGraphics (1013):					872.41			
Alsco - Denver Linen (13)								
3135072								
3135072	Invoice	Carpets	07/01/2025	07/11/2025	88.00	Open	07/25	10-30-5108
Total 3135072:					88.00			
Total Alsco - Denver Linen (13):					88.00			
AT&T Mobility (283)								
287246995984X06212025								
287246995984X06212025	Invoice	Cell Phone/WasteWater	06/21/2025	07/08/2025	107.92	Open	06/25	52-00-5335
287246995984X06212025	Invoice	Cell Phones/Water	06/21/2025	07/08/2025	107.92	Open	06/25	51-00-5335
Total 287246995984X06212025:					215.84			
Total AT&T Mobility (283):					215.84			
Browns Hill Engineering & Cont (1416)								
1618								
1618	Invoice	WTP SCADA Leasing Agreement	07/01/2025	08/01/2025	8,238.00	Open	08/25	51-00-5000
Total 1618:					8,238.00			
1619								
1619	Invoice	WWTP SCADA Leasing Agreeeme	07/01/2025	08/01/2025	1,620.00	Open	08/25	52-00-5000
Total 1619:					1,620.00			
30709								
30709	Invoice	Starlink Service	07/01/2025	08/01/2025	287.00	Open	07/25	51-00-5335
Total 30709:					287.00			
Total Browns Hill Engineering & Cont (1416):					10,145.00			
Caselle Inc. (287)								
08938								
08938	Invoice	Contract Support - admin	07/01/2025	07/31/2025	589.33	Open	08/25	10-20-5108
08938	Invoice	Contract Support - pd	07/01/2025	07/31/2025	589.34	Open	08/25	10-30-5108
08938	Invoice	Contract Support - streets	07/01/2025	07/31/2025	589.33	Open	08/25	10-10-5108
Total 08938:					1,768.00			
Total Caselle Inc. (287):					1,768.00			
CCMRD (43)								

	Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
1378									
	1378	Invoice	Rec Center Passes - Admin	07/07/2025	07/22/2025	125.00	Open	06/25	10-20-5215
	1378	Invoice	Rec Center Passes - PD	07/07/2025	07/22/2025	80.00	Open	06/25	10-30-5215
	1378	Invoice	Rec Center Passes - Water	07/07/2025	07/22/2025	20.00	Open	06/25	51-00-5215
Total 1378:						225.00			
1382									
	1382	Invoice	Skatepark	07/08/2025	07/23/2025	243,157.50	Open	07/25	21-00-6032
Total 1382:						243,157.50			
Total CCMRD (43):						243,382.50			
CenturyLink (569)									
333637776-6222025									
	333637776-6222025	Invoice	WWTP Phone Line	06/22/2025	07/14/2025	138.51	Open	06/25	52-00-5335
Total 333637776-6222025:						138.51			
333710092-6252025									
	333710092-6252025	Invoice	Internet service Water Plant	06/25/2025	07/15/2025	228.76	Open	06/25	51-00-5335
Total 333710092-6252025:						228.76			
333469199-6282025									
	333469199-6282025	Invoice	PW Internet	06/28/2025	07/17/2025	102.94	Open	06/25	10-10-5335
Total 333469199-6282025:						102.94			
Total CenturyLink (569):						470.21			
Chase Fabrications (2207)									
68									
	68	Invoice	Stage relocation	06/23/2025	07/23/2025	485.00	Open	06/25	21-00-6032
Total 68:						485.00			
Total Chase Fabrications (2207):						485.00			
Chicago Creek Sanitation (434)									
2025-07									
	2025-07	Invoice	Maintenance Fee	06/27/2025	07/27/2025	197.00	Open	07/25	52-00-5206
Total 2025-07:						197.00			
Total Chicago Creek Sanitation (434):						197.00			
CIRSA (1511)									
INV1002013									
	INV1002013	Invoice	Property Casualty Premium - Adm	07/01/2025	08/15/2025	22,407.61	Open	07/25	10-20-5301
	INV1002013	Invoice	Property Casualty Premium - PD	07/01/2025	08/15/2025	83,486.64	Open	07/25	10-30-5301
	INV1002013	Invoice	Property Casualty Premium - Stre	07/01/2025	08/15/2025	22,657.60	Open	07/25	10-10-5301
	INV1002013	Invoice	Property Casualty Premium - Wat	07/01/2025	08/15/2025	11,203.80	Open	07/25	51-00-5301
	INV1002013	Invoice	Property Casualty Premium - WW	07/01/2025	08/15/2025	11,203.80	Open	07/25	52-00-5301
Total INV1002013:						150,959.45			
WINV1000528									
	WINV1000528	Invoice	Workmen's Comp Coverage - Ad	07/01/2025	08/15/2025	319.95	Open	07/25	10-20-5300
	WINV1000528	Invoice	Workmen's Comp Coverage - Par	07/01/2025	08/15/2025	639.90	Open	07/25	10-60-5300
	WINV1000528	Invoice	Workmen's Comp Coverage - PD	07/01/2025	08/15/2025	6,079.03	Open	07/25	10-30-5300
	WINV1000528	Invoice	Workmen's Comp Coverage - Stre	07/01/2025	08/15/2025	6,398.98	Open	07/25	10-10-5300

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
WINV1000528	Invoice	Workmen's Comp Coverage - Wat	07/01/2025	08/15/2025	1,279.80	Open	07/25	51-00-5300
WINV1000528	Invoice	Workmen's Comp Coverage - W	07/01/2025	08/15/2025	1,279.80	Open	07/25	52-00-5300
Total WINV1000528:					15,997.46			
Total CIRSA (1511):					166,956.91			
City of Idaho Springs (289)								
7.1.2025								
7.1.2025	Invoice	Payroll Transfer	07/01/2025	07/30/2025	300,000.00	Open	07/25	10-00-1580
Total 7.1.2025:					300,000.00			
Total City of Idaho Springs (289):					300,000.00			
Clear Creek County Clerk & Rec (61)								
0046582								
0046582	Invoice	Young Ranch Document Recordin	06/23/2025	07/23/2025	228.00	Open	06/25	10-20-5316
Total 0046582:					228.00			
Total Clear Creek County Clerk & Rec (61):					228.00			
Clear Creek Supply (291)								
10659								
10659	Invoice	cord switch	06/16/2025	07/16/2025	5.39	Open	06/25	10-60-6010
Total 10659:					5.39			
10836								
10836	Invoice	rakes and boots	06/20/2025	07/20/2025	77.97	Open	06/25	10-10-6020
Total 10836:					77.97			
4829								
4829	Invoice	super lubricant	06/24/2025	07/24/2025	6.99	Open	06/25	10-10-6012
Total 4829:					6.99			
11118								
11118	Invoice	hydraulic fitting and tubing	06/27/2025	07/27/2025	1.86	Open	06/25	10-10-6007
Total 11118:					1.86			
11195								
11195	Invoice	bolts and chain lube	06/30/2025	07/30/2025	34.11	Open	06/25	10-10-6007
Total 11195:					34.11			
11233								
11233	Invoice	nut	07/01/2025	08/01/2025	3.69	Open	07/25	10-10-6007
Total 11233:					3.69			
11310								
11310	Invoice	barrier tape and duct tape	07/03/2025	08/03/2025	17.98	Open	07/25	10-60-6010
Total 11310:					17.98			
11342								
11342	Invoice	yellow cord	07/03/2025	08/03/2025	59.99	Open	07/25	10-60-6010

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total 11342:					59.99			
11393								
11393	Invoice	batteries	07/07/2025	08/07/2025	25.28	Open	07/25	51-00-6004
Total 11393:					25.28			
Total Clear Creek Supply (291):					233.26			
Colorado Analytical Lab (945)								
250506137								
250506137	Invoice	TSS/testing	05/08/2025	06/08/2025	14.40	Open	05/25	51-00-5201
Total 250506137:					14.40			
250617042								
250617042	Invoice	total coliform P/A compl	06/18/2025	07/18/2025	103.50	Open	06/25	51-00-5201
Total 250617042:					103.50			
250617041								
250617041	Invoice	TSS/testing	06/20/2025	07/20/2025	14.40	Open	06/25	51-00-5201
Total 250617041:					14.40			
250617040								
250617040	Invoice	bod-5	06/24/2025	07/24/2025	66.60	Open	06/25	52-00-5201
Total 250617040:					66.60			
250618097								
250618097	Invoice	Water - Drinking	06/30/2025	07/30/2025	792.00	Open	06/25	51-00-5201
Total 250618097:					792.00			
250702109								
250702109	Invoice	E-coli Testing	07/03/2025	08/03/2025	24.30	Open	07/25	52-00-5201
Total 250702109:					24.30			
250702182								
250702182	Invoice	bod-5	07/08/2025	08/07/2025	66.60	Open	07/25	52-00-5201
Total 250702182:					66.60			
Total Colorado Analytical Lab (945):					1,081.80			
Colorado Community Media (1981)								
137749								
137749	Invoice	advertising	05/31/2025	06/30/2025	335.00	Open	05/25	10-20-5313
Total 137749:					335.00			
138556								
138556	Invoice	Legal Publication	06/19/2025	07/19/2025	113.67	Open	06/25	10-20-5312
Total 138556:					113.67			
2025CI-9327								
2025CI-9327	Invoice	Job Advertisement	06/19/2025	07/04/2025	130.00	Open	06/25	10-10-5313

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total 2025CI-9327:					130.00			
138813								
138813	Invoice	Legal Publication	06/26/2025	07/26/2025	144.03	Open	06/25	10-20-5312
Total 138813:					144.03			
2025CI-9398								
2025CI-9398	Invoice	Job Advertisement	06/26/2025	07/11/2025	130.00	Open	06/25	10-10-5313
Total 2025CI-9398:					130.00			
138948								
138948	Invoice	Classifieds	06/30/2025	07/30/2025	520.00	Open	06/25	51-00-5304
Total 138948:					520.00			
139169								
139169	Invoice	Legal Publication	07/03/2025	08/02/2025	29.96	Open	07/25	10-20-5312
Total 139169:					29.96			
Total Colorado Community Media (1981):					1,402.66			
Comcast (1486)								
0197295-6232025								
0197295-6232025	Invoice	City Hall Internet	06/23/2025	07/18/2025	474.71	Open	07/25	10-20-5335
Total 0197295-6232025:					474.71			
245459076								
245459076	Invoice	New High speed internet for WWT	07/01/2025	08/01/2025	2,375.05	Open	06/25	52-00-5335
Total 245459076:					2,375.05			
Total Comcast (1486):					2,849.76			
Common Knowledge Technology, Inc (1549)								
66784								
66784	Invoice	IT Services - Admin	07/01/2025	07/31/2025	1,363.74	Open	07/25	10-20-5106
66784	Invoice	IT Services - PD	07/01/2025	07/31/2025	1,363.75	Open	07/25	10-30-5108
66784	Invoice	IT Services - Streets	07/01/2025	07/31/2025	1,363.75	Open	07/25	10-10-5108
66784	Invoice	IT Services - Water	07/01/2025	07/31/2025	681.88	Open	07/25	51-00-5106
66784	Invoice	IT Services - WW	07/01/2025	07/31/2025	681.88	Open	07/25	52-00-5106
Total 66784:					5,455.00			
Total Common Knowledge Technology, Inc (1549):					5,455.00			
Doyle Disposal (380)								
31004								
31004	Invoice	Trash Service Sewer Plant	06/25/2025	07/25/2025	453.00	Open	07/25	52-00-5202
Total 31004:					453.00			
Total Doyle Disposal (380):					453.00			
Ember Design (2177)								
96408-000083-4								
96408-000083-4	Invoice	Marketing Brand Strategy	04/01/2025	07/31/2025	4,000.00	Open	07/25	10-21-5108

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total 96408-000083-4:					4,000.00			
Total Ember Design (2177):					4,000.00			
Ferguson Waterworks (2210)								
1613749								
1613749	Invoice	Neptune 360 Annual	06/10/2025	07/10/2025	2,999.76	Open	06/25	51-00-5108
Total 1613749:					2,999.76			
Total Ferguson Waterworks (2210):					2,999.76			
Flowpoint Environmental System (1442)								
2511564								
2511564	Invoice	New Keypad	07/03/2025	08/03/2025	2,662.80	Open	07/25	51-15-5205
Total 2511564:					2,662.80			
Total Flowpoint Environmental System (1442):					2,662.80			
FNF Construction INC (2165)								
02437-001								
02437-001	Invoice	Grading Pine Slope and Virginia C	07/07/2025	08/07/2025	7,320.00	Open	07/25	23-00-6016
Total 02437-001:					7,320.00			
2437-9								
2437-9	Invoice	Virginia Canyon Utility Improve	07/07/2025	08/07/2025	337,246.91	Open	06/25	51-72-7320
2437-9	Invoice	Virginia Canyon Utility Improve	07/07/2025	08/07/2025	337,246.90	Open	06/25	52-72-7320
Total 2437-9:					674,493.81			
Total FNF Construction INC (2165):					681,813.81			
Foothills Auto & Truck Parts (1021)								
125733								
125733	Invoice	spark plug	07/01/2025	08/01/2025	4.08	Open	07/25	10-60-6010
Total 125733:					4.08			
Total Foothills Auto & Truck Parts (1021):					4.08			
Fort Collins Marriott (2211)								
7.1.25								
7.1.25	Invoice	Clerk School Lodging	07/01/2025	07/13/2025	845.00	Open	07/25	10-20-5305
Total 7.1.25:					845.00			
Total Fort Collins Marriott (2211):					845.00			
Galls (527)								
031712857								
031712857	Invoice	pants - romo	06/23/2025	07/23/2025	168.00	Open	06/25	10-30-6030
Total 031712857:					168.00			
Total Galls (527):					168.00			
Good Signs (2213)								
80125								
80125	Invoice	Billboard	07/07/2025	08/07/2025	2,500.00	Open	07/25	10-21-5108

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total 80125:					2,500.00			
Total Good Signs (2213):					2,500.00			
Granite Property Services (2196)								
2025-0092-JULY								
2025-0092-JULY	Invoice	Parks Services	07/01/2025	07/30/2025	2,459.25	Open	07/25	10-60-5108
Total 2025-0092-JULY:					2,459.25			
203-JULY								
203-JULY	Invoice	CRC Park Maintenance	07/01/2025	07/30/2025	3,853.18	Open	07/25	10-60-5108
Total 203-JULY:					3,853.18			
Total Granite Property Services (2196):					6,312.43			
HD Supply (1895)								
870149200								
870149200	Invoice	clorox	06/18/2025	07/18/2025	250.76	Open	06/25	10-60-6200
870149200	Invoice	jumbo roll tp	06/18/2025	07/18/2025	689.16	Open	06/25	10-60-6200
870149200	Invoice	paper towels	06/18/2025	07/18/2025	117.58	Open	06/25	10-60-6200
870149200	Invoice	Trash Bags	06/18/2025	07/18/2025	130.36	Open	06/25	10-60-6200
870149200	Invoice	Trash Bags	06/18/2025	07/18/2025	672.48	Open	06/25	10-60-6200
870149200	Invoice	urinal screens	06/18/2025	07/18/2025	143.95	Open	06/25	10-60-6200
Total 870149200:					2,004.29			
Total HD Supply (1895):					2,004.29			
HDR Engineering, Inc (1605)								
1200731996								
1200731996	Invoice	Mobility Hub	06/18/2025	07/18/2025	112,459.13	Open	05/25	59-70-5108
Total 1200731996:					112,459.13			
1240027976								
1240027976	Invoice	Virginia Canyon	07/07/2025	08/06/2025	80,762.50	Open	06/25	51-72-7320
1240027976	Invoice	Virginia Canyon	07/07/2025	08/06/2025	80,762.50	Open	06/25	52-72-7320
Total 1240027976:					161,525.00			
Total HDR Engineering, Inc (1605):					273,984.13			
Home Depot Credit Services (578)								
7020879								
7020879	Invoice	hose reel	06/03/2025	07/31/2025	149.00	Open	06/25	10-60-6010
7020879	Invoice	soap, and water wands	06/03/2025	07/31/2025	165.50	Open	06/25	10-60-6010
Total 7020879:					314.50			
7030541								
7030541	Invoice	faucets	06/03/2025	07/31/2025	29.98	Open	06/25	52-00-5204
Total 7030541:					29.98			
7300064								
7300064	Invoice	soil	06/03/2025	07/31/2025	237.16	Open	06/25	10-21-5039
Total 7300064:					237.16			

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
6030554								
6030554	Invoice	dewalt impact and batteries	06/04/2025	07/30/2025	438.00	Open	06/25	10-10-6020
Total 6030554:					438.00			
1021761								
1021761	Invoice	bits, chisel and blades	06/09/2025	07/31/2025	57.69	Open	06/25	10-10-6020
Total 1021761:					57.69			
12319								
12319	Invoice	tools	06/10/2025	07/31/2025	70.11	Open	06/25	10-60-6200
Total 12319:					70.11			
8030653								
8030653	Invoice	paint supplies	06/12/2025	07/31/2025	100.66	Open	06/25	10-60-5209
Total 8030653:					100.66			
Total Home Depot Credit Services (578):					1,248.10			
Idaho Springs Lions Club (365)								
F2025CITY	Invoice	Flags	06/19/2025	07/04/2025	150.00	Open	07/25	10-21-5038
Total F2025CITY:					150.00			
Total Idaho Springs Lions Club (365):					150.00			
Jeffcom 911 (2119)								
ISPD-2023-3								
ISPD-2023-3	Invoice	Q3 Contributions	07/01/2025	08/01/2025	47,212.75	Open	07/25	10-30-5105
Total ISPD-2023-3:					47,212.75			
Total Jeffcom 911 (2119):					47,212.75			
JVA Incorporated (1110)								
24042								
24042	Invoice	Highway 103 Waterline	05/31/2025	07/31/2025	1,572.00	Open	05/25	51-72-7320
Total 24042:					1,572.00			
24082								
24082	Invoice	Shelly Quinn Skatepark	05/31/2025	07/31/2025	1,460.70	Open	05/25	21-00-6032
Total 24082:					1,460.70			
24084								
24084	Invoice	Planning Coordination	05/31/2025	07/31/2025	79.20	Open	05/25	10-20-5105
Total 24084:					79.20			
24085								
24085	Invoice	argo development	05/31/2025	07/31/2025	1,496.00	Open	05/25	10-00-2401
Total 24085:					1,496.00			
24086								
24086	Invoice	Shelly Quinn Skatepark	05/31/2025	07/31/2025	440.00	Open	05/25	21-00-6032

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total 24086:					440.00			
Total JVA Incorporated (1110):					5,047.90			
Katydid Media LLC (2214)								
1260								
1260	Invoice	Video Production	06/22/2025	07/22/2025	6,825.00	Open	05/25	10-21-5108
Total 1260:					6,825.00			
Total Katydid Media LLC (2214):					6,825.00			
Kind Mountain Collective, Inc. (2046)								
7.4.25								
7.4.25	Invoice	4th of July Band	07/04/2025	07/04/2025	1,500.00	Open	07/25	10-21-5050
Total 7.4.25:					1,500.00			
Total Kind Mountain Collective, Inc. (2046):					1,500.00			
Kustom Signals Inc. (348)								
395823								
395823	Invoice	geiix ir remote	06/23/2025	07/23/2025	145.00	Open	06/25	10-30-5108
Total 395823:					145.00			
Total Kustom Signals Inc. (348):					145.00			
Law Firm Of Suzanne Rogers PC (737)								
7.1.25								
7.1.25	Invoice	Mileage	07/01/2025	07/30/2025	61.18	Open	06/25	10-40-5115
7.1.25	Invoice	Prosecutor	07/01/2025	07/30/2025	1,500.00	Open	06/25	10-40-5115
Total 7.1.25:					1,561.18			
Total Law Firm Of Suzanne Rogers PC (737):					1,561.18			
Liberty Communications (1547)								
3775681								
3775681	Invoice	phone service admin	06/30/2025	07/30/2025	144.55	Open	07/25	10-20-5303
3775681	Invoice	phone service police	06/30/2025	07/30/2025	144.55	Open	07/25	10-30-5303
3775681	Invoice	phone service public works	06/30/2025	07/30/2025	144.55	Open	07/25	10-10-5303
3775681	Invoice	phone service wastewater	06/30/2025	07/30/2025	72.28	Open	07/25	52-00-5303
3775681	Invoice	phone service water	06/30/2025	07/30/2025	72.27	Open	07/25	51-00-5303
Total 3775681:					578.20			
Total Liberty Communications (1547):					578.20			
McDonald Farms (1588)								
0148056								
0148056	Invoice	WasteWater Hauled to Landfill	05/31/2025	06/15/2025	439.00	Open	05/25	52-00-5250
Total 0148056:					439.00			
0149846								
0149846	Invoice	WasteWater Hauled to Landfill	06/25/2025	07/10/2025	439.00	Open	06/25	52-00-5250
Total 0149846:					439.00			
0149972								
0149972	Invoice	WasteWater Hauled to Landfill	06/26/2025	07/11/2025	1,361.50	Open	06/25	52-00-5250

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total 0149972:					1,361.50			
0150729								
0150729	Invoice	WasteWater Hauled to Landfill	06/30/2025	07/15/2025	439.00	Open	06/25	52-00-5250
Total 0150729:					439.00			
0151326								
0151326	Invoice	WasteWater Hauled to Landfill	06/30/2025	07/15/2025	1,314.00	Open	06/25	52-00-5250
Total 0151326:					1,314.00			
Total McDonald Farms (1588):					3,992.50			
Michael Goodbee (1940)								
7.1.25								
7.1.25	Invoice	Judge	07/01/2025	07/31/2025	1,600.00	Open	05/25	10-40-5110
Total 7.1.25:					1,600.00			
Total Michael Goodbee (1940):					1,600.00			
Milo's Speed Shop (2157)								
758								
758	Invoice	2016 Ford mount and balance tire	06/18/2025	07/18/2025	300.99	Open	06/25	10-30-6100
Total 758:					300.99			
Total Milo's Speed Shop (2157):					300.99			
Murray Dahl Beery & Renaud (806)								
JUL 03,2025								
JUL 03,2025	Invoice	General legal	07/03/2025	08/03/2025	13,453.10	Open	06/25	10-20-5101
Total JUL 03,2025:					13,453.10			
Total Murray Dahl Beery & Renaud (806):					13,453.10			
Neighborhood Tree Guys (2015)								
7.1.25								
7.1.25	Invoice	cottonwood removal	07/01/2025	07/30/2025	6,800.00	Open	07/25	10-60-6098
Total 7.1.25:					6,800.00			
Total Neighborhood Tree Guys (2015):					6,800.00			
One Time Vendor (2193)								
2								
2	Invoice	Stage Relocation	07/08/2025	08/07/2025	3,200.00	Open	07/25	21-00-6032
Total 2:					3,200.00			
Total One Time Vendor (2193):					3,200.00			
Peak Performance Imaging Solutions (409)								
71790								
71790	Invoice	Copier Meter Bill/Police	04/26/2025	05/11/2025	107.99	Open	07/25	10-30-5309
Total 71790:					107.99			
72299								
72299	Invoice	Copier Meter Bill/Police	07/02/2025	07/17/2025	76.05	Open	07/25	10-30-5309

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total 72299:					76.05			
Total Peak Performance Imaging Solutions (409):					184.04			
Postmaster (341)								
7.1.2025								
7.1.2025	Invoice	Water Bills	07/01/2025	07/01/2025	257.32	Open	07/25	52-00-5310
7.1.2025	Invoice	Water Bills	07/01/2025	07/01/2025	257.32	Open	07/25	51-00-5310
Total 7.1.2025:					514.64			
Total Postmaster (341):					514.64			
Professional Management Solutions (1833)								
85084								
85084	Invoice	Financial Services - admin	06/26/2025	07/26/2025	867.50	Open	05/25	10-20-5104
85084	Invoice	Financial Services - PD	06/26/2025	07/26/2025	867.50	Open	05/25	10-30-5108
85084	Invoice	Financial Services - PW	06/26/2025	07/26/2025	867.50	Open	05/25	10-10-5108
85084	Invoice	Financial Services - Water	06/26/2025	07/26/2025	433.75	Open	05/25	51-00-5104
85084	Invoice	Financial Services - WW	06/26/2025	07/26/2025	433.75	Open	05/25	52-00-5104
Total 85084:					3,470.00			
Total Professional Management Solutions (1833):					3,470.00			
Pro-Mtn Electric LLC (2215)								
341								
341	Invoice	Stage Relocation	06/24/2025	07/24/2025	1,875.00	Open	05/25	21-00-6032
Total 341:					1,875.00			
Total Pro-Mtn Electric LLC (2215):					1,875.00			
Quill Corporation (230)								
44518359								
44518359	Invoice	rubber door mat	06/13/2025	07/13/2025	87.02	Open	06/25	10-20-5208
Total 44518359:					87.02			
Total Quill Corporation (230):					87.02			
Ramey Environmental Compliance, INC (898)								
29851								
29851	Invoice	Grease Trap Inspections/McDonal	06/30/2025	07/30/2025	77.00	Open	06/25	52-00-5000
Total 29851:					77.00			
Total Ramey Environmental Compliance, INC (898):					77.00			
Randall Wheelock (2194)								
4								
4	Invoice	Reimbursibles	07/09/2025	08/09/2025	2,693.00	Open	06/25	21-00-6032
4	Invoice	Stage Relocation	07/09/2025	08/09/2025	4,887.50	Open	06/25	21-00-6032
Total 4:					7,580.50			
Total Randall Wheelock (2194):					7,580.50			
Rocky Mountain Recreation (1959)								
8066								
8066	Invoice	Bench - Hruska and Mullen	06/30/2025	07/30/2025	2,531.00	Open	06/25	21-00-6028

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total 8066:					2,531.00			
Total Rocky Mountain Recreation (1959):					2,531.00			
Ross Brier (2172)								
3								
	3	Invoice	Photography - Furling Fest	06/28/2025	07/28/2025	437.50	Open	06/25 10-21-5032
	3	Invoice	Photography - Sessions Series	06/28/2025	07/28/2025	431.25	Open	06/25 10-21-5032
Total 3:					868.75			
Total Ross Brier (2172):					868.75			
Sadie Schultz (2152)								
7.8.25								
	7.8.25	Invoice	Business & Community Promotion	07/08/2025	08/08/2025	5,500.00	Open	06/25 10-21-5108
	7.8.25	Invoice	Business Cards	07/08/2025	08/08/2025	72.00	Open	06/25 10-21-5038
	7.8.25	Invoice	Facebook Post	07/08/2025	08/08/2025	74.98	Open	06/25 10-21-5032
	7.8.25	Invoice	Office Rental	07/08/2025	08/08/2025	200.00	Open	06/25 10-21-5038
	7.8.25	Invoice	Signs and Post cards	07/08/2025	08/08/2025	123.73	Open	06/25 10-21-5050
Total 7.8.25:					5,970.71			
Total Sadie Schultz (2152):					5,970.71			
Saela Pest Control (2027)								
11348248								
	11348248	Invoice	Pest Control	06/20/2025	07/20/2025	130.00	Open	06/25 10-30-5108
Total 11348248:					130.00			
Total Saela Pest Control (2027):					130.00			
SAFEbuilt, LLC Lockbox #88135 (1041)								
2018204								
	2018204	Invoice	Building Permits	06/30/2025	07/30/2025	10,490.56	Open	06/25 10-22-5000
Total 2018204:					10,490.56			
Total SAFEbuilt, LLC Lockbox #88135 (1041):					10,490.56			
Smokin Yard's (2111)								
3780								
	3780	Invoice	Food	06/20/2025	07/20/2025	385.84	Open	06/25 10-21-5032
Total 3780:					385.84			
Total Smokin Yard's (2111):					385.84			
Solenis (1794)								
134352969								
	134352969	Invoice	PRAESTOL	06/26/2025	07/26/2025	4,176.00	Open	06/25 52-00-6206
	134352969	Invoice	Shipping/Handling/Tariff	06/26/2025	07/26/2025	771.66	Open	06/25 52-00-6206
Total 134352969:					4,947.66			
Total Solenis (1794):					4,947.66			
Staples Business Advantage (1219)								
7005615571								
	7005615571	Invoice	office supplies	06/07/2025	07/07/2025	77.84	Open	06/25 10-30-6010

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total 7005615571:					77.84			
Total Staples Business Advantage (1219):					77.84			
Statewide Fire Protection (2071)								
11035								
11035	Invoice	Fire Extinguishers	03/14/2025	07/15/2025	238.00	Open	06/25	10-10-5208
11035	Invoice	Fire Extinguishers	03/14/2025	07/15/2025	238.00	Open	06/25	10-20-5208
11035	Invoice	Fire Extinguishers	03/14/2025	07/15/2025	238.00	Open	06/25	10-30-5208
11035	Invoice	Fire Extinguishers	03/14/2025	07/15/2025	119.00	Open	06/25	51-00-5208
11035	Invoice	Fire Extinguishers	03/14/2025	07/15/2025	119.00	Open	06/25	52-00-5208
Total 11035:					952.00			
Total Statewide Fire Protection (2071):					952.00			
T Mobile (2040)								
997960542-6202025								
997960542-6202025	Invoice	Pd hot spots	06/20/2025	07/20/2025	108.08	Open	06/25	10-30-5335
Total 997960542-6202025:					108.08			
995996113-6232025								
995996113-6232025	Invoice	Admin - Cell Phones	06/23/2025	07/20/2025	121.32	Open	06/25	10-20-5335
995996113-6232025	Invoice	Parks - Cell Phone	06/23/2025	07/20/2025	40.44	Open	06/25	10-60-5335
995996113-6232025	Invoice	Streets - Cell Phones	06/23/2025	07/20/2025	236.38	Open	06/25	10-10-5335
Total 995996113-6232025:					398.14			
Total T Mobile (2040):					506.22			
Terracon Consultants, INC. (1692)								
TN13076								
TN13076	Invoice	field work and preliminary design	01/01/2025	07/31/2025	9,000.00	Open	06/25	51-72-7310
Total TN13076:					9,000.00			
Total Terracon Consultants, INC. (1692):					9,000.00			
The Key People (2202)								
26157								
26157	Invoice	City Hall Janitorial	07/01/2025	08/01/2025	225.00	Open	07/25	10-20-5108
Total 26157:					225.00			
26158								
26158	Invoice	PW Janitorial	07/01/2025	08/01/2025	145.00	Open	07/25	10-10-5108
Total 26158:					145.00			
26159								
26159	Invoice	PD Janitorial	07/01/2025	07/30/2025	125.00	Open	07/25	10-30-5108
Total 26159:					125.00			
Total The Key People (2202):					495.00			
THK Associates (1669)								
6306056								
6306056	Invoice	sports and recreation complex - Fi	07/01/2025	07/30/2025	12,175.00	Open	06/25	21-00-6032

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total 6306056:					12,175.00			
Total THK Associates (1669):					12,175.00			
Timberline Disposal (1467)								
5801491V324								
5801491V324	Invoice	Hwy 103 toilet	06/16/2025	06/22/2025	201.41	Open	06/25	51-00-5202
Total 5801491V324:					201.41			
5822613V324								
5822613V324	Invoice	200 W. Colorado Blvd Trash	07/01/2025	07/01/2025	448.60	Open	07/25	10-10-5202
5822613V324	Invoice	VCMP Portalet	07/01/2025	07/01/2025	416.37	Open	07/25	10-60-5202
Total 5822613V324:					864.97			
Total Timberline Disposal (1467):					1,066.38			
TK Elevator Corporation (1578)								
3008716766								
3008716766	Invoice	Elevator Maintenance - Visitor's C	07/01/2025	07/30/2025	670.42	Open	07/25	10-21-5430
Total 3008716766:					670.42			
Total TK Elevator Corporation (1578):					670.42			
USA Blue Book (376)								
00742123								
00742123	Invoice	hose barb	06/17/2025	07/17/2025	30.05	Open	07/25	51-00-5204
Total 00742123:					30.05			
Total USA Blue Book (376):					30.05			
Utility Notification Center of Colorado (1984)								
225060790								
225060790	Invoice	Locates - Water	06/30/2025	07/30/2025	27.67	Open	06/25	51-00-5108
225060790	Invoice	Locates - WW	06/30/2025	07/30/2025	27.66	Open	06/25	52-00-5108
Total 225060790:					55.33			
Total Utility Notification Center of Colorado (1984):					55.33			
W.E. O'Neil (2192)								
1425501-JUNE								
1425501-JUNE	Invoice	Precontruction Services PD	06/25/2025	07/25/2025	6,728.25	Open	06/25	21-00-7045
Total 1425501-JUNE:					6,728.25			
Total W.E. O'Neil (2192):					6,728.25			
WEX BANK (1459)								
105520843								
105520843	Invoice	Fleet fuel - Police	06/23/2025	07/15/2025	260.68	Open	06/25	10-30-6191
Total 105520843:					260.68			
Total WEX BANK (1459):					260.68			
Wilson Williams Fellman Dittman (2160)								
1766								
1766	Invoice	Xcel Energy Franchise	06/30/2025	07/30/2025	255.00	Open	06/25	10-20-5101

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total 1766:					255.00			
Total Wilson Williams Fellman Dittman (2160):					255.00			
Xcel Energy (540)								
6.30.25								
6.30.25	Invoice	10 Montane	06/30/2025	07/30/2025	52.11	Open	06/25	51-00-6001
6.30.25	Invoice	1101 Soda Creek	06/30/2025	07/30/2025	40.06	Open	06/25	51-00-6001
6.30.25	Invoice	1711 Miner	06/30/2025	07/30/2025	326.26	Open	06/25	10-20-6001
6.30.25	Invoice	1744 Miner Street	06/30/2025	07/30/2025	292.61	Open	06/25	10-30-6001
6.30.25	Invoice	1801 miner a	06/30/2025	07/30/2025	22.09	Open	06/25	52-00-6001
6.30.25	Invoice	200 Colorado	06/30/2025	07/30/2025	312.75	Open	06/25	10-10-6001
6.30.25	Invoice	2040 miner	06/30/2025	07/30/2025	15.64	Open	06/25	10-10-6001
6.30.25	Invoice	525 pine slope	06/30/2025	07/30/2025	13.20	Open	06/25	51-00-6001
6.30.25	Invoice	960 CR 314 New PW Facility	06/30/2025	07/30/2025	529.36	Open	06/25	10-10-6001
6.30.25	Invoice	New WWTP	06/30/2025	07/30/2025	3,247.80	Open	06/25	52-00-6001
6.30.25	Invoice	Parks	06/30/2025	07/30/2025	442.18	Open	06/25	10-60-6001
6.30.25	Invoice	PD	06/30/2025	07/30/2025	250.16	Open	06/25	10-30-6001
6.30.25	Invoice	streetlights	06/30/2025	07/30/2025	4,958.14	Open	06/25	10-10-6001
6.30.25	Invoice	Water Treatment Plant	06/30/2025	07/30/2025	3,497.37	Open	06/25	51-00-6001
6.30.25	Invoice	Wwtp	06/30/2025	07/30/2025	3,699.20	Open	06/25	52-00-6001
Total 6.30.25:					17,698.93			
Total Xcel Energy (540):					17,698.93			
Young Ranch LLC (2143)								
7.1.2025								
7.1.2025	Invoice	reimburse of land swap costs	07/01/2025	07/30/2025	7,062.00	Open	06/25	21-00-6024
Total 7.1.2025:					7,062.00			
Total Young Ranch LLC (2143):					7,062.00			
Grand Totals:					1,909,339.19			

Report GL Period Summary

GL Period	Amount
08/25	11,626.00
07/25	809,141.30
06/25	955,634.05
05/25	132,937.84
Grand Totals:	1,909,339.19

Vendor number hash:0

Vendor number hash - split:0

Total number of invoices:0

Total number of transactions:0



City of Idaho Springs City Council

Meeting Date: 7/14/2025

City Hall
1711 Miner Street
Idaho Springs, CO 80452

MEETING STARTS AT 7:00 PM SHARP!

Agenda Request No. _____

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

Return to Wonder Martell, Deputy City Clerk, by 12:00 PM the Thursday prior to scheduled Regular Meeting (held the second and fourth Monday of every Month).

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

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

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

Summary of your comments or concerns:

See Attached

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

None

Requested By: Karen Tierney Organization: _____

Phone: (Home): 510 846 9990 (Work): _____

(Fax): _____ (Cell): home 303 954 0504

Mailing address: PO Box 486 E-Mail Address: Karen m tierney@gmail.com

Idaho Springs

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

OFFICE USE ONLY:

Date Received: _____

By: _____

Information Complete: ☐ Yes ☐ No

Missing: _____

July 10th / Noon

July 14th

7:00

Karen Tierney

417 15th Ave

Idaho Springs

510 846 9990

Mobility issues

I am a full-time resident and owner (at the above address) where I am requesting a handicap parking space. I have a permanent disability that interferes with mobility and balance. My house is on a hill with multiple stairs leading up the front of my house.

There is a sub-renter on Virginia who rents a room and parks at least 3 of his cars on 15th. One of his cars is inoperable and hasn't been registered since June 2024. I have some big projects going on this summer and the contractors can't find parking. I pull my car out so they can unload and have access to their trucks while working. I have a broken leg and asked the sub tenant not park in front of my house and he is belligerent and uncooperative. I have also talked to the owner of the house several times. He said he contacted the main tenant of the house. But to date, nothing has changed.

I hope you will consider my request.



City of Idaho Springs City Council

Meeting Date: Monday, July 14, 20

City Hall
1711 Miner Street
Idaho Springs, CO 80452

MEETING STARTS AT 7:00 PM SHARP!

Agenda Request No. _____

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

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

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Summary of your comments or concerns:

There are MAJOR issues with the COMMERCIAL Parking Lot, the "Alley Lot," and its impact on the neighborhood and community.

How is it remotely possible that a property that was approved to be a three-story hotel can be turned into a COMMERCIAL parking lot without any public input?

In order for the COMMERCIAL parking lot to open is all it had to do was pass a safety inspection in its fake retail front—Rat Cat Alley.

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

Dylan Graves - I have 30+ pages of emails regarding the COMMERCIAL use of the property and the City's requirements that a 7' fence must be installed.

Requested By: Heather Campbell

Organization: Neighborhoods NOT Commercial Parking Lots

Phone: (Home): 3035190287

(Work): _____

(Fax): _____

(Cell): _____

Mailing address: PO Box 3005

E-Mail Address: theharvs1521@gmail.com

Idaho Springs, CO 80452

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

OFFICE USE ONLY:

Date Received: _____

By: _____

Information Complete: ☐ Yes ☐ No

Missing: _____



City of Idaho Springs City Council

Meeting Date: July 14, 2025

City Hall
1711 Miner Street
Idaho Springs, CO 80452

MEETING STARTS AT 7:00 PM SHARP!

Agenda Request No. _____

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

Return to Wonder Martell, Deputy City Clerk, by 12:00 PM the Thursday prior to scheduled Regular Meeting (held the second and fourth Monday of every Month).

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

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- ❖ Additional Information: Attach 11 copies each of any related documents to this form.

Summary of your comments or concerns:

I want the city council to consider making the intersection of Riverside Drive and Colorado Blvd a four way stop.

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

I spoke to the mayor who thought it would be good to bring to the council.

Requested By: Kevin Donahue Organization: NA

Phone: (Home): 303 304 4384 (Work): None / Retired

(Fax): NA (Cell): 303 304 4384

Mailing address: PO Box 1602 Idaho Springs E-Mail Address: kdonahue42@gmail.com

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

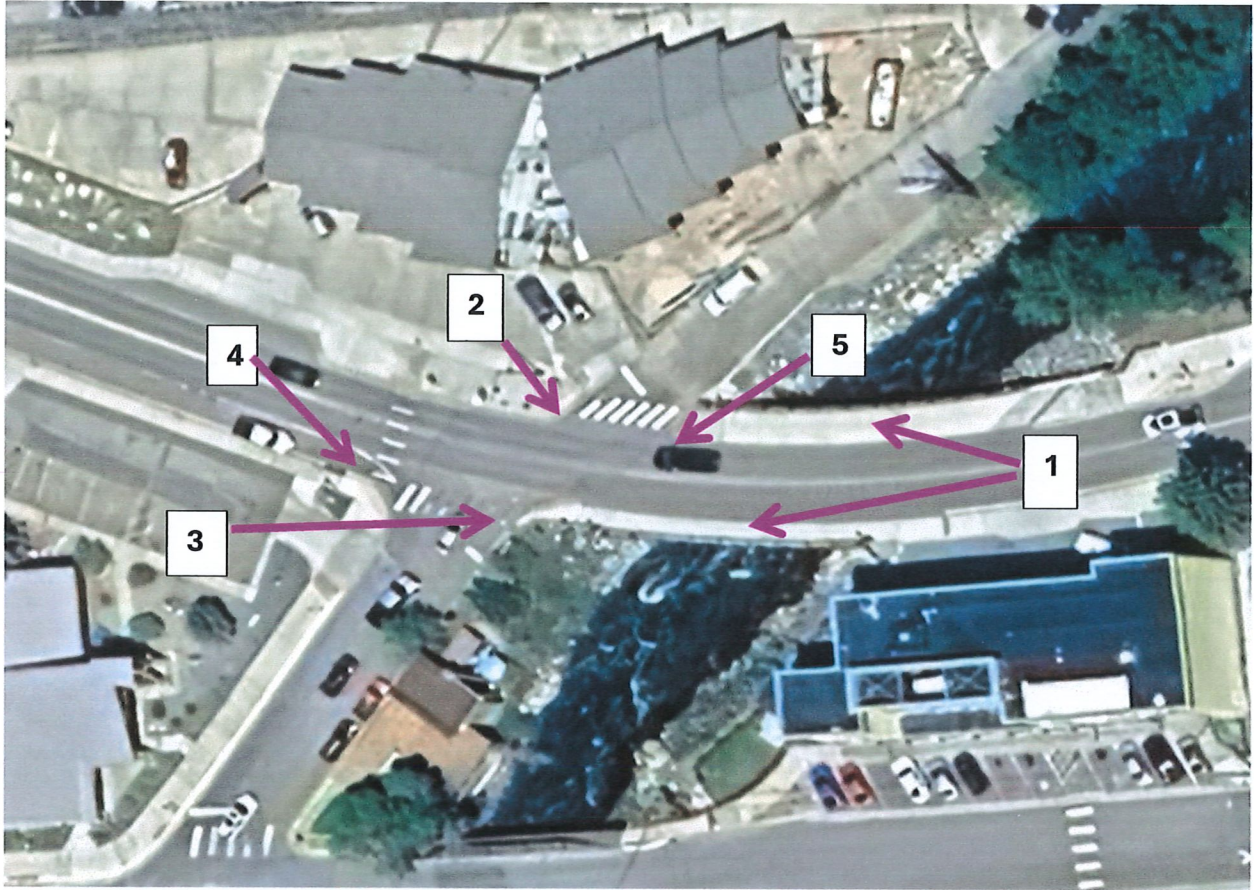
OFFICE USE ONLY:

Date Received: _____

By: _____

Information Complete: ____ Yes ____ No

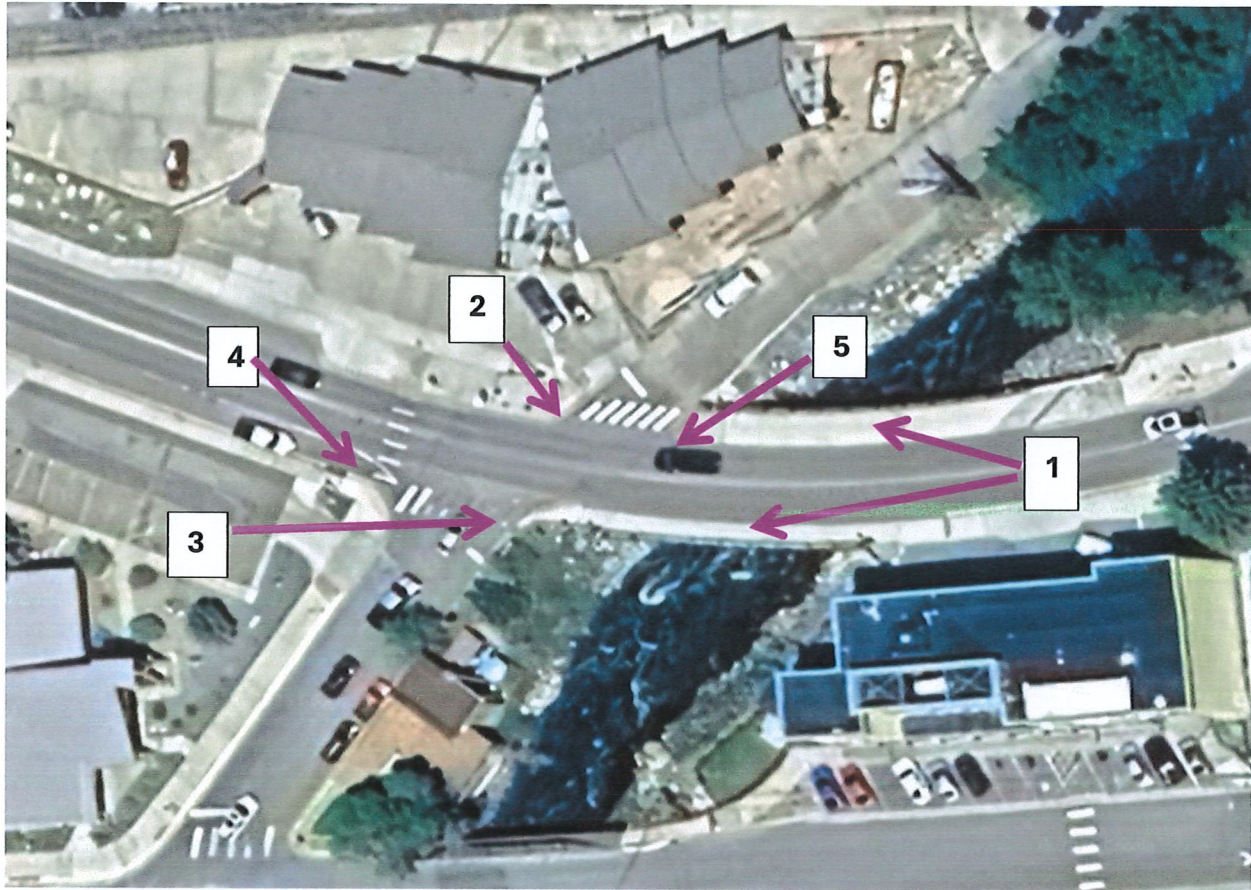
Missing: _____



- 1) Bridge railing over Clear Creek
- 2) Existing stop sign – Riverside southbound
- 3) Existing stop sign – Riverside northbound
- 4) Proposed stop sign – Colorado eastbound
- 5) Proposed stop sign – Colorado westbound

Issues:

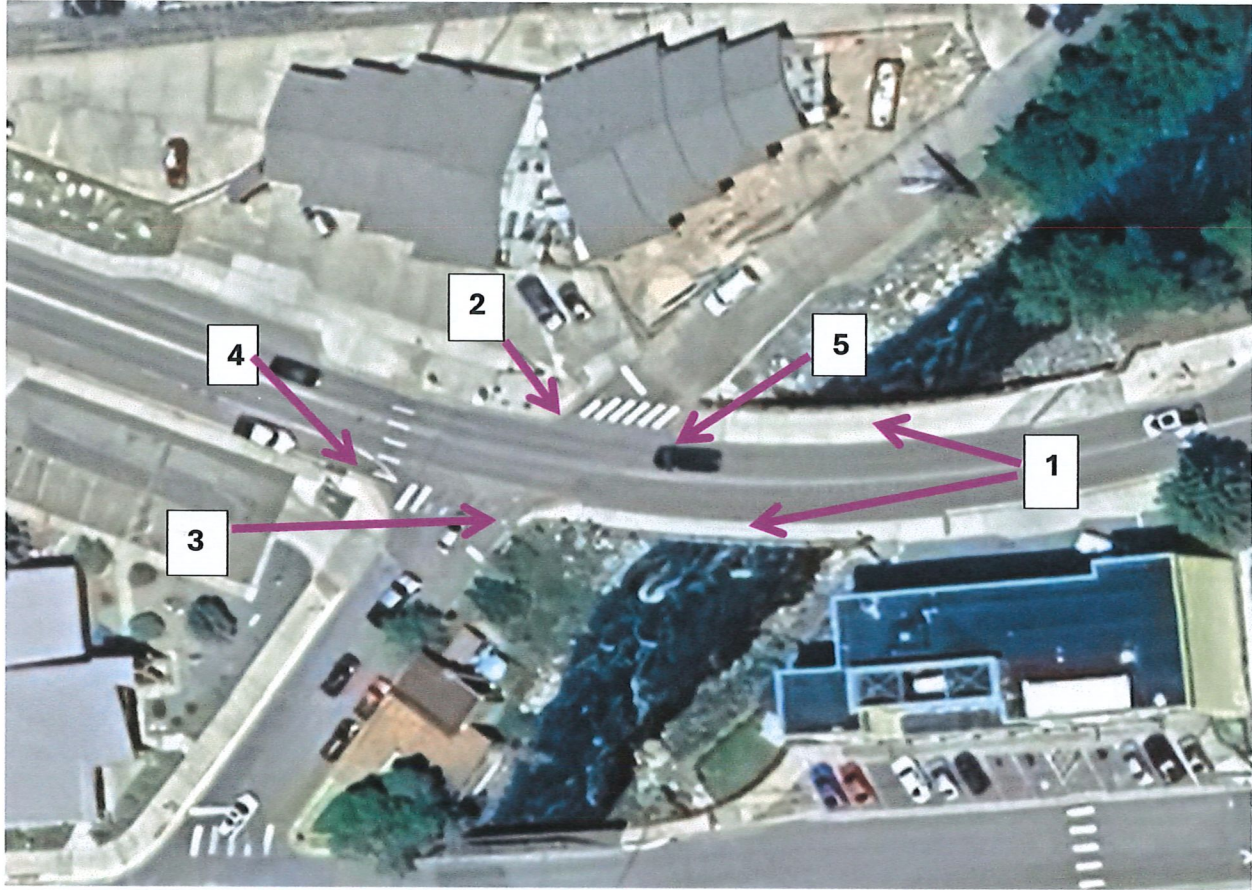
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- Left turns complicated due to the diagonal offset
- Speed of traffic on Colorado



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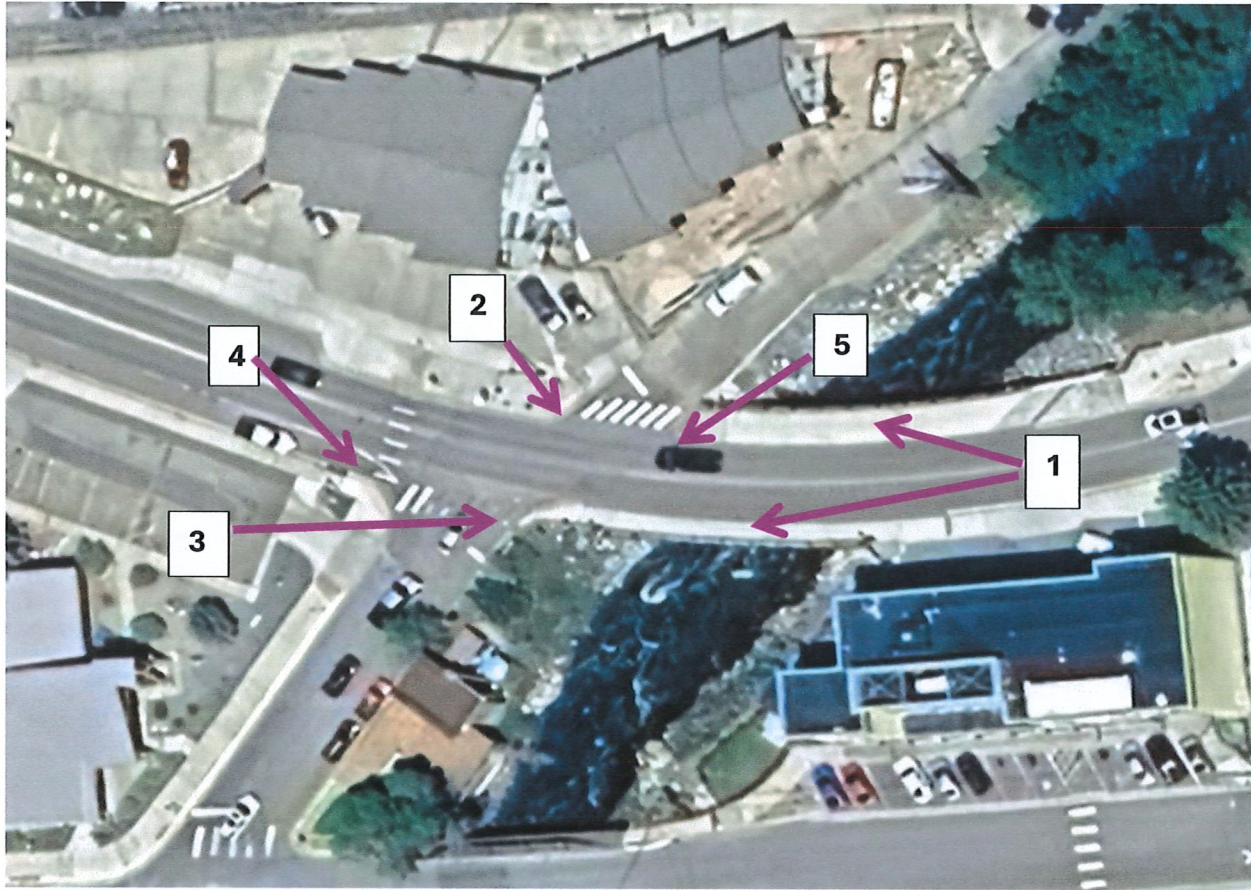
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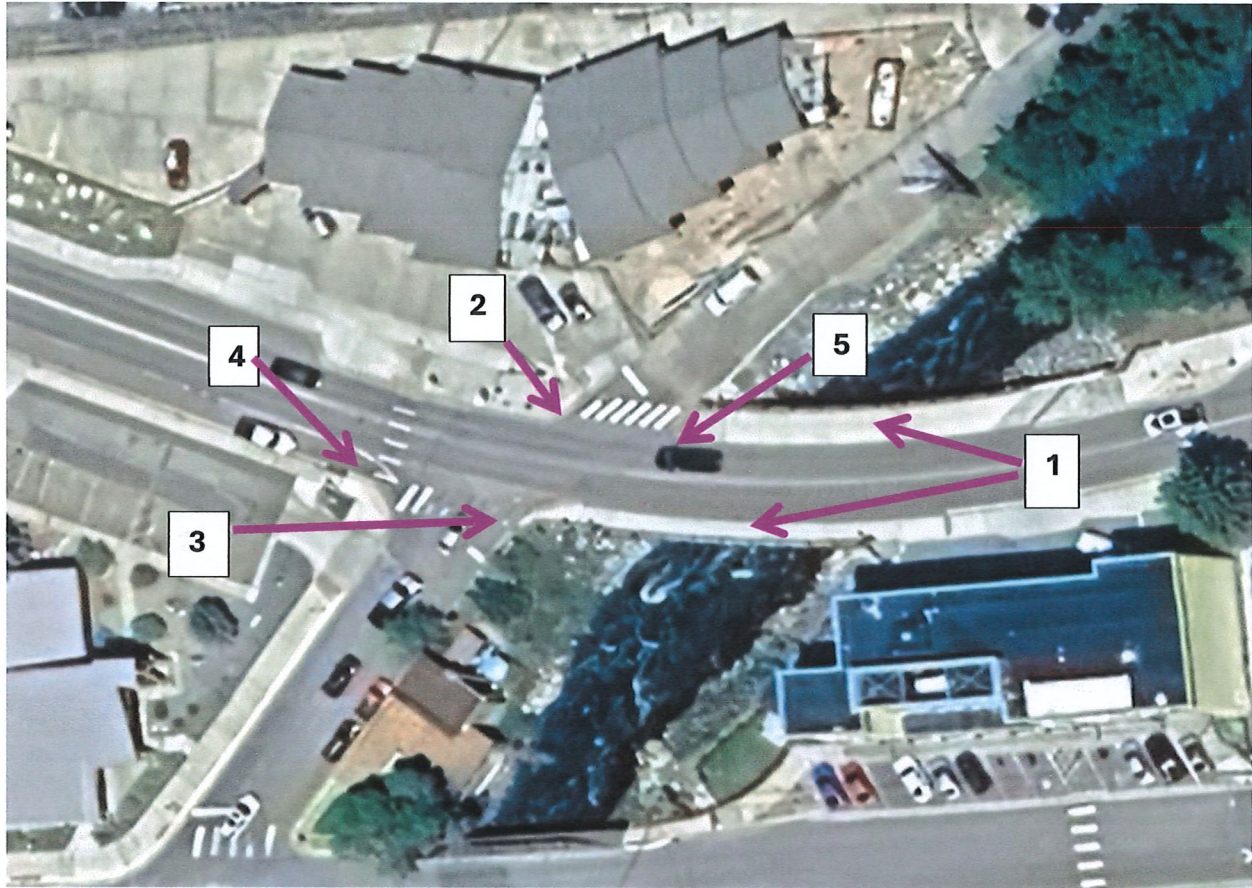
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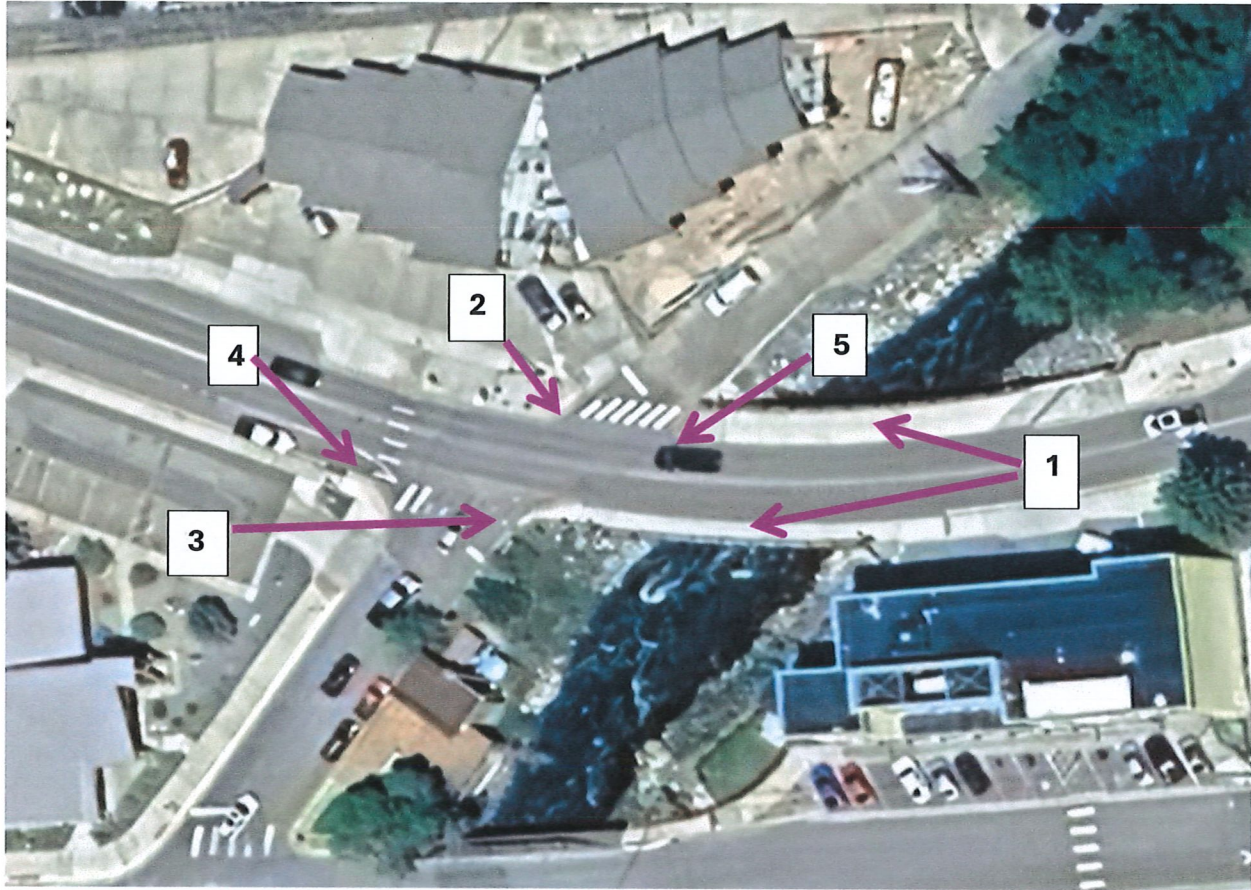
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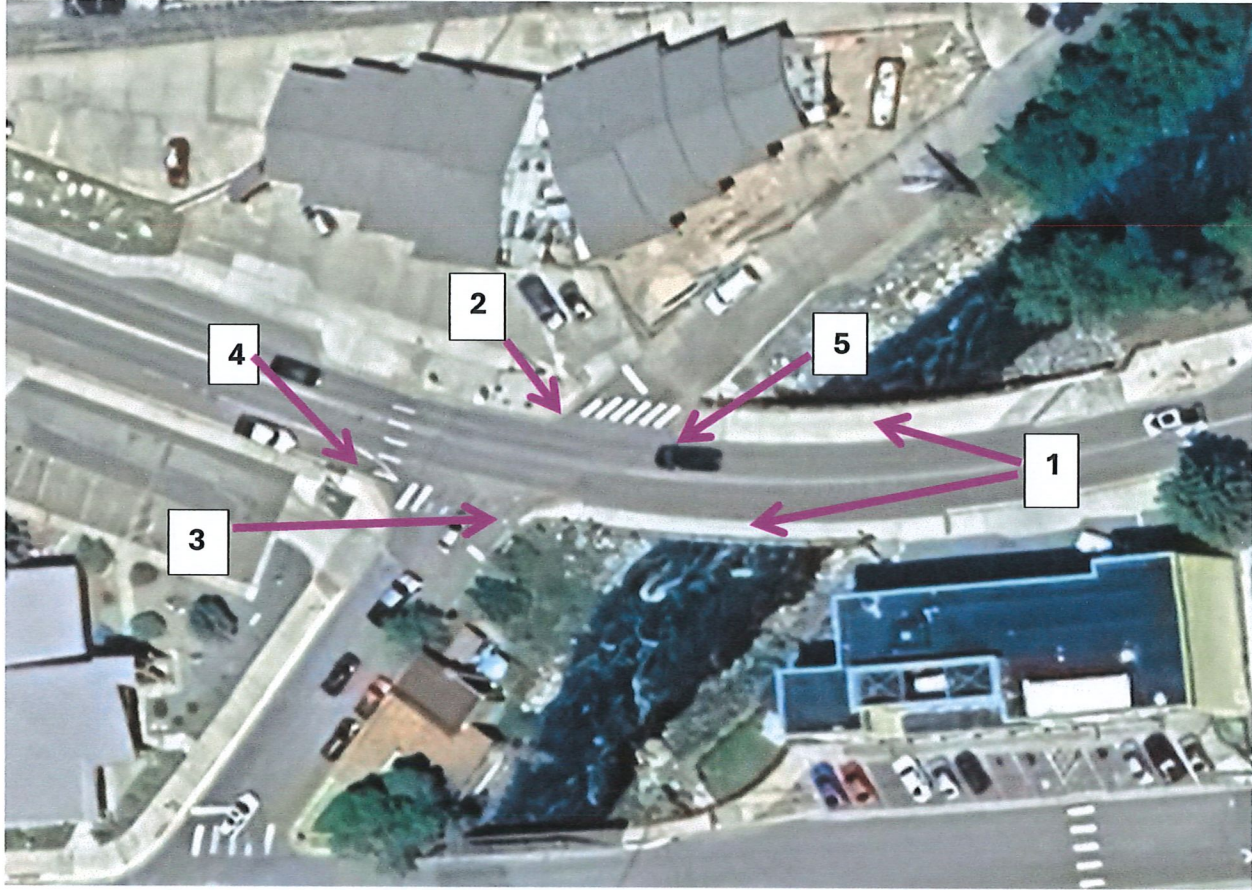
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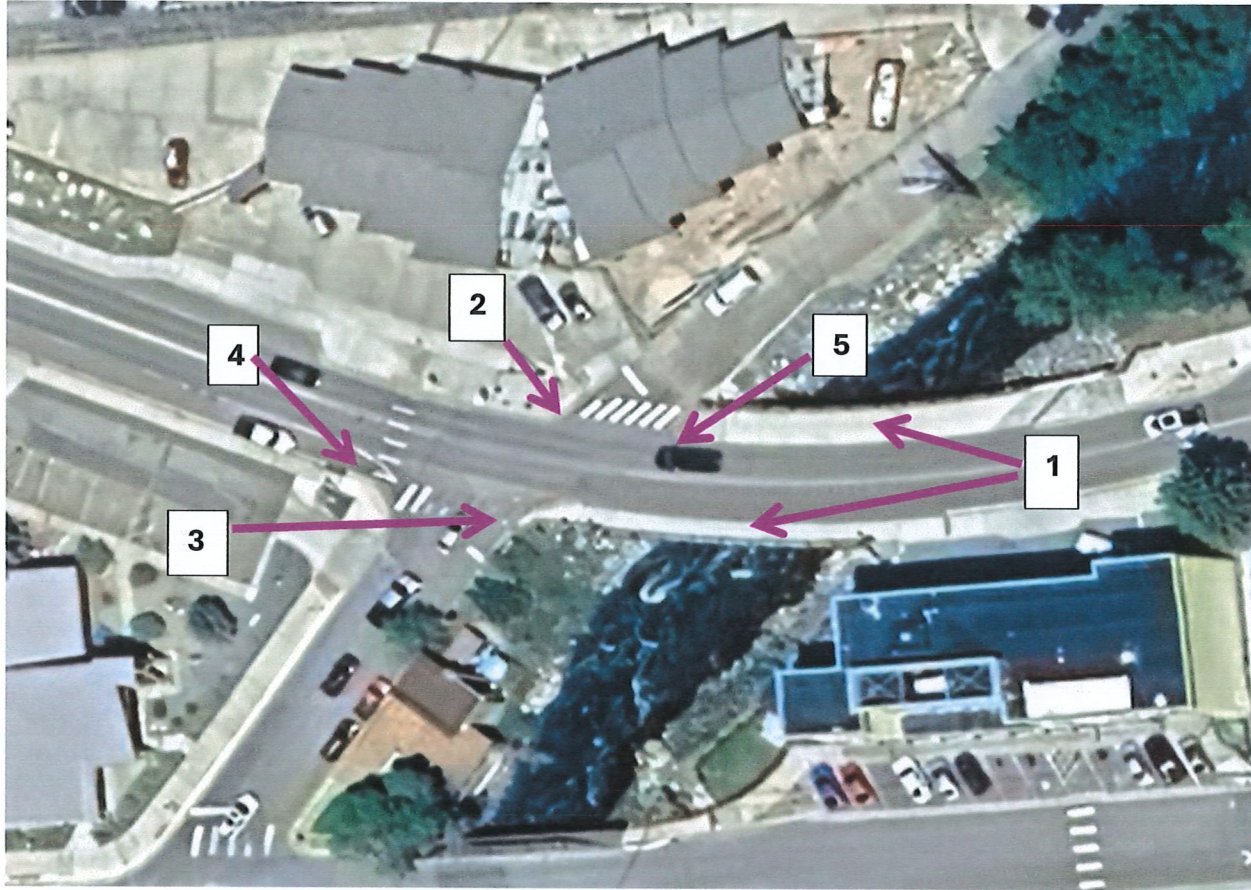
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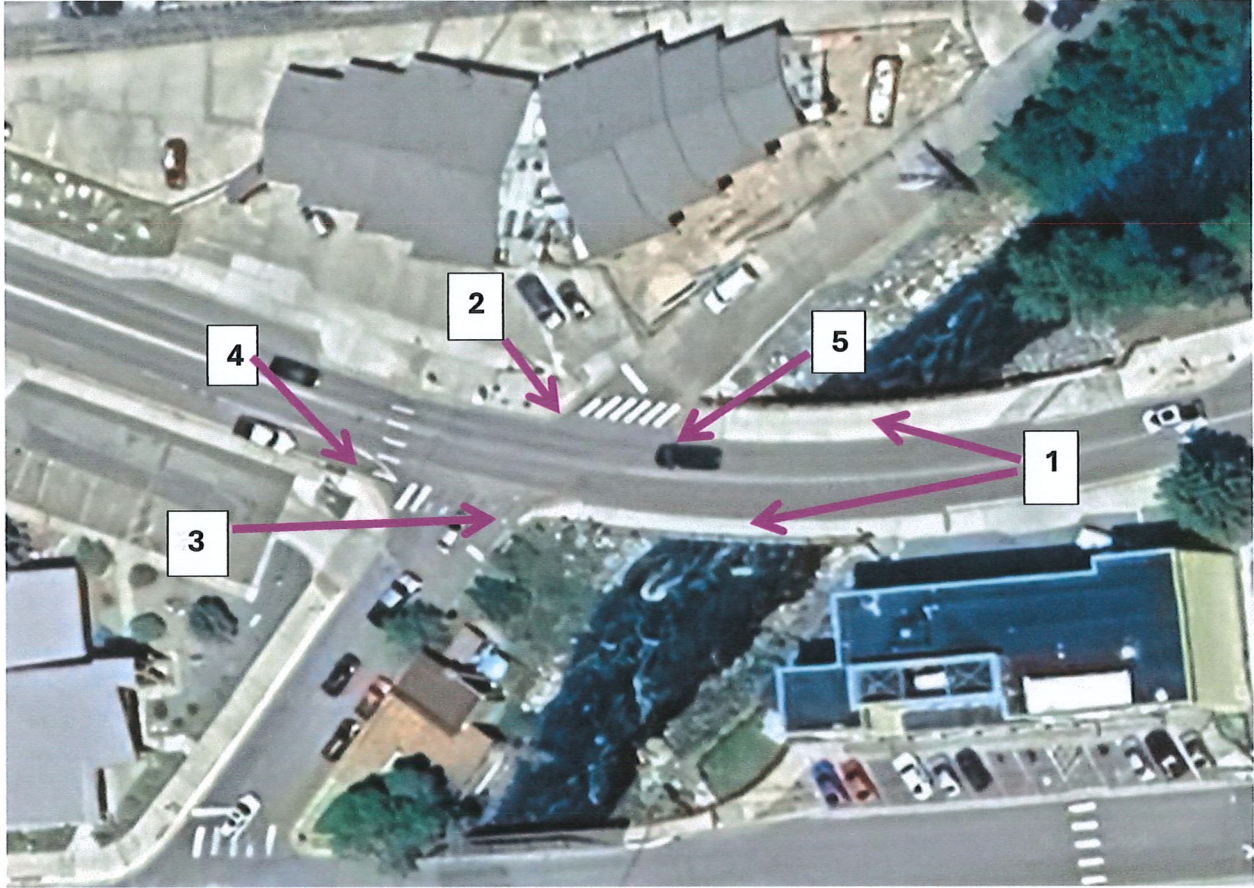
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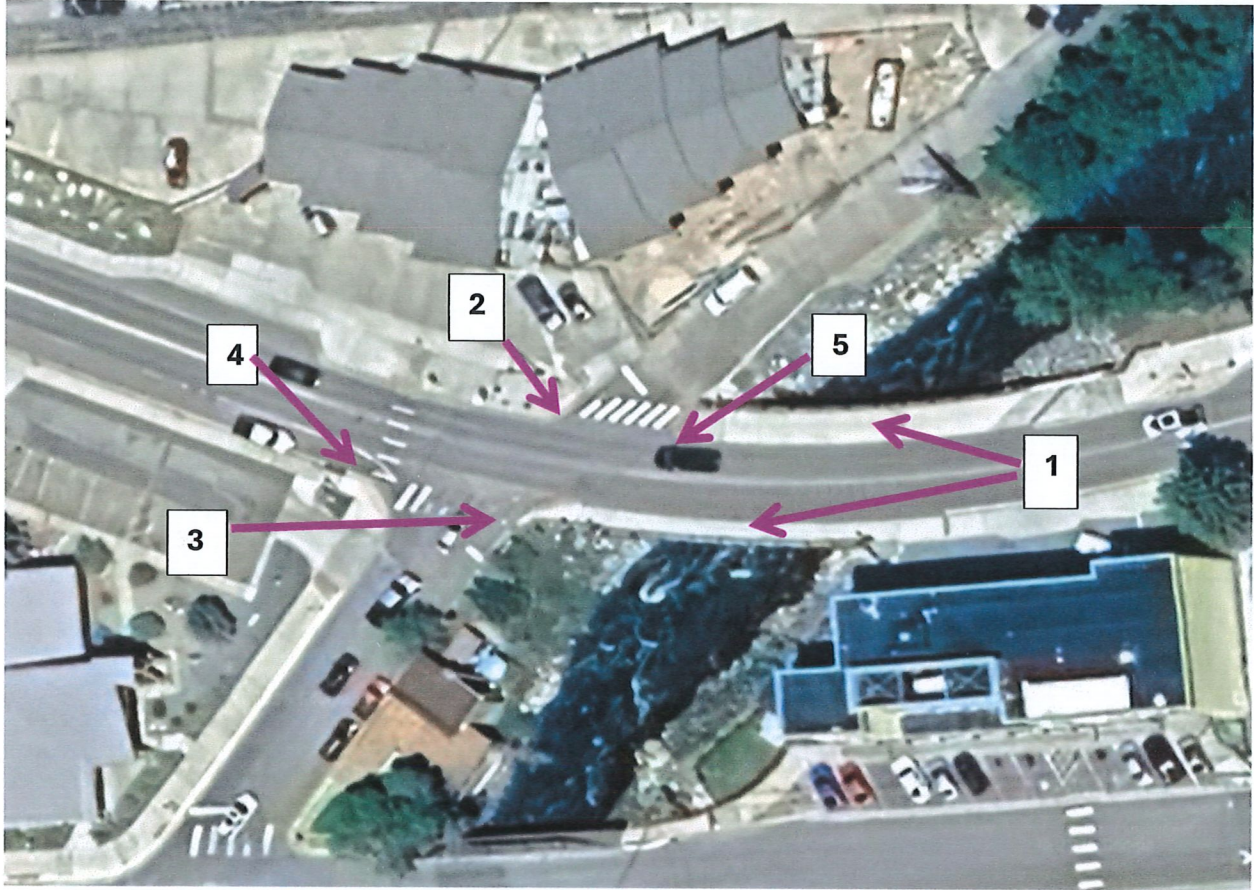
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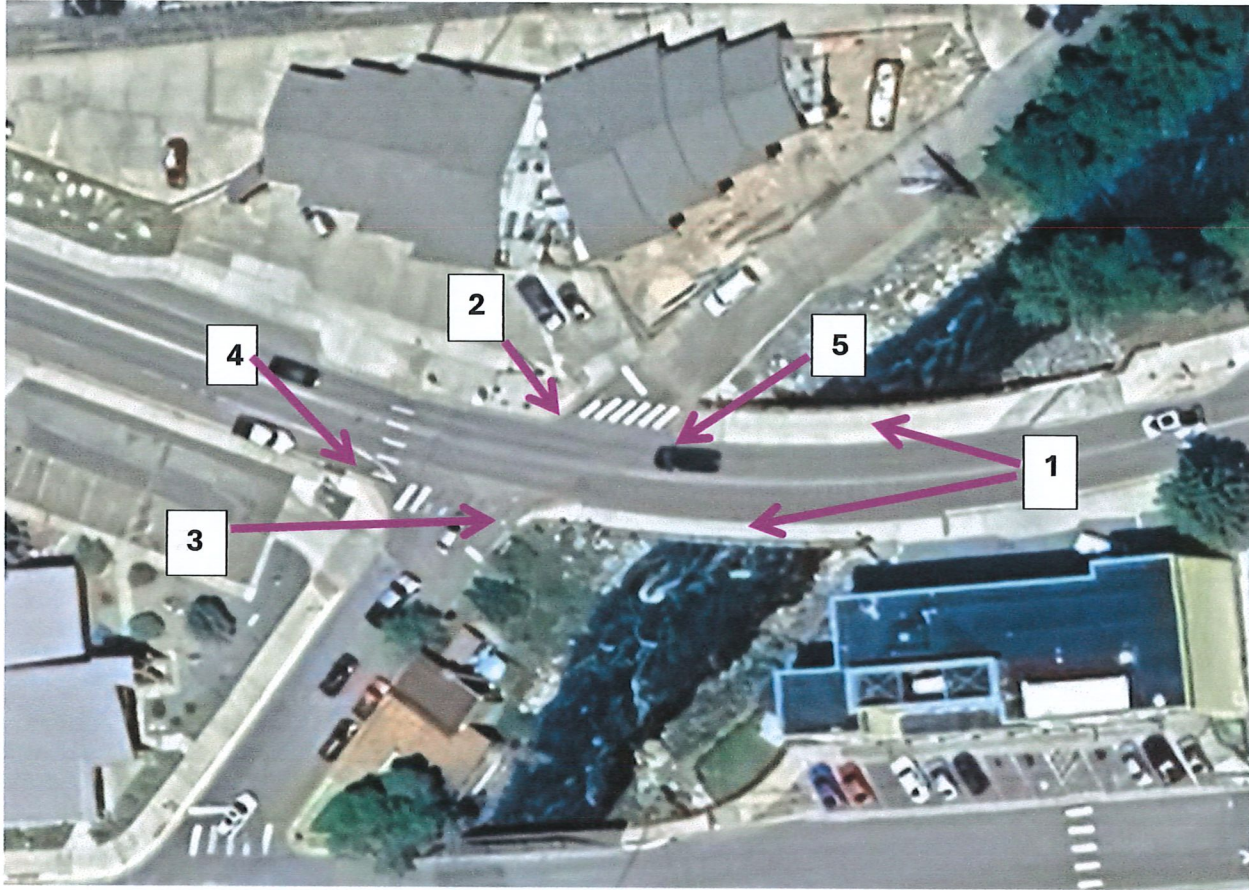
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**CITY OF IDAHO SPRINGS
Clear Creek County, Colorado**

Resolution No. 20, Series 2025

A RESOLUTION APPROVING A UTILITY EASEMENT AGREEMENT BETWEEN THE CITY OF IDAHO SPRINGS AND PUBLIC SERVICE COMPANY OF COLORADO (PSCO) NEAR THE NORTHWEST CORNER OF THE VIRGINIA CANYON MOUNTAIN PARK (VCMP) PARCEL

WHEREAS, the City of Idaho Springs, Colorado (“City”) is the owner of that certain real property further described in the legal description attached to the easement document approved hereby, commonly known as the Virginia Canyon Mountain Park parcel within the City of Idaho Springs, Colorado (the “Property”); and

WHEREAS, Xcel Energy, also known as the Public Service Company of Colorado (PSCO), has requested an electric utility easement across a small portion near the northwest corner of the Property for purposes of providing service to adjacent property commonly known as the upper landing area of the Argo Gondola; and

WHEREAS, the City Council finds that the granting of the requested easement would not compromise the City’s interests in the Property nor frustrate any current purpose to which the Property is put; and

WHEREAS, the City Council further finds that the granting of the requested easement would assist in providing power to adjacent properties upon which public recreational amenities will be located and therefore be reasonable and appropriate; and

WHEREAS, the City Council therefore wishes to approve the requested easement.

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

The Public Service Company of Colorado Utility Easement between the City and PSCO, concerning a one hundred thirty-nine (139) square foot easement across City-owned property described as IDAHO SPRINGS TRACT 36-3-73 PT, Reception number 294236 Clear Creek County, in the South one-half (S½) of, Section 25, Township 3 South, Range 73 West of the Sixth Principal Meridian located in County of Clear Creek, State of Colorado, also commonly referred to as the Virginia Canyon Mountain Park (VCMP) parcel, attached hereto and incorporated herein by this reference, is hereby approved.

The Mayor and City Clerk are authorized to execute the same and to perform such other acts as are necessary to accomplish its effectiveness.

RESOLVED, APPROVED, and ADOPTED this 14th day of July, 2025.

Chuck Harmon, Mayor

ATTEST:

Diane Breece, City Clerk

STR: S½ Sec.25 T3S R73W 6 th PM	Grantor: City of Idaho Springs	Doc No:
County: Clear Creek	Address/Intersect: 131 Miners Point Trail Santa Fe Mine Rd & Miners Point Trl	Reception Number:
Division-City/Town: Front Range Idaho Springs	Dist./Tran.: Distribution	Surveyor: M.L. Sudbeck PLS 38503
Division Agent: Marc A Mayorga	Contract Agent/Co: Jim Pino/WSLS	Survey Company: SEH Inc.
LAT & LONG GPS: 39.758088 / -105.508661		

PUBLIC SERVICE COMPANY OF COLORADO UTILITY EASEMENT

The undersigned Grantor (whether one or more) hereby acknowledges receipt of good and valuable consideration from PUBLIC SERVICE COMPANY OF COLORADO (Company), in consideration of which Grantor(s) hereby grants unto said Company, its successors and assigns, a non-exclusive easement ("Easement") for utility lines, and all fixtures and devices used or useful in the operation of the same, on, through, over, under, across, and along a course as said lines may be hereafter constructed in a strip of land lying in the Subdivision: IDAHO SPRINGS TRACT 36-3-73 PT, Reception number 294236 Clear Creek County, in the South one-half (S½) of, **Section 25**, Township **3 South**, Range **73 West** of the Sixth Principal Meridian located in County of Clear Creek, State of Colorado, the easement being described as follows ("Easement Area"):

SEE "EXHIBIT A – IDAHO SPRINGS" ATTACHED HERETO AND
INCORPORATED HEREIN BY THIS REFERENCE

Together with the right (i) to enter upon said premises, to survey, construct, install, operate, repair, remove, replace, reconstruct, alter, relocate, patrol, inspect, improve, enlarge, remove, maintain and use utility lines and all related facilities, other fixtures, devices, and appurtenances used or useful in connection therewith (collectively the "Facilities"), and (ii) to remove objects interfering therewith, including the trimming or felling of trees and bushes, and (iii) to use so much of the adjoining premises of Grantor during surveying, construction, maintenance, repair, removal, or replacement of said Facilities and related fixtures and devices as may be required to permit the operation of standard utility construction or repair machinery.

The Grantor reserves the right to use and occupy the Easement Area for any purpose consistent with the rights and privileges above granted and which will not interfere with or endanger any of the said Company's Facilities therein or use thereof. Such reservations by Grantor shall in no event include the right to erect or cause to be erected any temporary or permanent buildings, structures (including without limitation trailers or mobile homes), signs, or wells on, under, or over the Easement Area. No other objects shall be erected, placed, or permitted to remain on, under, or over the Easement Area, which will or may interfere with the Facilities installed on the Easement Area or interfere with the exercise of any of the rights herein granted. No failure by Company to remove or otherwise raise an objection to any objects or improvements located or installed on the Easement Area by Grantor, shall be deemed to constitute consent on the part of Company

to such improvements or objects, nor a waiver of Company's rights regarding removal of any such improvements or objects.

Grantor agrees to contact the Call Before You Dig - Utility Notification Center of Colorado (811 or 1-800-922-1987), or any similar one-call utility line locator system which may replace or supplement it, at least four (4) business days (or such longer time if required by applicable law) prior to the commencement of construction, excavation, or digging of the Easement Area to arrange for field locating of Facilities.

Grantor shall disclose to Company any pre-existing waste materials ("Pre-Existing Wastes"), that Grantor knows or reasonably suspects to be present in soils, water (surface or groundwater), vapors or air, whether on, in, above, migrating to or from, or under the Easement Area and any other information that would help Company assess the risks of working in the area. Company shall have the right to perform environmental sampling in the Easement Area at its discretion. If Company encounters any Pre-Existing Wastes, Company retains the right to stop work and may choose to exercise that right. Grantor shall retain its obligations to comply with all applicable laws and regulations related to such Pre-Existing Wastes. Grantor shall release Company from any claims or responsibilities related to such Pre-Existing Wastes.

The work of installing and maintaining said lines and fixtures shall be done with care; the surface along the easement area and any adjoining premises used by Company shall be restored substantially to its original level and condition following completion of Company activities, taking into account, among other things, the existence of the Facilities and the restrictions stated in this Easement.

The provisions of this Easement shall run with, be binding on and burden the Easement Area and shall bind and benefit the heirs, executors, administrators, personal representatives, successors, and assigns of Grantor and Company. Non-use or a limited use of the Easement Area shall not prevent Grantee from thereafter making use of the Easement Area to the full extent herein authorized.

Grantor warrants and represents that Grantor is the owner of the Easement and has the right to sell, transfer, convey, confirm and grant this Easement and the rights contained herein. This Easement is binding on Grantor, is not conditioned upon obtaining the consent of any third party.

This Easement incorporates all agreements between the parties as to the subject matter of this Easement, and no prior representations or statements, verbal or written, shall modify, supplement or change the terms of this Easement. This Easement consists of the document entitled "Utility Easement", and Exhibit(s) containing a legal description and a sketch depicting the legal description, if referenced above or attached hereto. No other exhibit, addendum, schedule or other attachment (collectively "Addendum") is authorized by Company, and no Addendum shall be effective and binding upon Company unless executed by an authorized representative of Company.

(Signatures follow)

Executed by Grantor this _____ day of _____, 2025

GRANTOR: **City Of Idaho Springs**

BY: _____

Name: _____

Title: _____

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____ 2025

by: _____ as _____

of City of Idaho Springs

Witness my hand and official seal.

Notary Public

My commission expires:



Sheet 1 of 2

**EXHIBIT A – IDAHO SPRINGS
PERMANENT EASEMENT**

A 10 foot wide strip of land lying in the south one-half (S1/2) of Section 25, Township 3 South, Range 73 West, of the 6th Principal Meridian, County of Clear Creek, State of Colorado, lying 5 feet on each side of the following described line:

Beginning on the north line of that Tract of land described in Reception Number 291617, Clear Creek County Records, whence the northeast corner thereof (Corner 6 – MS 14222A & 14222B) bears N85°31'58"E, 111.24 feet;

thence N57°06'03"W, 13.88 feet, to Line 3-4 of the ALPHA LODGE – MS 14559, the Point of Terminus.

The sidelines of said 10 foot wide strip are to be lengthened or shortened to terminate on said north line and Line 3-4.

Containing 139 square feet more or less.

As shown and described on Exhibit A, Sheet 2 of 2, attached hereto and made a part hereof.

For the purpose of this description, bearings are based on the north line of said Tract of land described in Reception Number 291617, which is assumed to bear N85°31'58"E.

All lineal distances shown hereon are in U.S. Survey Feet.

The author of this description is Monte L. Sudbeck, PLS 38503, prepared on behalf of SEH Inc., 2000 S. Colorado Blvd, Suite 1200, Denver, CO 80222, on May 14, 2025, under Job No. 184823-37.0, for Public Service Company of Colorado, and is not to be construed as representing a monumented land survey.

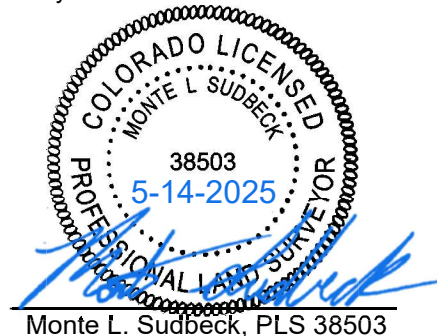


EXHIBIT A - IDAHO SPRINGS PERMANENT EASEMENT

SHEET 2 OF 2

TROJAN LODGE - MS 4885

ALPHA LODGE - MS 14559

QUEEN LODGE - MS 205

N 57°06'03" W
13.88

N 85°31'58" E
111.24

"#5 REBAR"

N 85°31'58" E 560.58
(BASIS OF BEARINGS)
N LINE, REC. NO. 291617

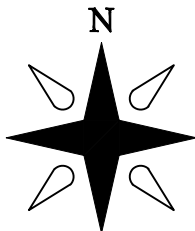
POINT OF
BEGINNING

PERMANENT EASEMENT

139 S.F. M/L

REC. NO. 291617

S1/2,
SEC. 25,
T3S, R73W

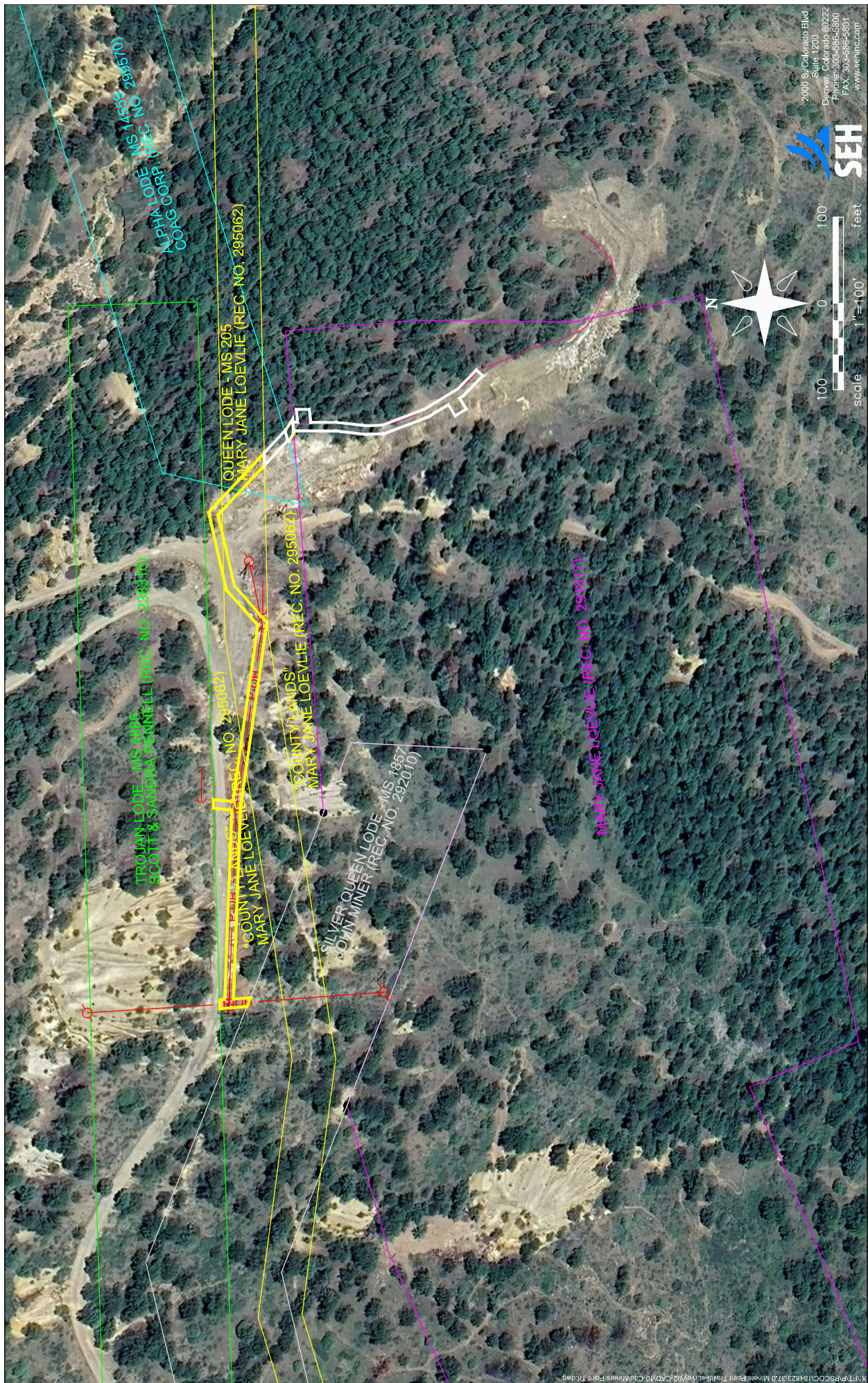


100 0 100
scale 1"=100' feet



2000 S. Colorado Blvd
Suite 1200
Denver, Colorado 80222
Phone: 303-586-5800
FAX: 303-586-5801
www.sehinc.com

X:\PT\IPSCOC\184823\37.0 Miners Point Trail\9-survey\92-CAD\10-C3d\Miners Point Tr1.dwg



CITY OF IDAHO SPRINGS
County of Clear Creek
State of Colorado

Resolution No. 21, Series 2025

**A RESOLUTION OF INTENT TO CONDUCT THE 2025 REGULAR CITY ELECTION AS
AN ELECTION COORDINATED BY THE CLEAR CREEK COUNTY CLERK AND
RECORDER**

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

WHEREAS, the City is required to conduct regular municipal elections during November of odd-numbered years, the next such election to be conducted this November; and

WHEREAS, election laws of the state of Colorado allow municipalities to coordinate their local elections with the larger elections conducted and coordinated by relevant county clerk and recorder’s offices; and

WHEREAS, the Idaho Springs City Council (“Council”) finds and determines that coordinating the regular City election with the other elections conducted by the Clear Creek County Clerk & Recorder has historically saved the City valuable Staff time and resources and that it is therefore desirable and in the City’s interest to once again coordinated the 2025 November election; and

WHEREAS, pursuant to C.R.S. § 1-7-116(5), if the City declares its intent to participate in a coordinated election at least 100 days prior to said election, it may begin the process of notifying the County Clerk & Recorder’s Office and working on the logistics of the same.

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

The City Council hereby declares its intent to conduct the 2025 regular Idaho Springs municipal election as an election coordinated by the Clear Creek County Clerk & Recorder. The Deputy City Clerk and other City staff are directed to take such steps as are necessary to coordinate the election, including but not limited to returning to the City Council any further documents or items requiring its approval.

PASSED, ADOPTED AND APPROVED at a Regular Meeting of the City Council of the City of Idaho Springs, Colorado, held on the 14th day of July, 2025.

Chuck Harmon, Mayor

ATTESTED AND CERTIFIED:

Diane Breece, City Clerk

CITY OF IDAHO SPRINGS

CITY COUNCIL COMMUNICATION

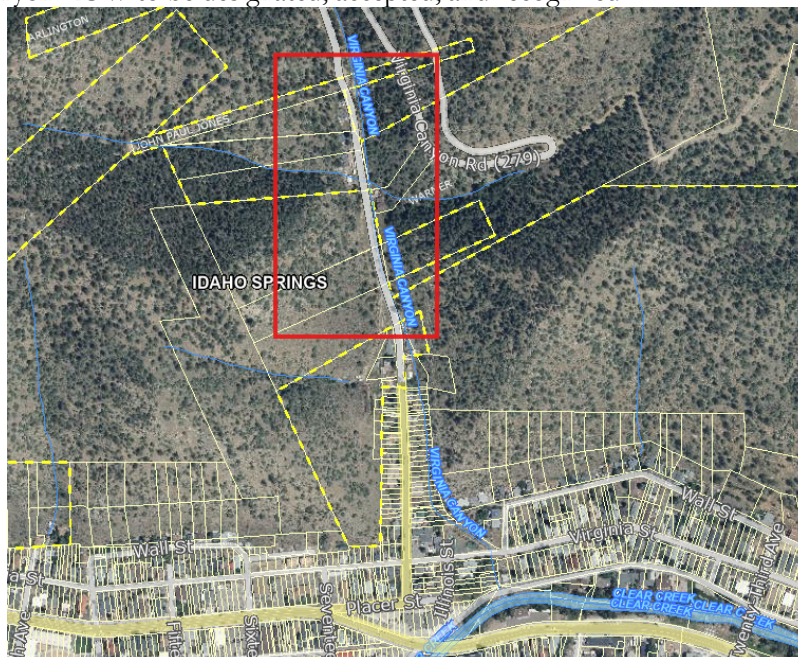
Meeting Date: July 14, 2025	Page 1 of 1 w/attachment	Virginia Canyon Road ROW Realignment
Presented by: Dylan Graves Community Development Planner		

BACKGROUND

The City of Idaho Springs has platted right-of-way (ROW) on Virginia Canyon Road from the base of Virginia Canyon Road until approximately 207 Virginia Canyon Road. Beyond that point, ROW has not historically been formally dedicated or accepted throughout the area.

As part of the City of Idaho Springs' Virginia Canyon Road / Virginia Street reconstruction work, the city has worked with the property owners abutting Virginia Canyon Road to formalize and memorialize the current location and boundaries of Virginia Canyon Road north of 207 Virginia Canyon Road. The purpose of the proposed ordinance is to formally designate, accept and recognize the boundaries of Virginia Canyon Road in and around the area specified by the attached exhibits.

Portion of Virginia Canyon ROW to be designated, accepted, and recognized:



The ordinance concerns the right-of-way dimensions only; it does not concern other aspects of the Virginia Canyon Road design or construction. The Planning Commission reviewed this ordinance on July 2 and unanimously voted in favor of approval.

STAFF RECOMMENDATION

Staff recommends approval of Ordinance #14, Series 2025, an ordinance realigning the right-of-way for Virginia Canyon Road as shown on the attached exhibits.

CITY OF IDAHO SPRINGS
Clear Creek County, Colorado

Ordinance No. 14, Series 2025

**AN ORDINANCE ACCEPTING AND RECOGNIZING THE ALIGNMENT OF A
PORTION OF VIRGINIA CANYON ROAD**

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

WHEREAS, pursuant to Part 23 of Title 31, C.R.S., the City, acting by and through the Idaho Springs City Council (“Council”), possesses the authority to regulate the planning and zoning of the City generally, including but not limited to the authority to recognize and accept dedicated public streets, typically through the subdivision platting process; and

WHEREAS, the City has undertaken an improvement project concerning a portion of Virginia Canyon Road within the City and through that process has engaged in discussions with stakeholders and interested parties, which discussions have led to a desire to formalize and memorialize the current location and boundaries of that portion of Virginia Canyon Road, such that the boundaries may be definitively known and relied upon going forward; and

WHEREAS, the Council therefore desires to formally designate, accept and recognize the boundaries of Virginia Canyon Road in and around the area specified herein, by ordinance, 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 expressly adopted as findings and determinations of the Council.

Section 2. Pursuant to C.R.S. § 31-23-217, the Idaho Springs City Council hereby formally accepts, designates and recognizes the boundaries of that portion of right-of-way known as Virginia Canyon Road described and illustrated in the attached **Exhibit A**, incorporated herein by this reference, for all legal purposes upon the effective date of this Ordinance and thereafter.

Section 3. Findings concerning voting. This Ordinance was approved by the Idaho Springs Planning Commission by a vote of 5 to 0, on July 2, 2025,; this Ordinance was finally-approved, on second reading, by the Idaho Springs City Council by a vote of _____ to _____ .

Section 4. Zoning Maps; Official Plats. City staff is hereby directed to make conforming amendments to all copies of the official City Zoning Map and all other official City-maintained plats and maps, as necessary, to reflect the location of Virginia Canyon Road specified herein, upon the effectiveness of this Ordinance.

Section 5. Recording of Ordinance. City staff is further directed to record this Ordinance and its Exhibits in the real property records of Clear Creek County, Colorado, upon the effectiveness of this Ordinance.

Section 6. Any and all Ordinances or Codes or parts thereof in conflict or inconsistent herewith are, to the extent of such conflict or inconsistency, hereby repealed; provided, however, that the repeal of any such Ordinance or Code or part thereof shall not revive any other section or part of any Ordinance or Code provision heretofore repealed or superseded.

Section 7. Should any one or more sections or provisions of this Ordinance or of Code provisions enacted hereby be judicially determined invalid or unenforceable, such judgment shall not affect, impair or invalidate the remaining provisions of this Ordinance or of such Code provisions, 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 July, 2025.

Chuck Harmon, Mayor

ATTESTED AND CERTIFIED:

Diane Breece, City Clerk

PASSED, ADOPTED AND APPROVED, at a Regular Meeting of the City Council of the City of Idaho Springs, Colorado, held on the ____ day of _____, 2025.

Chuck Harmon, Mayor

ATTESTED AND CERTIFIED:

Diane Breece, City Clerk

EXHIBIT A

[Survey of Virginia Canyon Road]

EXHIBIT "A"

DESCRIPTION:

A portion of the John Paul Jones Lode S.H. White Claim, Survey No. 351 Mineral District No. 2, approved by the Surveyor General's Office, Denver Colorado on July 28, 1873, also as shown in the Bureau of Land Management's Dependent Resurvey of Mineral Claims in Section 36, dated April 29, 1991, being in Section 36, Township 3 South, Range 73 West of the 6th/ Principal Meridian, County of Clear Creek, State of Colorado being more particularly described as follows:

COMMENCING at Corner No. 39 of Idaho Springs Townsite being monumented with a 2 ¼" diameter iron pipe with a 3 ¼" diameter brass cap stamped "BLM T3S R73W 39 S36 IST 1992", **WHENCE** Corner No. 38 of Idaho Springs Townsite being monumented with a 2 ¼" diameter iron pipe with a 3 ¼" diameter brass cap stamped "BLM T3S R73W 38 S36 IST 1992" bears South 87° 34' 06" West a distance of 188.29 feet;

THENCE North 15° 17' 01" West a distance of 1178.95' to the southerly line of said John Paul Jones Lode and the **POINT OF BEGINNING**;

THENCE South 73°15'02" West on said southerly line of the John Paul Jones Lode a distance of 13.49 feet to Corner No. 1 of Government Lot 5 per said Bureau of Land Management Dependent Resurvey of Mineral Claims in Section 36, being monumented with a found ¾" diameter aluminum rod with a 3 ¼" diameter illegible aluminum cap;

THENCE continuing on said southerly line of the John Paul Jones Lode South 73°10'22" West also being on the northerly line of said Government Lot 5 a distance of 11.21 feet;

THENCE North 24°00'00" West a distance of 30.65 feet;

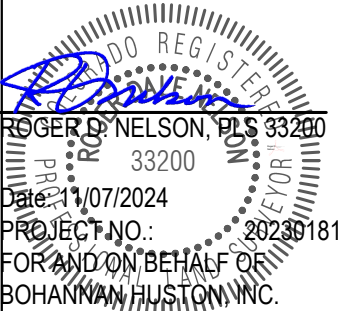
THENCE North 14°41'18" West a distance of 19.03 feet to the northerly line of said John Paul Jones Lode;

THENCE North 73°12'28" East on said northerly line of the John Paul Jones Lode a distance of 24.70 feet;

THENCE South 14°41'18" East a distance of 19.04 feet;

THENCE South 24°00'00" East a distance of 30.64 feet to the **POINT OF BEGINNING**.

Parcel contains ± 0.028 (1,221 Sq. Ft.) more or less.


ROGER D. NELSON, PLS 33200
33200
Date: 11/07/2024
PROJECT NO.: 20230181
FOR AND ON BEHALF OF
BOHANNAN HUSTON, INC.

NOTES
This exhibit does not represent a monumented survey.
It is intended only to depict the attached description.

SHEET 1 OF 2

 www.bhinc.com 10303 East Dry Creek Road P: 303.799.5103 Suite No. 250 F: 303.799.5104 Englewood, Colorado 80112	EASEMENT EXHIBIT WALTER CLYDE & BOBBIE DOLORES GOODWIN SECTION 36, TOWNSHIP 3 SOUTH, RANGE 73 WEST 6TH PRINCIPAL MERIDIAN COUNTY OF CLEAR CREEK, STATE OF COLORADO BHI PROJ. NO. 20230181 11/07/2024
THIS MATERIAL AND ANY ASSOCIATED ELECTRONIC DATA WAS PREPARED BY BOHANNAN HUSTON, INC. FOR THE PROJECT INDICATED. ANY REUSE OR MODIFICATION WITHOUT THE WRITTEN CONSENT OF BOHANNAN HUSTON, INC. SHALL BE AT THE SOLE RISK OF THE USER. C:\Users\gmagnanelli\appdata\local\temp\AcPublish_2788\20230181_EXHIBIT_ESMT_GOODWIN.dwg Thu, 14-Nov-2024 - 3:38pm. Plotted by: GMAGNANELLI	

EXHIBIT "A"

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LEGEND

CALCULATED POINT

FOUND MONUMENT AS NOTED

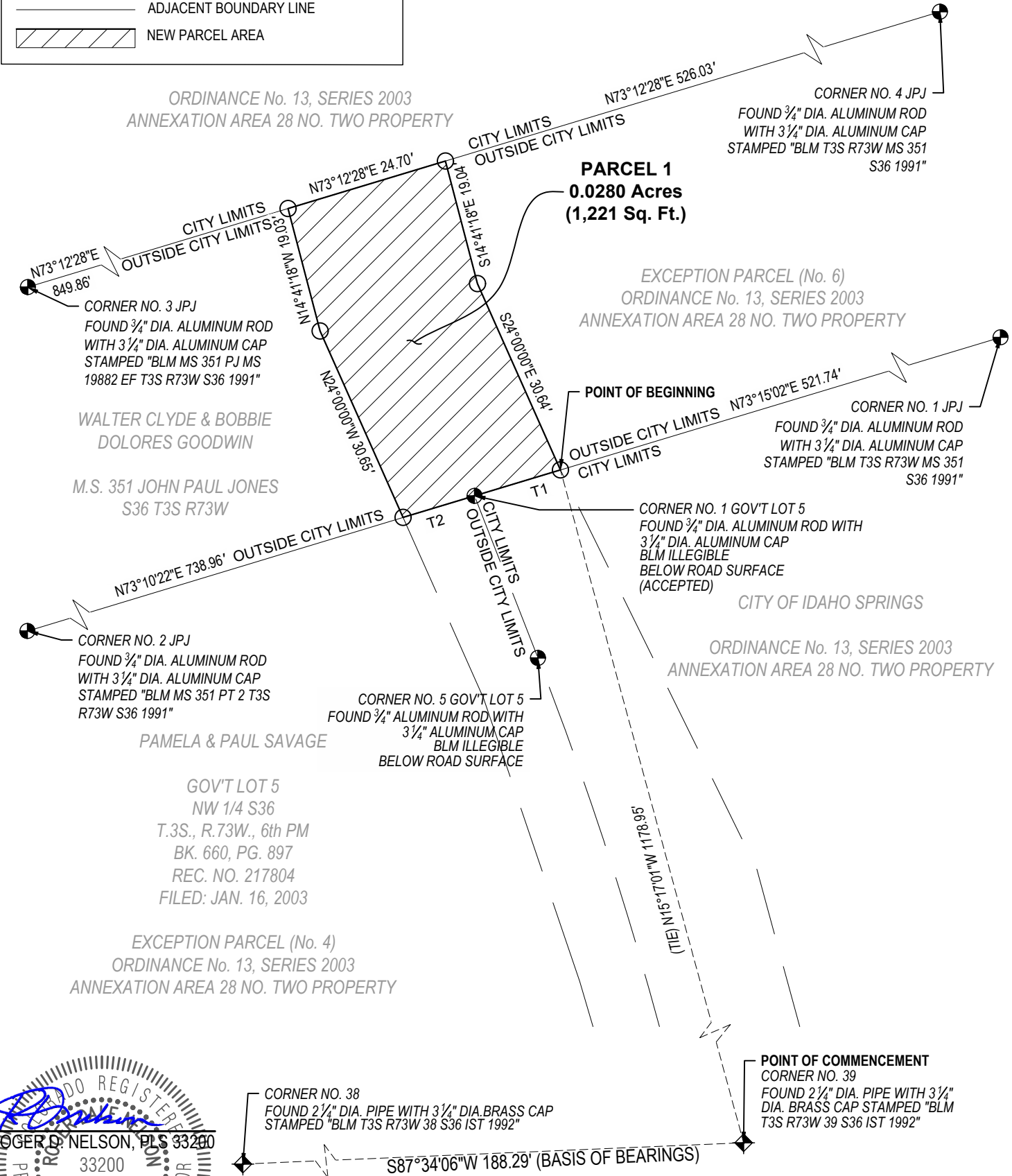
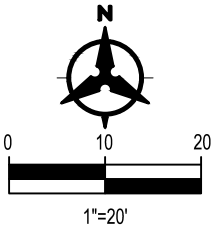
PROPOSED PARCEL LINE THIS EXHIBIT

PROPOSED PARCEL LINE OTHER EXHIBIT

ADJACENT BOUNDARY LINE

NEW PARCEL AREA

TANGENT DATA		
ID	BEARING	DISTANCE
T1	S73°15'02"W	13.49'
T2	S73°10'22"W	11.21'



REGISTERED PROFESSIONAL SURVEYOR

BOHANNAN HUSTON, INC.

ROGER D. NELSON, PLS 33200

33200

11/07/2024

PROJECT NO.: 20230181

FOR AND ON BEHALF OF BOHANNAN HUSTON, INC.

NOTES
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It is intended only to depict the attached description.

SHEET 2 OF 2

Bohannon

Huston

www.bhinc.com

10303 East Dry Creek Road

P: 303.799.5103

Suite No. 250

F: 303.799.5104

Englewood, Colorado 80112

EASEMENT EXHIBIT

WALTER CLYDE & BOBBIE DOLORES GOODWIN

SECTION 36, TOWNSHIP 3 SOUTH, RANGE 73 WEST

6TH PRINCIPAL MERIDIAN

COUNTY OF CLEAR CREEK, STATE OF COLORADO

BHI PROJ. NO. 20230181

11/07/2024

EXHIBIT "A"

DESCRIPTION:

A portion of Government Lot 6 and situated within the Northwest One-Quarter of Section 36, Township 3 South, Range 73 West of the Sixth Principal Meridian, County of Clear Creek, State of Colorado, as shown in the Bureau of Land Management's Dependent Resurvey of Mineral Claims in Section 36, dated April 29, 1991, being more particularly described as follows:

COMMENCING at Corner No. 39 of Idaho Springs Townsite being monumented with a found 2 ¼" diameter iron pipe with a 3 ¼" diameter brass cap stamped "BLM T3S R73W 39 S36 IST 1992", **WHENCE** Corner No. 38 of Idaho Springs Townsite being monumented with a found 2 ¼" diameter iron pipe with a 3 ¼" diameter brass cap stamped "BLM T3S R73W 38 S36 IST 1992" bears 87°34'06" West a distance of 188.29 feet;

THENCE North 15°33'11" West a distance of 932.19 feet to Corner No. 4 of said Government Lot 6 also being Corner No. 1 of Government Lot 7, and, being monumented with a found 5/8" diameter aluminum rod set in the ground and the **POINT OF BEGINNING**;

THENCE South 80° 50' 46" West on the southerly line of said Government Lot 6 being the northerly line of said Government Lot 7 a distance of 31.23 feet;

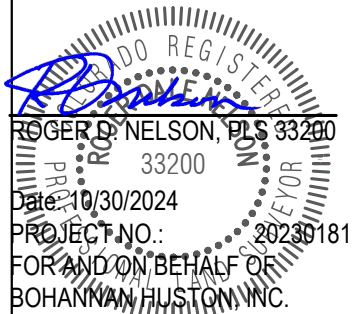
THENCE North 08° 10' 52" West a distance of 78.91 feet to the northerly line of said Government Lot 6 being the southerly line of Government Lot 5;

THENCE North 85° 48' 16" East on the northerly line of said Government Lot 6 a distance of 11.81 feet to Corner No. 1 of said Government Lot 6 being Corner No. Corner 3 of said Government Lot 5;

THENCE the following two (2) courses along the easterly boundary of said Government Lot 6:

- 1.) South 28° 23' 09" East a distance of 52.58 feet to Corner No. 5 of said Government Lot 6 being Corner No. 2 of Warner Mineral Survey No. 20556 ;
- 2.) **THENCE** South 10° 46' 37" West a distance of 28.24 feet to the **POINT OF BEGINNING**.

Parcel contains ± 0.0437 (1905.52 Sq. Ft.) more or less.


ROGER D. NELSON, P.E. 33200
Date: 10/30/2024
PROJECT NO.: 20230181
FOR AND ON BEHALF OF
BOHANNAN HUSTON, INC.

NOTES
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It is intended only to depict the attached description.

SHEET 1 OF 2



www.bhinc.com 10303 East Dry Creek Road
P: 303.799.5103 Suite No. 250
F: 303.799.5104 Englewood, Colorado 80112

EASEMENT EXHIBIT
TOBIANN & DOUGLAS GORDON HOWELL
SECTION 36, TOWNSHIP 3 SOUTH, RANGE 73 WEST
6TH PRINCIPAL MERIDIAN

COUNTY OF CLEAR CREEK, STATE OF COLORADO
BHI PROJ. NO. 20230181 11/19/2024

EXHIBIT "A"

LEGEND

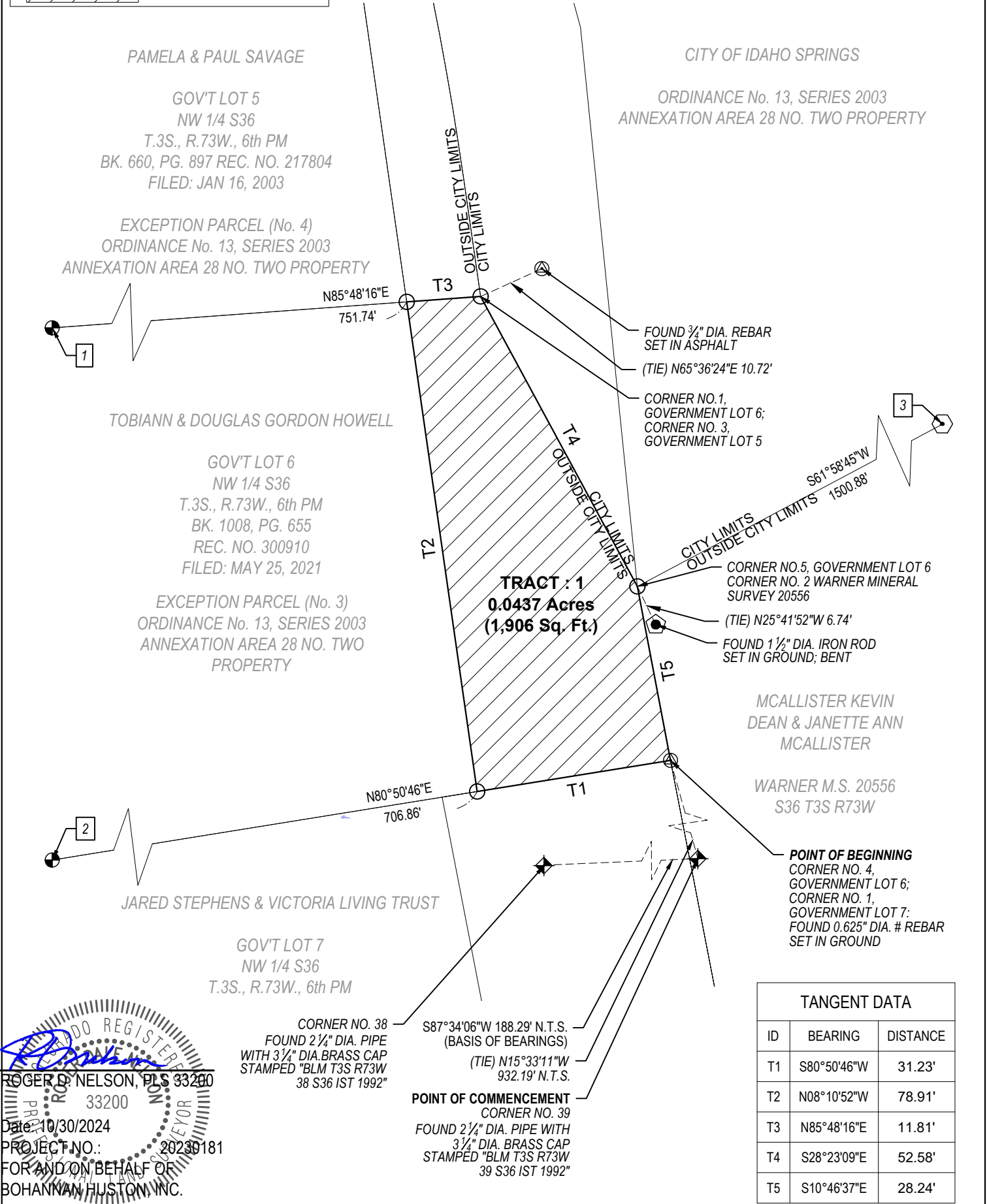
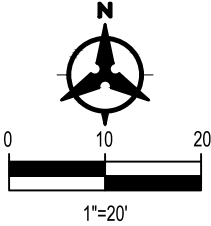
- CALCULATED POINT
- FOUND MONUMENT AS NOTED
- PARCEL LINE
- ADJACENT BOUNDARY LINE
- NEW PARCEL AREA

- # KEYED NOTES THIS SHEET
1.

CORNER NO. 2, GOVERNMENT LOT 6: FOUND 3/4" DIA. REBAR WITH 3 1/4" ALUMINUM CAP STAMPED "BLM MS 351 T3S R73W S36 1991"
2.

CORNER NO. 3, GOVERNMENT LOT 6: FOUND 3/4" DIA. REBAR WITH 3 1/4" ALUMINUM CAP STAMPED "BLM T3S R73W S36 3 2 1991" (NOT APPLICABLE)
3.

FOUND 10" x 5" STONE: 23.6 FT SOUTHERLY OF 19" DIA. PINE TREE FULLY SCRIBED



ROGER D. NELSON, PLS 33200
Date: 10/30/2024
PROJECT NO.: 20230181
FOR AND ON BEHALF OF
BOHANNAN HUSTON, INC.

NOTES
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It is intended only to depict the attached description.

SHEET 2 OF 2

www.bhinc.com
P: 303.799.5103
F: 303.799.5104

10303 East Dry Creek Road
Suite No. 250
Englewood, Colorado 80112

EASEMENT EXHIBIT
TOBIANN & DOUGLAS GORDON HOWELL
SECTION 36, TOWNSHIP 3 SOUTH, RANGE 73 WEST
6TH PRINCIPAL MERIDIAN

COUNTY OF CLEAR CREEK, STATE OF COLORADO
BHI PROJ. NO. 20230181 11/19/2024

EXHIBIT "A"

DESCRIPTION:

A parcel of land located within the Northwest One-Quarter of Section 36, Township 3 South, Range 73 West, 6th Principal Meridian, City of Idaho Springs, Clear Creek County, Colorado being more particularly described as follows:

COMMENCING at Corner No. 39 of Idaho Springs Townsite being monumented with a 2 ¼" diameter iron pipe with a ¾" diameter brass cap stamped "BLM T3S R73W 39 S36 IST 1992", **WHENCE** Corner No. 38 of Idaho Springs Townsite being monumented with a 2 ¼" diameter iron pipe with a ¾" diameter brass cap stamped "BLM T3S R73W 38 S36 IST 1992" bears South 87° 34' 06" West a distance of 188.29 feet;

THENCE North 15° 24' 46" West a distance of 960.34' to Corner No. 5 of Government Lot 6 as shown in the Bureau of Land Management's Dependent Resurvey of Mineral Claims in Section 36, dated April 29, 1991, also being Corner No. 2 of Warner Mineral Survey No. 20556 as shown in said dependent survey and the **POINT OF BEGINNING**;

THENCE North 28°23'09" West on the easterly line of said Government Lot 6 a distance of 52.58 feet to Corner No. 1 said Government Lot 6 also being Corner No. 3 Government Lot No. 5;

THENCE the following three (3) courses along the easterly boundary of said Government Lot 5:
1.) North 08°11'00" West non-tangent with the following described curve a distance of 18.77 feet to Corner No. 4 of said Government Lot 5;
2.) **THENCE** along the arc of a curve to the left having a central angle of 013°12'20", a radius of 532.38 feet, a chord bearing North 14°47'12" West a distance of 122.44 feet, an arc a distance of 122.71 feet to a found ¾" diameter aluminum rod with a ¾" diameter illegible aluminum cap being Corner No. 5 of said Government Lot 5;
3.) **THENCE** North 21°22'38" West non-tangent with previous described curve a distance of 26.15 feet to a found ¾" diameter aluminum rod with ¾" diameter illegible aluminum cap being Corner No. 1 said Government Lot 5;

THENCE North 73°15'02" East on the southerly line of the John Paul Jones Lode Mineral Survey No. 351 a distance of 13.49 feet;

THENCE South 26°12'23" East a distance of 66.82 feet;

THENCE South 15°13'02" East a distance of 64.58 feet;

THENCE South 05°48'35" East a distance of 89.64 feet to said Corner No. 5 of said Government Lot 6 also being the **POINT OF BEGINNING**.

Parcel contains ± 0.0861 (3,752 Sq. Ft.) more or less.

REGISTERED PROFESSIONAL SURVEYOR

ROGER D. NELSON, PLS 33200

33200

DATE: 11/07/2024

PROJECT NO.: 20230181

FOR AND ON BEHALF OF BOHANNAN HUSTON, INC.

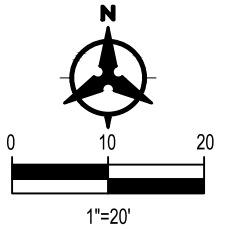


NOTES
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It is intended only to depict the attached description.

SHEET 1 OF 2

BohannonHuston www.bhinc.com 10303 East Dry Creek Road P: 303.799.5103 Suite No. 250 F: 303.799.5104 Englewood, Colorado 80112	EASEMENT EXHIBIT CITY OF IDAHO SPRINGS SECTION 36, TOWNSHIP 3 SOUTH, RANGE 73 WEST 6TH PRINCIPAL MERIDIAN COUNTY OF CLEAR CREEK, STATE OF COLORADO BHI PROJ. NO. 2023018111/19/2024
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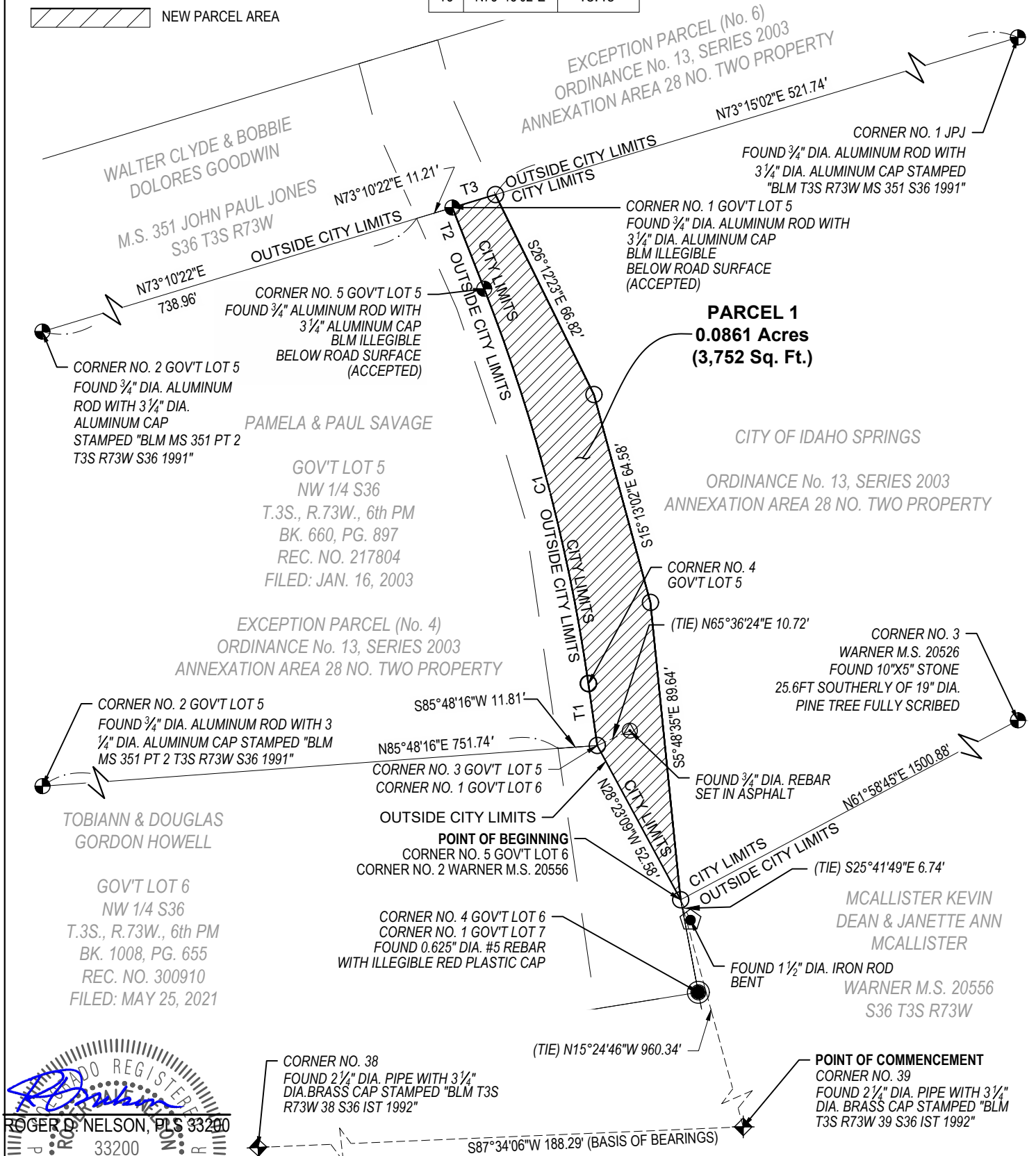
EXHIBIT "A"



LEGEND

-  CALCULATED POINT
     FOUND MONUMENT AS NOTED
 PROPOSED PARCEL LINE THIS EXHIBIT
  PROPOSED PARCEL LINE OTHER EXHIBIT
 ADJACENT BOUNDARY LINE
 NEW PARCEL AREA

TANGENT DATA		
ID	BEARING	DISTANCE
T1	N08°11'00"W	18.77'
T2	N21°22'38"W	26.15'
T3	N73°15'02"E	13.49'



CURVE DATA						
ID	ARC	RADIUS	TANGENT	DELTA	CHORD	CHORD BRG
C1	122.71'	532.38'	61.63'	13°12'23"	122.44'	N14°47'12"W

NOTES
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It is intended only to depict the attached description.

SHEET 2 OF 2

Bohannon Huston

www.bhinc.com 10303 East Dry Creek Road
P: 303.799.5103 Suite No. 250
F: 303.799.5104 Englewood, Colorado 80112

EASEMENT EXHIBIT
CITY OF IDAHO SPRINGS
SECTION 36, TOWNSHIP 3 SOUTH, RANGE 73 WEST
6TH PRINCIPAL MERIDIAN

COUNTY OF CLEAR CREEK, STATE OF COLORADO
BHI PROJ. NO. 20230181 11/19/2024

EXHIBIT "A"

DESCRIPTION:

A portion of Government Lots 8, 9, 11, and 12, within the Northwest One-Quarter of Section 36, Township 3 South, Range 73 West of the Sixth Principal Meridian, County of Clear Creek, State of Colorado, also shown in the Bureau of Land Management's Dependent Resurvey of Mineral Claims in Section 36, dated April 29, 1991, being more particularly described as follows:

COMMENCING at Corner No. 39 of Idaho Springs Townsite being monumented with a found 2 ¼" diameter iron pipe with a 3 ¼" diameter brass cap stamped "BLM T3S R73W 39 S36 IST 1992", **WHENCE** Corner No. 38 of Idaho Springs Townsite being monumented with a found 2 ¼" diameter iron pipe with a 3 ¼" diameter brass cap stamped "BLM T3S R73W 38 S36 IST 1992" bears South 87°34'06" West a distance of 188.29 feet;

THENCE North 33°10'24" West a distance of 239.86 feet to a found 5/8" diameter rebar with a 1 ¼" diameter red plastic cap stamped "LS 25373" on the westerly right-of-way line of Virginia Canyon Road as shown on Land Survey Plat recorded January 23, 2012 at Book 848, Page 300, Reception No. 263105 supporting Improvement Survey Plat of Portions of Government Lot 3 recorded April 27, 1998 at Book 563, Page 815, Reception No. 188372 in the Clear Creek Clerk & Recorder's official records and the **POINT OF BEGINNING**;

THENCE North 19°34'15" West a distance of 209.10 feet;

THENCE North 11°01'39" West a distance of 108.66 feet to the northerly line of said Government Lot 11 also being the southerly line of said Government Lot 9;

THENCE North 08°19'42" West a distance of 229.59 feet to the northerly line of said Government Lot 9 being the southerly line of Government Lot 7;

THENCE North 85°26'27" East on said northerly line of Government Lot 9 a distance of 9.55 feet to Corner No. 2 of said Government Lot 8 also being Corner No. 4 of said Government Lot 7 and being monumented with a found ½" diameter rebar ;

THENCE North 82°00'46" East on the northerly line of said Government Lot 8 being the southerly line of Government Lot 7 a distance of 27.54 feet to Corner No. 1 of said Government Lot 8 also being Corner No. 5 of said Government Lot 7 and being monumented with a found 5/8" diameter rebar with a 1" diameter red plastic cap stamped "EVERGREEN PLS 20136;"

THENCE South 11°01'39" East on the easterly line of said Government Lot 8 also being the westerly line of Warner Mineral Survey No. 20556 a distance of 95.73 feet to Corner No. 4 of said Government Lot 8, being monumented with a found 5/8" diameter rebar with a 1" diameter red plastic cap stamped "EVERGREEN PLS 20136;"

THENCE South 10°58'00" East on the easterly line of said Government Lot 9 also being said westerly line of Warner Mineral Survey No. 20556 a distance of 119.85 feet to said southerly line of Government Lot 9 also being said northerly line of said Government Lot 11, being monumented with a found ¾" diameter aluminum rod with a 3 ¼" aluminum cap stamped "US DEPT INTERIOR BLM T3S R73W MS 20556 S36 1991;"

THENCE South 10°59'35" East on the easterly line of said Government Lot 11 being the westerly line of Government Lot 10 a distance of 153.47 feet to the southerly line of said Government Lot 11 also being the southerly line of Government Lot 10;

DESCRIPTION CONTINUED NEXT SHEET



ROGER D. NELSON, P.E. 33200

Date: 10/28/2024

PROJECT NO.: 20230181

FOR AND ON BEHALF OF BOHANNAN HUSTON, INC.

NOTES
This exhibit does not represent a monumented survey.
It is intended only to depict the attached description.

SHEET 1 OF 4

BohannonHuston www.bhinc.com 10303 East Dry Creek Road P: 303.799.5103 Suite No. 250 F: 303.799.5104 Englewood, Colorado 80112	EASEMENT EXHIBIT CITY OF IDAHO SPRINGS SECTION 36, TOWNSHIP 3 SOUTH, RANGE 73 WEST 6TH PRINCIPAL MERIDIAN COUNTY OF CLEAR CREEK, STATE OF COLORADO BHI PROJ. NO. 2023018111/19/2024
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EXHIBIT "A"

DESCRIPTION (CONTINUED):

THENCE the following two (2) courses on the easterly lines of said Government Lot 12:

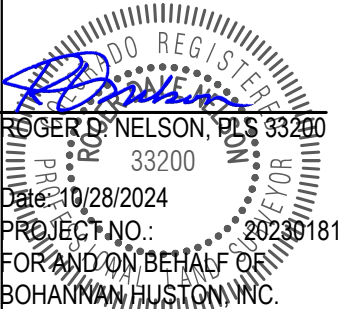
- 1.) South 10°59'35" East on the westerly line of Warner Mineral Survey No. 20556 a distance of 14.83 feet;
- 2.) THENCE South 18°56'55" East on the easterly line of Golden Treasure Survey Mineral No. 20013 a distance of 145.35 feet to Corner No. 4 of said Golden Treasure Mineral Survey No. 20013 being monumented with a found ¾" diameter aluminum rod with a damaged 3 ¼" aluminum cap with illegible BLM stamping;

THENCE South 23°53'42" East a distance of 2.60 feet;

THENCE the following two (2) courses on the northerly lines of a parcel of land combined by agreement recorded in Book 562, Page 797 and County Road No. 281 as shown on Land survey recorded January 23, 2012 in Book 848, Page 300, Reception No. 26310 said records:

- 1.) South 60°59'21" West a distance of 6.77 feet to a found 5/8" diameter rebar with a damaged illegible plastic cap;
- 2.) THENCE South 61°18'20" West a distance of 32.21 feet to the POINT OF BEGINNING.

Parcel contains ± 0.5273 (22,968.44 Sq. Ft.) more or less.



NOTES
This exhibit does not represent a monumented survey.
It is intended only to depict the attached description.

SHEET 2 OF 4

BohannonHuston www.bhinc.com 10303 East Dry Creek Road P: 303.799.5103 Suite No. 250 F: 303.799.5104 Englewood, Colorado 80112	EASEMENT EXHIBIT CITY OF IDAHO SPRINGS SECTION 36, TOWNSHIP 3 SOUTH, RANGE 73 WEST 6TH PRINCIPAL MERIDIAN COUNTY OF CLEAR CREEK, STATE OF COLORADO BHI PROJ. NO. 2023018111/19/2024
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LEGEND

- CALCULATED POINT
- FOUND MONUMENT AS NOTED
- PARCEL LINE
- CITY LIMITS
- ADJACENT BOUNDARY LINE
- ▨ NEW PARCEL AREA

KEYED NOTES THIS SHEET

- CORNER NO. 4, GOLDEN TREASURE M.S. 20013: FOUND ¾" DIA. ALUMINUM ROD WITH DAMAGED 3 ¼" ALUMINUM CAP WITH ILLEGIBLE BLM STAMPING SET IN GROUND (ACCEPTED)
- FOUND ⅝" DIA. REBAR WITH DAMAGED ILLEGIBLE PLASTIC CAP SET IN ROAD (ACCEPTED)
- FOUND ⅝" DIA. REBAR WITH 1 ¼" RED PLASTIC CAP STAMPED "LS 25373" (ACCEPTED)
- FOUND ⅝" DIA. REBAR WITH 1 ¼" RED PLASTIC CAP STAMPED "LS 25373" (ACCEPTED)

TRACT : 1
0.5276 Acres
(22,983 Sq. Ft.)

TANGENT DATA

ID	BEARING	DISTANCE	ID	BEARING	DISTANCE
T1	N19°34'15"W	209.10'	T10	S18°56'55"E	145.35'
T2	N11°01'39"W	108.66'	T11	S23°53'42"E	2.60'
T8	S10°59'35"E	153.47'	T12	S60°59'21"W	6.77'
T9	S10°59'35"E	14.83'	T13	S61°18'20"W	32.21'

NOTES
This exhibit does not represent a monumented survey.
It is intended only to depict the attached description.

SHEET 3 OF 4

Bohannon Huston

EASEMENT EXHIBIT
CITY OF IDAHO SPRINGS
SECTION 36, TOWNSHIP 3 SOUTH, RANGE 73 WEST
6TH PRINCIPAL MERIDIAN

THIS MATERIAL AND ANY ASSOCIATED ELECTRONIC DATA WAS PREPARED BY BOHANNAN HUSTON, INC. FOR THE PROJECT INDICATED. ANY REUSE OR MODIFICATION WITHOUT THE WRITTEN CONSENT OF BOHANNAN HUSTON, INC. SHALL BE AT THE SOLE RISK OF THE USER.

C:\Users\gmagnanelli\appdata\local\temp\AcPublish_7976\20230181_EXIBIT_ESMT_IDSPPRINGS_S.dwg
Tue 19-Nov-2024 - 3:32 pm Plotted by: GMAGNANELLI

EXHIBIT "A"

LEGEND

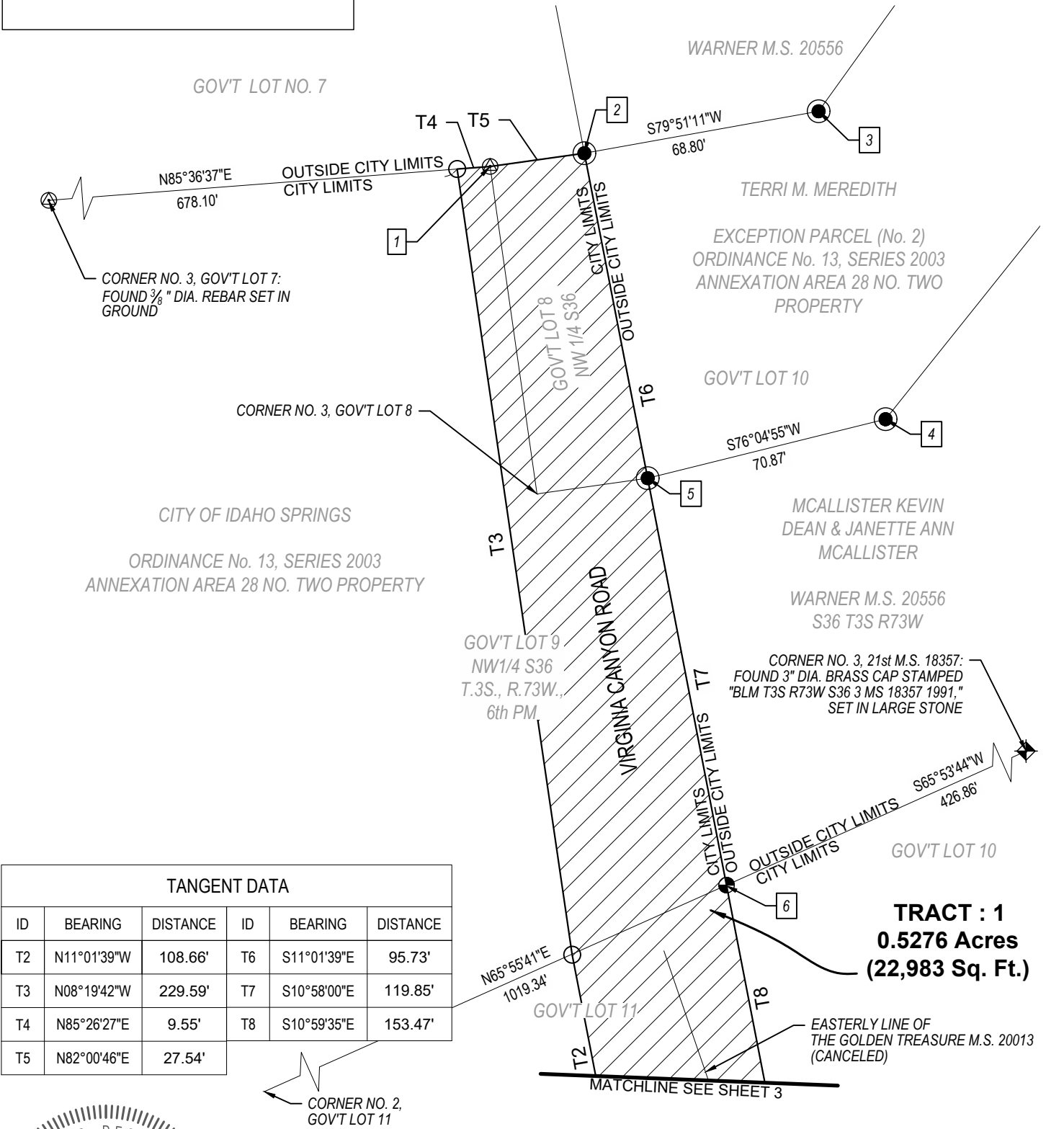
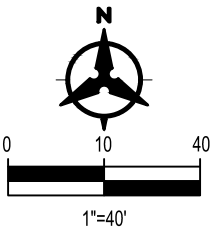
CALCULATED POINT

FOUND MONUMENT AS NOTED

PARCEL LINE

ADJACENT BOUNDARY LINE

NEW PARCEL AREA



TANGENT DATA					
ID	BEARING	DISTANCE	ID	BEARING	DISTANCE
T2	N11°01'39"W	108.66'	T6	S11°01'39"E	95.73'
T3	N08°19'42"W	229.59'	T7	S10°58'00"E	119.85'
T4	N85°26'27"E	9.55'	T8	S10°59'35"E	153.47'
T5	N82°00'46"E	27.54'			

- # KEYED NOTES THIS SHEET
1.

CORNER NO.2, GOV'T LOT 8; CORNER NO.4 GOV'T LOT 7: FOUND ½" DIA. REBAR SET IN ROAD (ACCEPTED)
2.

CORNER NO.1, GOV'T LOT 8; CORNER NO.5 GOV'T LOT 7: FOUND 1" DIA. RED PLASTIC CAP STAMPED "EVERGREEN PLS 20136" SET IN ROAD (ACCEPTED)
3.

FOUND 1" DIA. DAMAGED RED PLASTIC CAP WITH ILLEGIBLE STAMPING SET IN GROUND
4.

FOUND 1" DIA. RED PLASTIC CAP STAMPED "EVERGREEN PLS 20136" SET IN GROUND
5.

CORNER NO. 4, GOV'T LOT 8: FOUND 1" DIA. RED PLASTIC CAP STAMPED "EVERGREEN PLS 20136" (ACCEPTED)
6.

WESTERLY LINE WARNER M.S. 20556; NORTHERLY LINE GOV'T LOT 10: FOUND ¾" DIA. REBAR WITH 3 ¼" ALUMINUM CAP STAMPED "US DEPT INTERIOR BLM T3S R73W MS 20556 S36 1991" (ACCEPTED)

REGISTERED

PROFESSIONAL SURVEYOR

ROGER D. NELSON, PLS 33200

33200

NOV 28 2024

PROJECT NO.: 20230181

FOR AND ON BEHALF OF

BOHANNAN HUSTON, INC.

NOTES
This exhibit does not represent a monumented survey.
It is intended only to depict the attached description.

SHEET 4 OF 4

Bohannon

Huston

www.bhinc.com

10303 East Dry Creek Road

P: 303.799.5103

Suite No. 250

F: 303.799.5104

Englewood, Colorado 80112

EASEMENT EXHIBIT

CITY OF IDAHO SPRINGS

SECTION 36, TOWNSHIP 3 SOUTH, RANGE 73 WEST

6TH PRINCIPAL MERIDIAN

COUNTY OF CLEAR CREEK, STATE OF COLORADO

BHI PROJ. NO. 20230181

11/19/2024

EXHIBIT "A"

DESCRIPTION:

A parcel of land located in Government Lot 5 as shown in the Bureau of Land Management Dependent Resurvey of Mineral Claims in Section 36 dated April 29, 1991, situated in the Northwest One-Quarter of Section 36, Township 3 South, Range 73 West of the Sixth Principal Meridian, County of Clear Creek, State of Colorado, also being a portion of that parcel described in Special Warranty Deed recorded at Book 660, Pg. 897, Reception Number 217804 in the Clear Creek County Clerk and Recorder's Office on January 16, 2003, more particularly described as follows:

COMMENCING at Corner No. 39 of Idaho Springs Townsite being monumented with a 2 ¼" diameter iron pipe with a 3 ¼" diameter brass cap stamped "BLM T3S R73W 39 S36 IST 1992", **WHENCE** Corner No. 38 of Idaho Springs Townsite being monumented with a 2 ¼" diameter iron pipe with a 3 ¼" diameter brass cap stamped "BLM T3S R73W 38 S36 IST 1992" bears South 87° 34' 06" West a distance of 188.29 feet;

THENCE North 16° 04' 53" West a distance of 1011.65' to Corner No. 3 of Government Lot 5 and the **POINT OF BEGINNING**;

THENCE South 85°48'16" West on the southerly line of said Government Lot 5 being the northerly line of Government Lot 6 a distance of 11.81 feet;

THENCE North 08°10'52" West a distance of 69.67 feet;

THENCE North 16°22'10" West a distance of 21.13 feet;

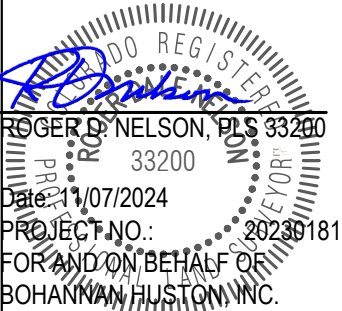
THENCE North 18°45'43" West a distance of 44.96 feet;

THENCE North 24°00'00" West a distance of 29.68 feet to the northerly line of said Government Lot 5;

THENCE North 73°10'22" East on said northerly line of Government Lot 5 also being the southerly line of John John Paul Jones Lode S.H. White Claim, Survey No. 351 Mineral District No. 2, approved by the Surveyor General's Office, Denver, Colorado on July 28, 1873 a distance of 11.21 feet to Corner No. 1 of said Government Lot 5 being monumented with a found ¾" diameter aluminum rod with a 3 ¼" diameter illegible aluminum cap;

- THENCE** the following three (3) courses along the easterly boundary of said Government Lot 5:
- 1.) South 21°22'38" East non-tangent with the following described curb a distance of 26.15 feet to a found ¾" diameter aluminum rod with a 3 ¼" diameter illegible aluminum cap;
 - 2.) **THENCE** along the arc of a curve to the right having a central angle of 13°12'20", a radius of 532.38 feet, a chord bearing South 14°47'12" East for a distance of 122.44 feet, an arc distance of 122.71 feet to corner No. 4 of said Government Lot 5;
 - 3.) **THENCE** South 08°11'00" East non-tangent with pervious described curve a distance of 18.77 feet to the **POINT OF BEGINNING**.

Parcel contains ± 0.0403 (1,754 Sq. Ft.) more or less.



ROGER D. NELSON, PLS 33200
33200
Date: 11/07/2024
PROJECT NO.: 20230181
FOR AND ON BEHALF OF
BOHANNAN HUSTON, INC.

NOTES
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It is intended only to depict the attached description.

SHEET 1 OF 2

 www.bhinc.com 10303 East Dry Creek Road P: 303.799.5103 Suite No. 250 F: 303.799.5104 Englewood, Colorado 80112	EASEMENT EXHIBIT PAMELA & PAUL SAVAGE SECTION 36, TOWNSHIP 3 SOUTH, RANGE 73 WEST 6TH PRINCIPAL MERIDIAN COUNTY OF CLEAR CREEK, STATE OF COLORADO BHI PROJ. NO. 20230181 11/19/2024
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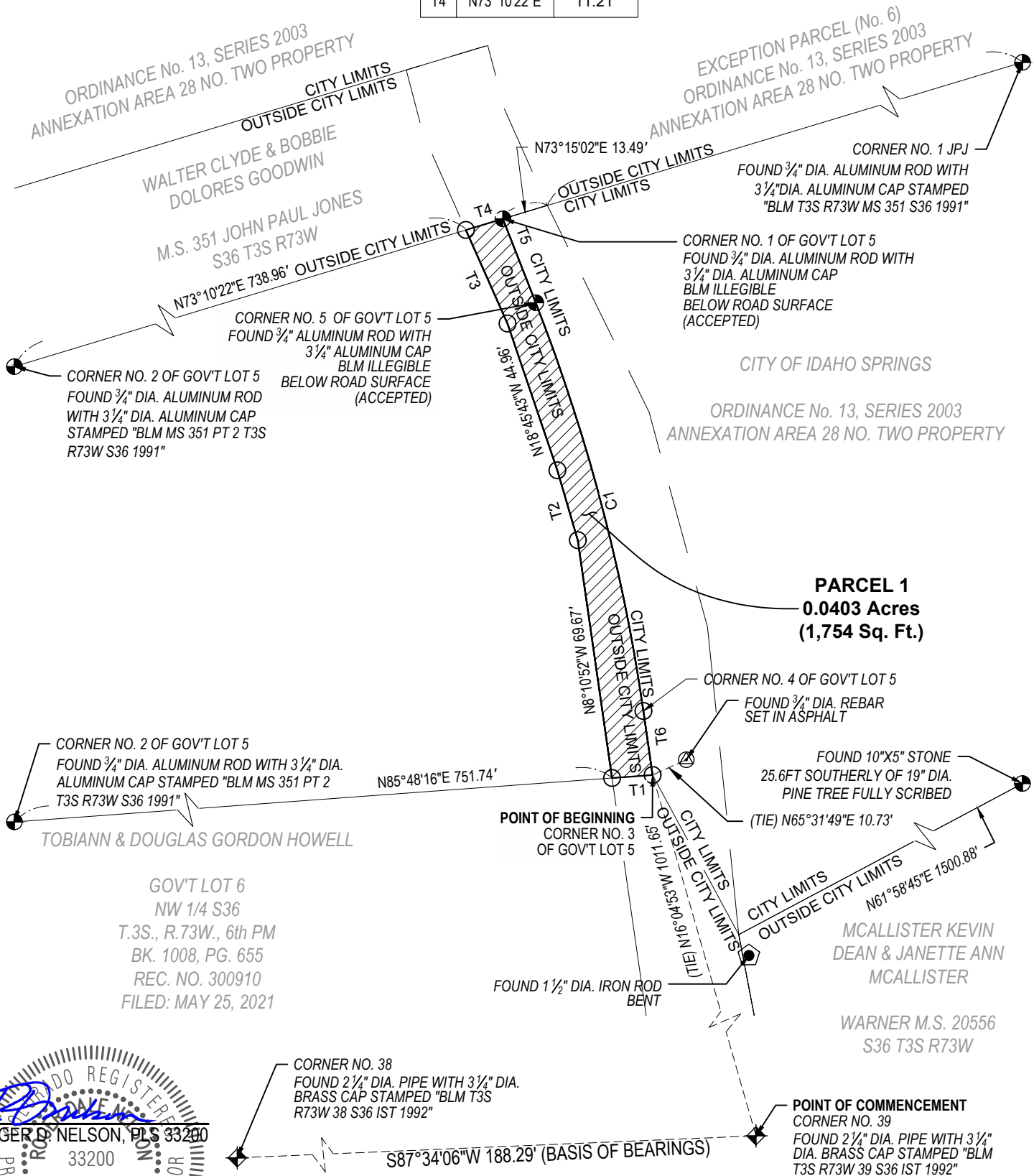
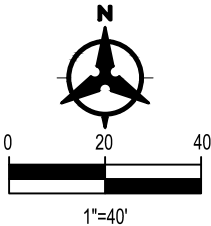
EXHIBIT "A"

LEGEND

- CALCULATED POINT
- ⊕ FOUND MONUMENT AS NOTED
- PROPOSED PARCEL LINE THIS EXHIBIT
- PROPOSED PARCEL LINE OTHER EXHIBIT
- ADJACENT BOUNDARY LINE
- ▨ NEW PARCEL AREA

TANGENT DATA		
ID	BEARING	DISTANCE
T1	S85°48'16"W	11.81'
T2	N16°22'10"W	21.13'
T3	N24°00'00"W	29.68'
T4	N73°10'22"E	11.21'

TANGENT DATA		
ID	BEARING	DISTANCE
T5	S21°22'38"E	26.15'
T6	S08°11'00"E	18.77'



CURVE DATA						
ID	ARC	RADIUS	TANGENT	DELTA	CHORD	CHORD BRG
C1	122.71'	532.38'	61.63'	13°12'23"	122.44'	S14°47'12"E

SHEET 2 OF 2

ROGER D. NELSON, PLS 33200
Date: 11/07/2024
PROJECT NO.: 20230181
FOR AND ON BEHALF OF
BOHANNAN HUSTON, INC.

NOTES
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Bohannon  **Huston**

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EASEMENT EXHIBIT
PAMELA & PAUL SAVAGE
SECTION 36, TOWNSHIP 3 SOUTH, RANGE 73 WEST
6TH PRINCIPAL MERIDIAN

COUNTY OF CLEAR CREEK, STATE OF COLORADO
BHI PROJ. NO. 20230181 11/19/2024

Office of the City Administrator

To: Mayor and City Council
From: Andrew Marsh
Date: July 14, 2025
Subject: City Administrator Update

Requests for Action:

- None

Updates:

- Staff and I conducted on June 20 a site walk along the east Colorado Boulevard corridor to plan for expanded parking management.
- Staff and I met on June 23 with Great Outdoors Colorado (GOCO) to discuss options for our next grant application.
- Met on June 24 with HDR Engineering and the Colorado Division of Transit and Rail regarding the Mobility Hub project.
- The Mayor, staff and I conducted on June 24 a site walk with HDR Engineering, the Colorado State Historic Preservation Office, the Historical Society of Idaho Springs, and the Historic Preservation Review Commission to review the Mobility Hub project.
- The Mayor and Councilmember Mariani attended the Colorado Municipal League Conference in Breckenridge June 24-27.
- Staff and I attended on June 26 and July 9 with the Clear Creek Metropolitan Recreation District (CCMRD), THK Associates, and the skatepark contractor the bi-weekly progress meeting for the Shelly-Quinn Park Improvements.
- Staff and I conducted on June 26 a site visit to review access to Virginia Canyon Mountain Park during construction of the Mighty Argo Cable Car.
- Ed and I conducted on June 30 a site visit to review repairs to a damaged sewer main on Riverside Drive.
- Staff and I attended on July 1 the preconstruction meeting for the Montane Park Water Storage Tank Replacement Project.
- Staff and I attended on July 1 a coordination meeting regarding final plans for the Independence Day festivities.
- Staff and I attended on July 2 an implementation meeting with Brightly software regarding the work order and asset management system.
- Ed and I conducted on July 2 a site walk with the contractor regarding the plans for grading and paving of the 1400-1500 blocks of Wall Street.
- Met on July 3 with JVA Engineering, the architects and the contractor regarding the construction phase of the police station project.
- Staff and I attended on July 4 the Independence Day festivities.
- Staff and I conducted on July 7 a site visit at the River Sound project next to Citizens Park to review the progress of construction.
- Ed and I met on July 7 with JVA Engineering and the contractor regarding mobilization for the Montane Park Water Storage Tank Replacement Project.

- The Mayor and I attended on July 8 the monthly meeting of the Mayors and Commissioners.
- The Mayor, staff and I attended on July 8 the bi-weekly progress meeting with HDR Engineering for the design of the parking structure and mobility hub.
- Staff and I attended on July 9 a lunch and learn session with the Colorado Retirement Association at City Hall.
- Attended on July 9 a Regional Housing Strategy Focus Group sponsored by the Denver Regional Council of Governments (DRCOG).
- The Mayor and I met on July 9 with a local church group regarding their offer of humanitarian resources assistance.

Upcoming Events:

- A For the Locals Block Party will be held in the 1400 block of Miner Street on Wednesday, July 16 from 4:00 to 7:00 p.m.

TO: City Council
CC: City Administrator Andrew Marsh
FROM: Guy Patterson | Assistant City Administrator
DATE: 7/14/2025
SUBJECT: Assistant City Administrator Report
ATTACHMENTS: SAFEbuilt Exhibit A



REQUEST FOR ACTION

Approve Agreement for Services with SafeBuilt Colorado, LLC for the provision of City Building Services

Senior Housing Project RFP

On July 7, City staff issued an RFP for consulting services for the Senior Housing Project on the Harris property. The RFP states, “...while the City can manage design and construction, it needs expert assistance to evaluate funding options, preparing pro formas, and pursuing financing or partnerships. The consultant will guide the City in choosing the most viable path-direct public financing or a public-private model-and support deal structuring, funding applications, and long-term planning to ensure the project's financial viability and lasting affordability...” The due date for RFP submittals is July 28th,

Bulk Water Station

Repairs continue with the bulk water station on the west end of the City near the old Public Works office. Recently a new faceplate for the payment interface was installed that is much easier to read. We will update as improvements continue.

Parking KPIs

As is contained in the managed parking services contract, City staff is working to create 4-6 Key Performance indicators (KPIs) for use to measure the “performance” of our managed parking program. Generally speaking, a “KPI” is quantifiable measure that reflects how effectively an entity is achieving key objectives. These will be “public facing” which means they will be on the website for all to see. They are measurements that hold both the City and the contractor to the fire. They should give the general public a good sense of how effective the program is. If you have any ideas, please do not hesitate to contact me.

EXHIBIT A-LIST OF SERVICES

1. LIST OF SERVICES

BUILDING OFFICIAL

- ✓ Be a resource for Consultant team members, Municipal staff, and applicants
- ✓ Provide consultations on permitted projects
- ✓ Help guide citizens through the complexities of the codes
- ✓ Monitor changes to the codes including state or local requirements and determine how they may impact projects in the area
- ✓ Oversee our quality assurance program and will make sure that we are meeting our agreed upon performance measurements and your expectations
- ✓ Manage and help administer the department and report to the Municipalities designated official
- ✓ Provide training for our inspectors on Municipality adopted codes and local amendments as needed
- ✓ Make recommendations regarding building code and local amendment adoption
- ✓ Coordinate with other Municipal departments
- ✓ Attend staff and council meetings as required and agreed upon
- ✓ Responsible for reporting to the City of Idaho Springs
- ✓ Responsible for client and applicant satisfaction
- ✓ Work with staff to establish and/or refine building department processes
- ✓ Provide Building Code interpretations for final approval
- ✓ Be the main point of contact from Consultant for the Municipality
- ✓ Remote Video Inspection (RVI) is available for emergency, on-demand and consultation inspections

BUILDING, PLUMBING, MECHANICAL, AND ELECTRICAL INSPECTION SERVICES

Our inspection staff recognize that an educational, informative approach is the most effective way to improve the customer's experience. They will also be a resource to other departments to provide feedback on important community highlighted issues.

- ✓ Homeowners may call the morning of their inspection after 8:30 am to receive the Inspector's two-hour routing schedule. The number to call will be available on the permit.
- ✓ Perform consistent code compliant inspections to determine that construction complies with approved plans and/or applicable codes and ordinances
- ✓ Enter results of inspections into permitting system, Community Core
- ✓ Meet or exceed agreed upon performance metrics regarding inspections
- ✓ Provide onsite inspection consultations to citizens and contractors while performing inspections
- ✓ Identify and document any areas of non-compliance and suggest alternate means
- ✓ leave a copy of the inspection ticket
- ✓ Discuss inspection results with site personnel
- ✓ Issue stop-work notices for non-conforming activities - as needed
- ✓ Remote Video Inspection (RVI) is available for emergency, on-demand and consultation inspections

PROFESSIONAL PLAN REVIEW SERVICES

Perform plan review on building projects in the Municipality. These include single-family residential construction; basement finish projects; pools; new commercial buildings; tenant improvements in existing commercial buildings; decks, porches, carports and garages; pole barns and agriculture buildings; and

existing home upgrades and remodels.

- ✓ Provide plan review services electronically or in the traditional paper format
- ✓ Review all plans, ensuring they meet the adopted building codes and local amendments
- ✓ Be a resource to applicants on submittal requirements and be available throughout the process
- ✓ Work with other departments on the concurrent review process
- ✓ Be available for pre-submittal meetings as warranted
- ✓ Be a resource for team members and provide support to field inspectors as questions arise in the field
- ✓ Determine type of construction, use, and occupancy classification and determine plans comply with applicable codes and ordinances using ICC approved plans examiner
- ✓ Coordinate plan review tracking, reporting, and interaction with applicable departments
- ✓ Provide feedback to keep plan review process on schedule
- ✓ Interpret legal requirements and recommend compliance procedures as well as address any issues by documented comment and correction notices
- ✓ Return a set of finalized plans and all supporting documentation
- ✓ Provide ongoing support including review of all plans/plan revisions and be available to the applicant after the review is complete

EMERGENCY RESPONSE SERVICES

- ✓ In cases of natural disaster, Consultant will provide emergency disaster response. This response will consist of a rapid assessment of the structural integrity of damaged buildings using appropriate forms. The purpose of these evaluations is to determine whether damaged or potentially damaged buildings are safe for use, or if entry should be restricted or prohibited. Consultant will post the structure with the appropriate placard and coordinate any disaster or emergency response with the appropriate local, state or federal agency. Consultant will track all hours and expenses for reimbursement from federal agencies if appropriate.

REPORTING SERVICES

- ✓ We will work to develop a reporting schedule and format that meets your needs. We can provide monthly, quarterly, and annual reports summarizing activity levels; adherence to our performance metrics; and other items that are of special interest to you. These activities are available in the company's provided software, Community Core.

2. MUNICIPAL OBLIGATIONS

- ✓ All fees will be collected by the Municipality

3. TIME OF PERFORMANCE

- ✓ Consultant will perform Services commencing upon execution of the agreement. All Services will be performed during normal business hours, excluding Municipal holidays).

Deliverables			
INSPECTION SCHEDULE	Perform inspections scheduled prior to 4:00 P.M. the previous day will be performed Monday - Friday.		
MOBILE RESULTING	Provide our Inspectors with field devices to enter results immediately		
PRE-SUBMITTAL MEETINGS	Provide pre-submittal meetings to applicants		
PLAN REVIEW TURNAROUND TIMES	Provide comments within the following timeframes:		
	<u>Project Type:</u>	First Comments	Second Comments
	✓ Single-family within	5 business days	5 business days or less
	✓ Multi-family within	10 business days	5 business days or less
	✓ Small commercial within (under \$2M in valuation)	10 business days	5 business days or less
	✓ large commercial within	20 business days	10 business days or less
APPLICANT SATISFACTION	Put a survey in place that allows applicants to provide feedback on their experience throughout the process		

EXHIBIT B - FEE SCHEDULE FOR SERVICES

1. FEE STRUCTURE

Consultant fees for Services provided pursuant to this Agreement will be as follows:

Service Fee Schedule:	
Building Permit Fee	80% of fee collected by Municipality
Electrical Fee	80% of fee collected by Municipality
Plan Review Fee	80% of fee collected by Municipality
"Single Stop" Inspection Fee	80% of fee collected by Municipality
Structural Engineering Plan Review	\$150.00 per hour- with prior approval from both Parties
*Testimony & Investigation Fee	\$100.00 per hour- two(2) hour minimum
Disaster & Emergency Response Services	No Charge
Rates are all inclusive - no separate billing for mileage, vehicle expenses or material will be sent.	

2. INVOICE & PAYMENT STRUCTURE

Consultant will invoice the Municipality on a monthly basis and provide all supporting documentation. All payments are due to Consultant within 30 days of invoice date. The Municipality may request additional information before accepting the invoice. When additional information is requested, the Municipality will identify specific disputed item(s) and give specific reasons for any request. If additional information is requested, Municipality will submit payment within thirty (30) days of resolution of the dispute.



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: June 9, 2025
To: City Council Members
From: Dylan Graves, Community Development Planner
RE: Community Development Report
Action Requested: None

Comprehensive Plan Updates:

- Phase 1 of the Comprehensive Plan update continues to go well. We have received ~60 responses to date. I am looking for a few more responses so keep the survey open through July. The comprehensive plan survey is active and available at this link: <https://www.surveymonkey.com/r/PLN4GLD>.
 - Initial survey results are included in this report from the first 56 respondents. If anyone has questions on survey results to date, let me know. I am starting to analyze these results in more detail this month to draw more meaningful conclusions.
- I hosted a roundtable discussion about historic preservation, neighborhood character, and community charm on June 25 at City Hall. I had 15 attendees from the community, all residents. It was a really good discussion about balancing growth and development opportunities with the need to maintain community character and small-town feel. A recap of the meeting with notes is included in this report, for those interested.
- I have begun updating the existing Plan with draft edits and changes. I expect to be able to present the first bit of work in the next month or so.

"Affordable" Housing Update:

- I am continuing to work on the affordability topic that we discussed last month. We had a work session with the Planning Commission on July 2, and we are making good progress towards a more nuanced consideration of affordability. The takeaway from work session is that affordable housing is a spectrum/continuum, which we have seen other communities (Pitkin County being a notable example) use to create different tiers of affordable that can they be used to create clearer, more focused dialogues about city goals/objectives when a project comes to the table.
 - For example, rather than simply calling everything under X% AMI "affordable", other communities break things up into more granular layers – Very Low Income, Low Income, Moderate Income, Middle Income, Upper Middle Income, Upper Income, etc. This allows the communities to set goals within each individual category and then assess affordability for different sectors of the population.
 - Another way is to differentiate "Affordable" housing (e.g. 30-80% AMI) from "Affordable middle-income" housing (80-120% AMI), to recognize that although both are needs in the community, they are not the same kind of housing.
 - More work is needed, but hopefully there will be some good action items coming by early autumn.
- In an upcoming meeting, I plan to present the DRCOG Regional Housing Needs Assessment, which was completed in 2024 and adopted in 2025. This regional assessment looks at the region-wide need for housing across all communities and includes Clear Creek County and Idaho Springs. The city is required to have an updated assessment by the end of next year. We can use the DRCOG assessment to achieve our requirements and staff believe we should "opt-in", as it would still allow the city to perform its own assessment in the future. The key takeaway from the DRCOG data is that even though it uses HUD income levels that appear to overstate the city's median income, the clear need for housing is in the 0-50% AMI range. Even if it is not fully accurate with respect to our median income, it clearly shows that the need for housing is at the lower-income range so can still be used to direct development towards the city's true needs. I plan to present this at the July 28 or August 11 meeting, ahead of the September opt-in deadline.

- I was recently accepted into a University of Denver executive certificate program focused on affordable housing. I was able to secure a scholarship for 70% of the tuition costs. Andy and Guy agreed to contribute to the remaining cost out of the city's education/conference/training budget. It begins in September and runs until next June, with weekly coursework focused on a range of subjects on how to finance and build affordable housing in the community. It seems like a great opportunity to learn more about how to achieve an important city goal for the short- and long-term, so I am excited to take the course and implement what I have learned in Idaho Springs. This should be a good opportunity to build on the discussions we have had so far regarding affordability and what it means for Idaho Springs and the broader Clear Creek community.

Extended Stay Lodging Update:

- The first two extended stay lodging licenses were issued to the Lift Landing and Uplift Inn properties on July 1 after they passed all necessary inspections from the city and the fire authority. These properties rent their rooms as seasonal employee housing in the winter but operate entirely as short-term stay facilities in the summer.
- The rest of the properties that have applied for a license are at different stages of the application process. One has had inspections that required action from the fire authority before the license can be issued. Two additional are still in the plan review phase, as we have requested additional information before we can proceed with inspections. Staff believe that all these properties can get into compliance prior to the final December 31 deadline.

Land Use Projects:

- The annexation and zoning of the parcels the city received from the Young Ranch LLC as part of the VCMP land exchange is going to be coming for first reading in the near future, once a small portion of land is surveyed that is critical for the annexation. The deeds for this land exchange were recorded in June.
- There are several land use applications in the works at the moment, which are likely to come to City Council in the next few months, including a conditional use permit, a potential minor subdivision, and a final development plan.

June 25, 2025 Historic Preservation, Neighborhood Character, and Community Charm Roundtable

- We had 15 attendees at this session, which had the goal of receiving public input about the objectives for historic preservation and neighborhood character development/preservation around town. Staff wanted to learn more about what people thought was important to preserve within the city and what residents might be willing to accept regulation-wise if it meant maintaining and expanding historic and neighborhood character.
- In staff's opinion, this was a very successful meeting with lively discussion and many ideas to take back to the Comprehensive Plan.
- One key takeaway was that we should expand our historic resources element section and bring in the various plans and studies that we have done recently – updated Design Guidelines, 2022 survey plan, etc. Other takeaways:

Idaho Springs' historic preservation often focuses on the Period of Significance for the National Historic District, from 1877 – 1920. And that is indeed important, since that is the most intact portion of the city and the area that clearly maintains historical integrity. During this period, the city was a major mining destination – replete with the railroad, electricity, and many businesses (taverns, lodging, etc.).

As the mining industry waned, the city continued to thrive as a major center for tourism and visitation as train tourism continued and the advent of auto-tourism took off. Because of auto-centric tourism, the city was a destination from the 1930s to the 1950s.

In 1958, I-70 was constructed and took out a significant portion of the town. While tourist traffic continued for a while, I-70 allowed tourists to continue past Idaho Springs to destinations further west. The advent of the ski industry further reduced the city's draw as a major tourist destination. The impact of I-70 construction on Idaho Springs cannot be ignored or forgotten.

However, times are changing in Idaho Springs and over the past 5-10 years we are quickly becoming a destination again, rather than a quick stop for lunch or gas. The Miner Street Marketplace has transformed the downtown during summer months into a pedestrian-friendly space with various street activations that bring people to the Historic District and then keep them there. The Virginia Canyon Mountain Park (VCMP) has opened, realizing a goal of the 2017 Comprehensive Plan that was many years in the works. This has brought an influx of visitors to the City, especially to the east end that historically has seen little investment or visitation. Housing projects to bring additional units to the city have been approved over the past few years, having an impact on the number of people in town and changes to what residents perceive to be the community's character.

With all this in mind, balancing the city's success in tourism and economic development against the experience of local residents and the city's sense of place is needed, which brought a lively group to the meeting. They want to build back to being a destination while retaining charm and building on local community feel.

Takeaways:

- Maintaining affordability in a mountain town is a challenging thing to do as a town becomes more desirable for tourists/visitors, but Idaho Springs has done it effectively (comparatively to some other mountain towns, anyway)

- Smart Growth as a concept was mentioned, with the goal of keeping historic value of existing neighborhoods (and the downtown) but allowing things to thrive to avoid decline in economic development in town.
- Steamboat Springs, Taos were brought up as places that “force” compatible design on businesses, whether a small local shop or a chain restaurant
 - Chains conform to the city’s standards, rather than the city accepting the chain’s standards (see McDonald’s as a good example in each town)
 - How to protect local businesses – is there a way to “ban” chain restaurants and shops in the historic district?
- There was some interest in creating stronger architectural design standards for single-family homes like we have for multifamily and commercial development (Section 21-220) to protect from modern single-family developments like in Denver
- There was a petition for residential Historic Districts about 15 years ago, which failed due to a lack of neighborhood support. There was sentiment that as the makeup of the city changes, there may be more appetite for historic districts in residential neighborhoods
 - A major area would be the Colorado Blvd corridor from approximately 13th Ave to the west end of town (3rd or 4th); this has been surveyed and has approximately 100 homes that could be designated (estimate)
- The goal was brought up to have multiple historic districts so that it protects certain important architectural considerations with their property while also staying flexible to keep things somewhat affordable
 - Creation of a “residential historic district” template may be a good way to get some people over the hump and be willing to designate
 - Focusing on local historic districts seems ideal because then the city can create unique residential guidelines that protect important features without putting too many requirements on residents
 - Goal is to protect the things that matter without making it too expensive for a property owner to do the work they need to do
 - Some people are turned off by the idea of a Historic District because of costs to meet the requirements, but people may be willing to accept light requirements for design/rehabilitation which is still better than what exists now (which is nothing)
- People were concerned about the draft potential underutilized site map because it shows a large portion of the city as potentially available for redevelopment at a higher density
 - While true, there are likely practical limitations to redeveloping many of the parcels (size, location, etc.); need to do a draft #2 for this to parse out areas that are not functionally able to be redeveloped and also call out the current use of structures as well as the potential use
 - An idea was to create a standard that people have to meet only if they are proposing a change of use in one of those underutilized areas
 - For example, if you have your existing use and density of use in place, nothing is needed. Additionally, if you want to replace your structure with a new structure of the same intensity, you aren’t subject to any standards.
 - However, a change of use would require you to consider architectural design and character. For example, a single-family home in the R-3 or C-1 zones can, by-right, redevelop as multifamily (if they can fit it and meet requirements, etc.). However, if you wish to do that, then you need to meet historic-compatible architectural choices. This would require an update to

21-220 but the bones are already there, so this could be an attractive option. Build on the two-block buffer for all multifamily and commercial development, since we already have 21-220.

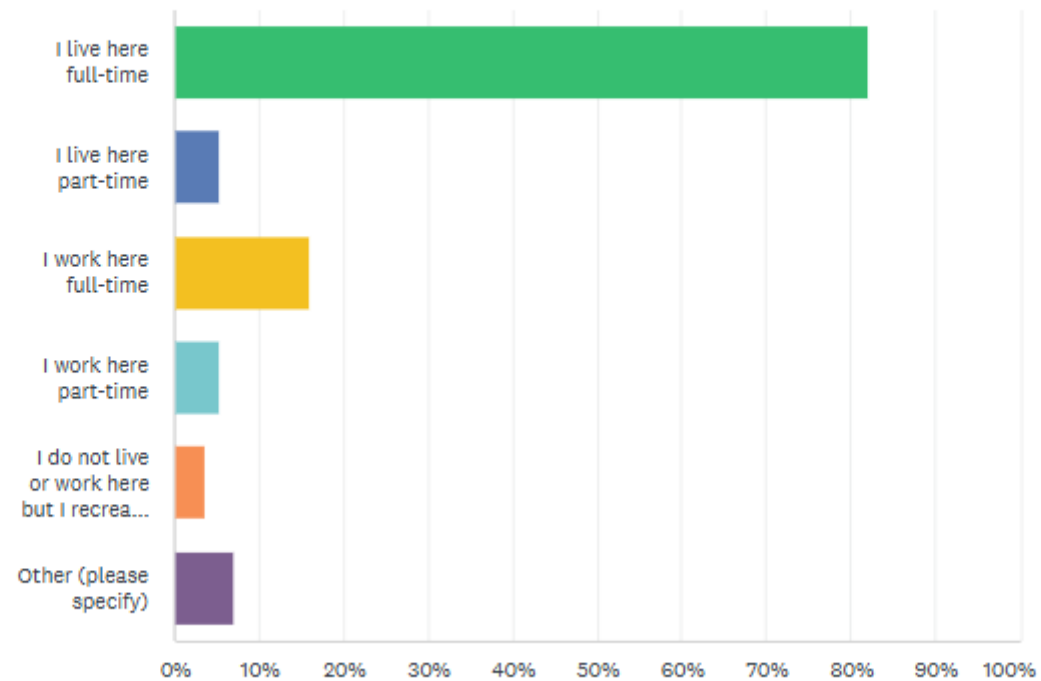
- Enforcement was seen as a key weakness – in many cases (abandoned/junk cars, for example), we have rules in place already but we don't have strong enforcement so then things don't look very nice
 - Add a goal to the Comprehensive Plan to overhaul enforcement for X,Y,Z goals and objectives
- Creation of clear educational materials and guides for property owners would be beneficial. This is already in the Comprehensive Plan so we just need to keep it and implement it.
 - How-to guide on local designation
 - How-to guide on how to get tax credits
 - Etc.
 - Series of workshops on historic preservation topics – can work with local contractors (DB&Co, Spectrum) to help property owners gain practical knowledge about preservation
 - Tour of homes – interactive map/self-guided tour of homes and other sites and facilities that are listed/registered to get people into neighborhoods that they might not otherwise experience and help them realize all the history in town
 - Several people stated that they didn't know how many cool buildings and homes were in town until they moved here and started walking around
- Creation of an incentive program for architecturally compatible designs – for example, if you meet the design guidelines for historic construction (even if not historic), then you might get a density bonus or other kind of incentive
- Create a railroad-based walking tour with signage along the route where the railroad used to run. Not only would this better connect the east end of town with downtown but it would be a good public realm improvement in town for visitors and residents alike.

Initial Survey Results Idaho Springs Comprehensive Plan Update

As of July 1, 2025

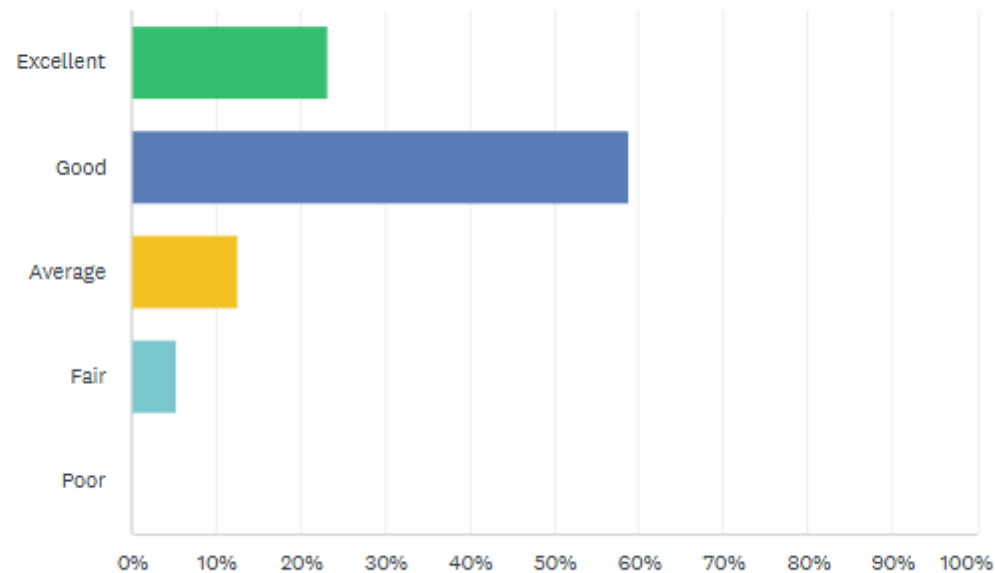
What best describes your relationship with the City of Idaho Springs? Select all that apply.

Answered: 56 Skipped: 0



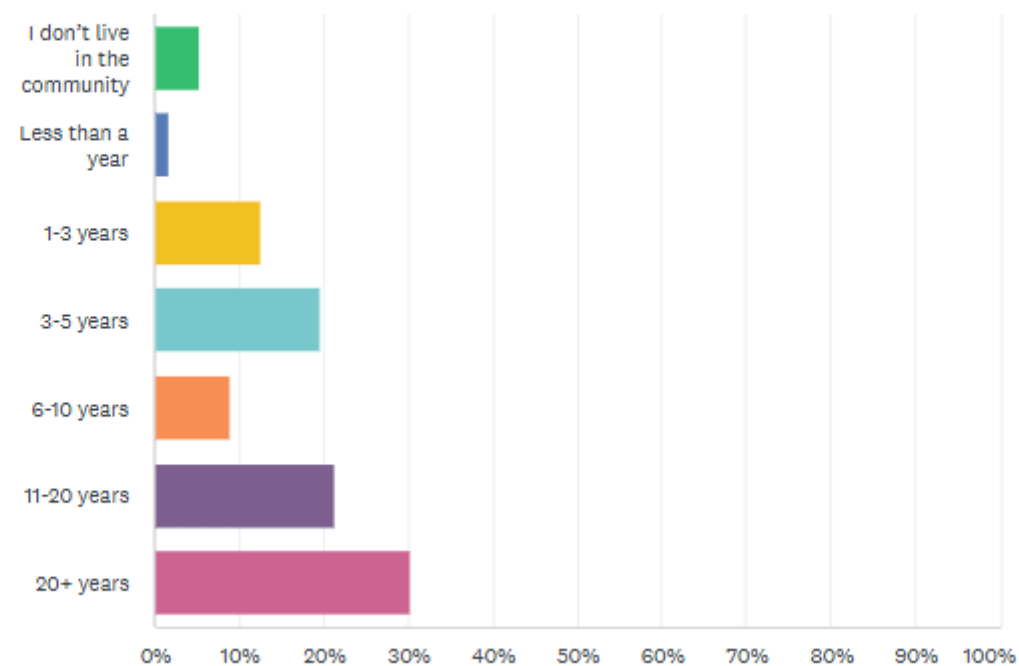
How would you describe the overall quality of life in our community?

Answered: 56 Skipped: 0



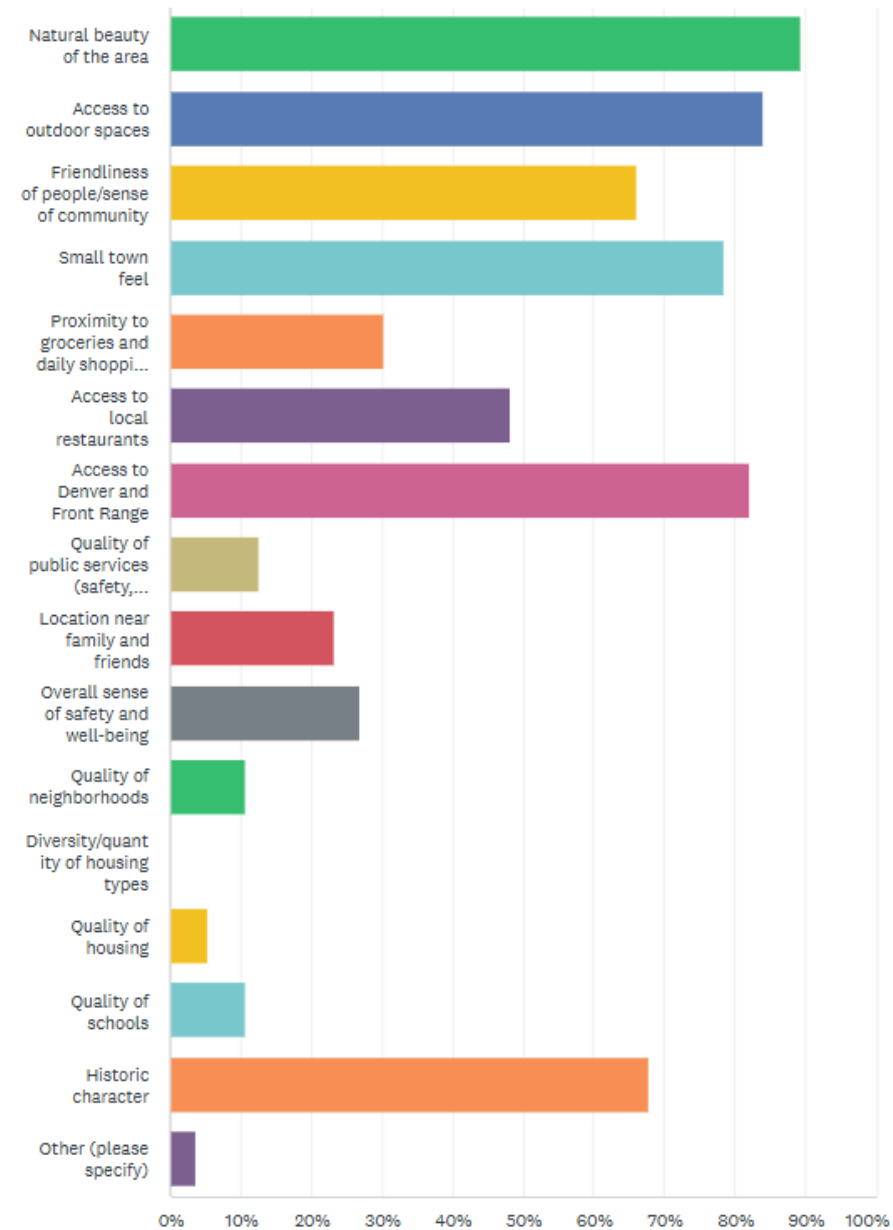
How long have you lived in the community?

Answered: 56 Skipped: 0



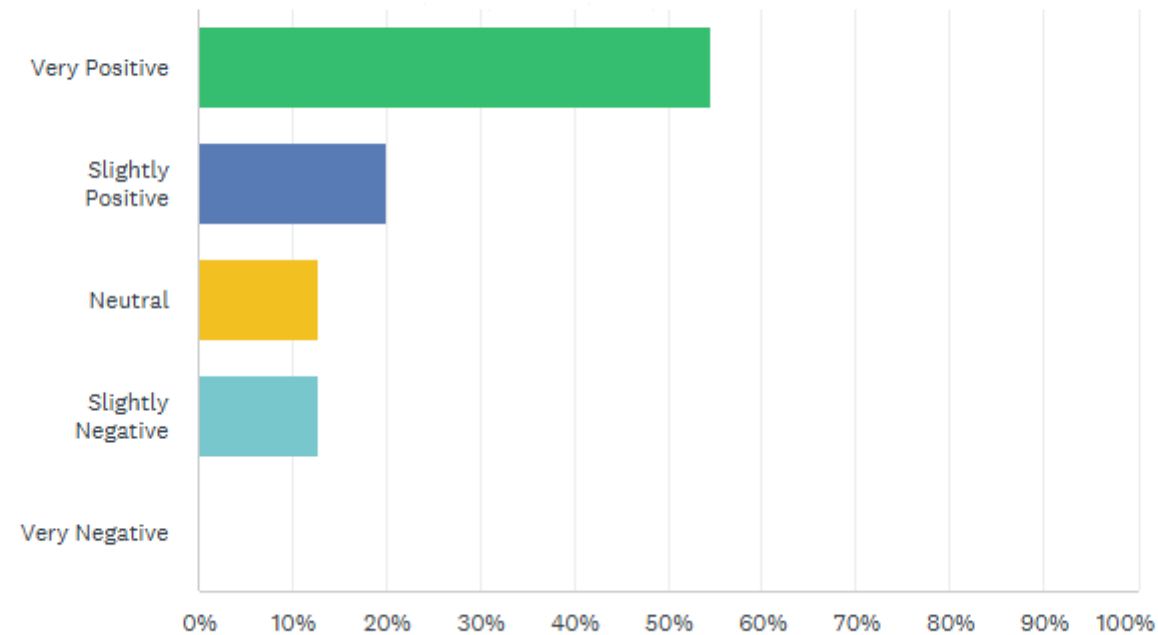
What do you like best about Idaho Springs? Choose all that apply:

Answered: 56 Skipped: 0



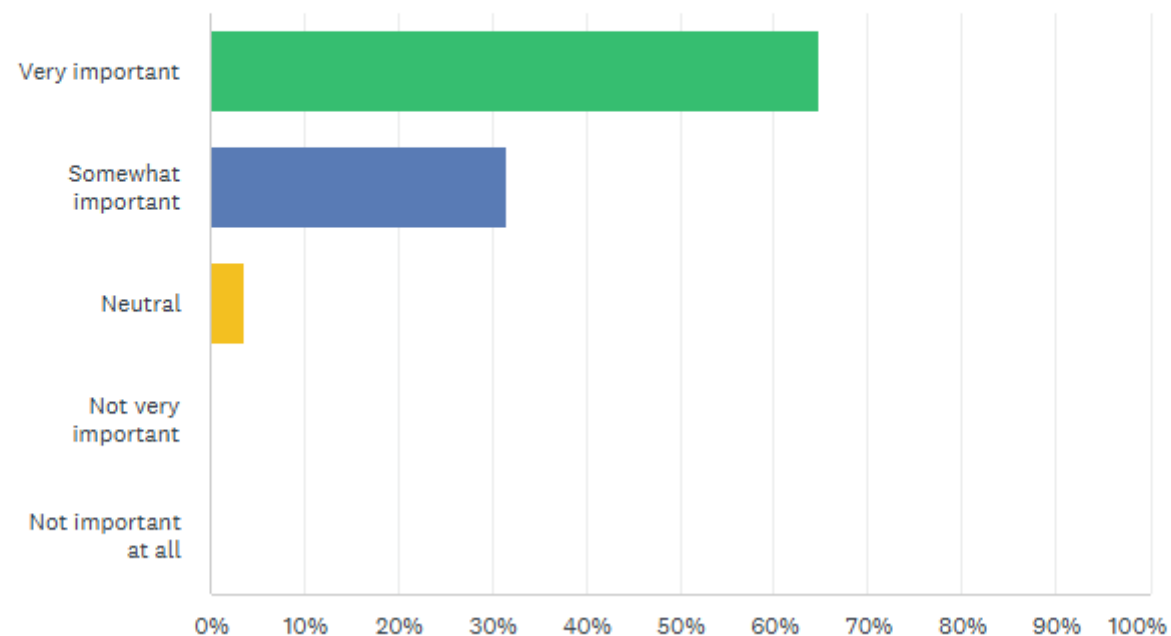
Do you think tourism positively or negatively impacts Idaho Springs?

Answered: 55 Skipped: 1



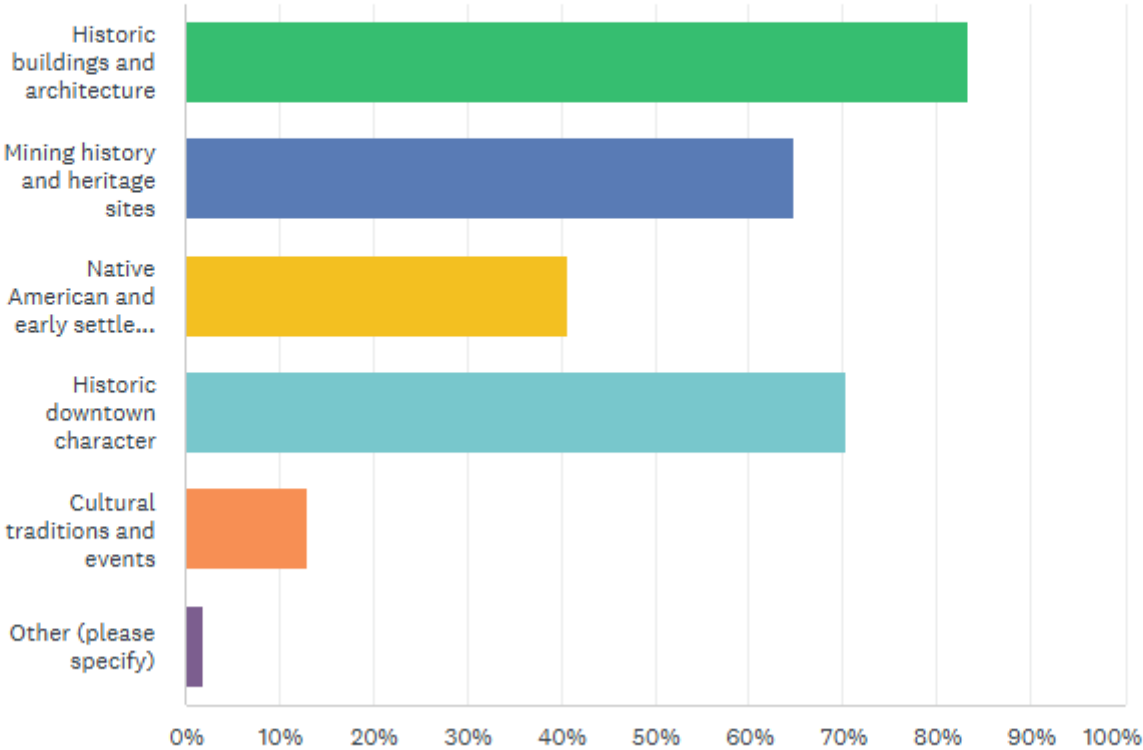
How important is historic preservation to you in shaping the future of Idaho Springs?

Answered: 54 Skipped: 2



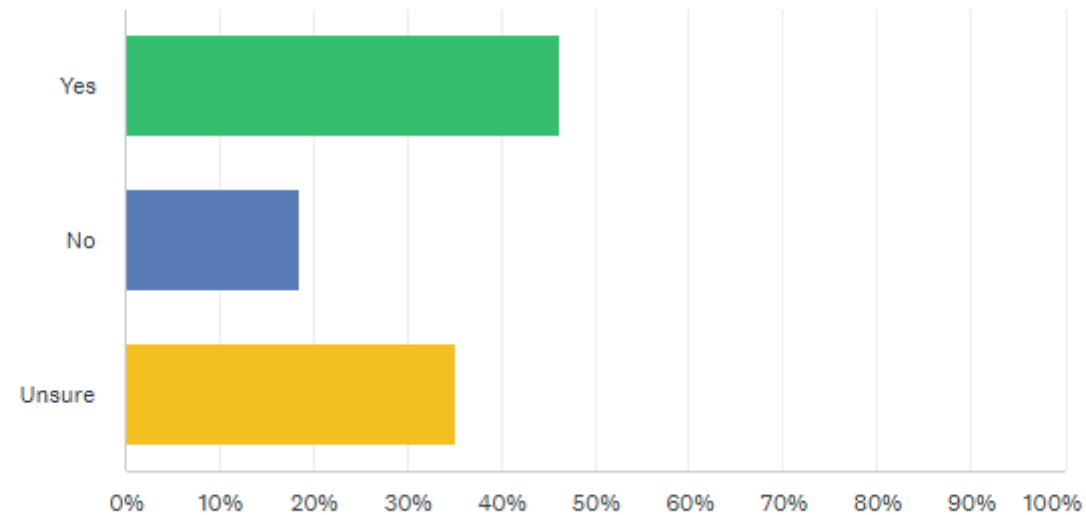
What aspects of Idaho Springs' history do you feel should be most protected and preserved? (Select up to 3)

Answered: 54 Skipped: 2



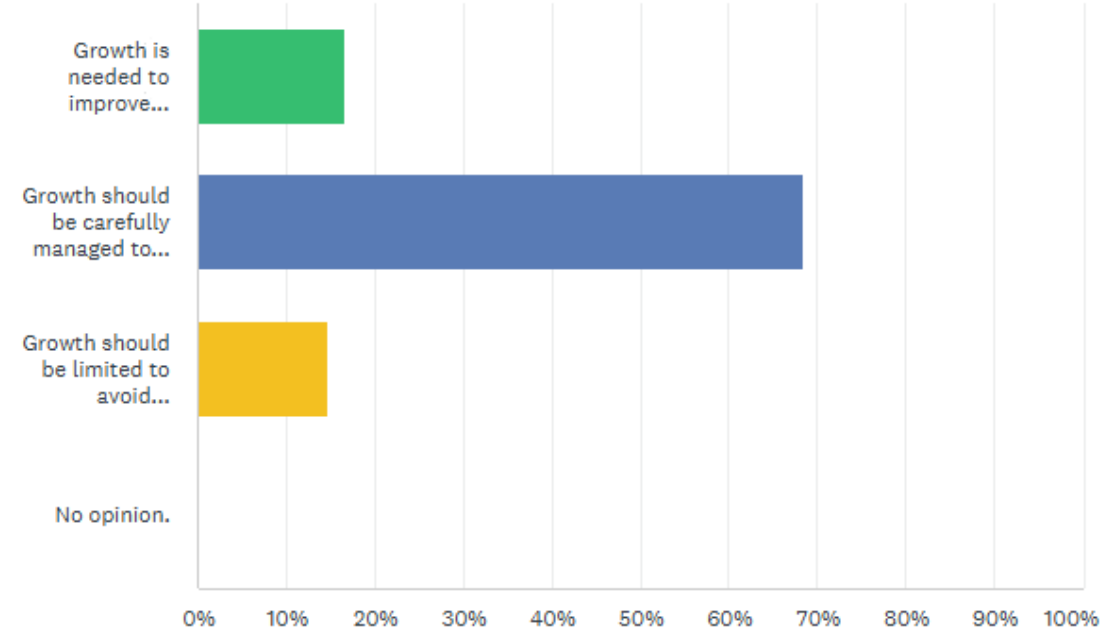
Do you think Idaho Springs is currently doing enough to preserve its historic character?

Answered: 54 Skipped: 2



How do you feel about future growth in Idaho Springs?

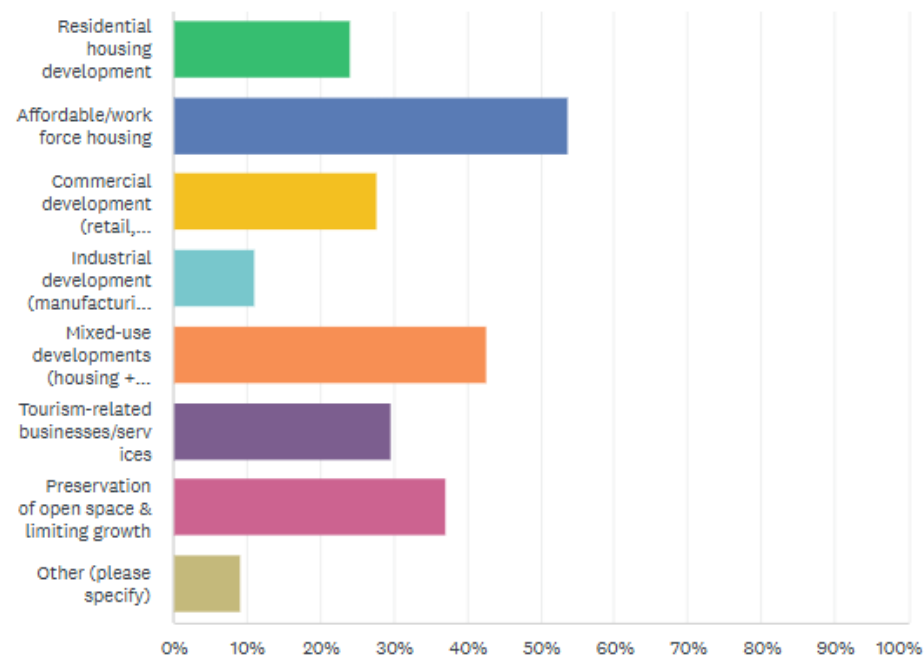
Answered: 54 Skipped: 2



ANSWER CHOICES	RESPONSES	
▼ Growth is needed to improve services, jobs, and housing opportunities.	16.67%	9
▼ Growth should be carefully managed to balance development with preserving our small-town feel.	68.52%	37
▼ Growth should be limited to avoid overdevelopment.	14.81%	8
▼ No opinion.	0.00%	0
TOTAL	54	

What type of growth do you think Idaho Springs should prioritize? (Select up to 3 options.)

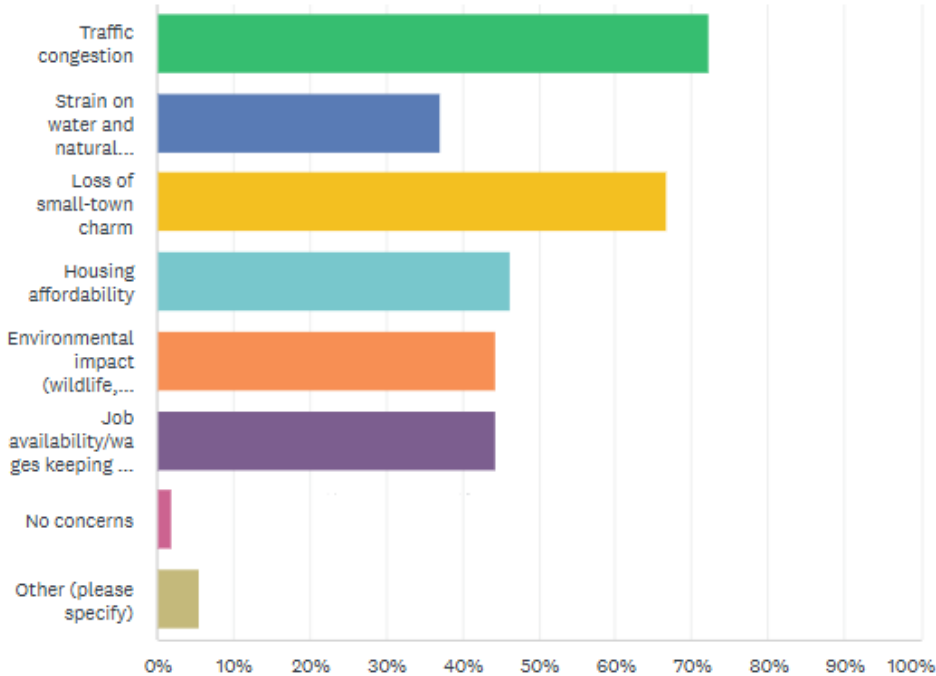
Answered: 54 Skipped: 2



ANSWER CHOICES	RESPONSES	
▼ Residential housing development	24.07%	13
▼ Affordable/workforce housing	53.70%	29
▼ Commercial development (retail, restaurants, local businesses)	27.78%	15
▼ Industrial development (manufacturing, logistics, etc.)	11.11%	6
▼ Mixed-use developments (housing + commercial spaces)	42.59%	23
▼ Tourism-related businesses/services	29.63%	16
▼ Preservation of open space & limiting growth	37.04%	20

What concerns, if any, do you have about Idaho Springs’ growth? (Select all that apply.)

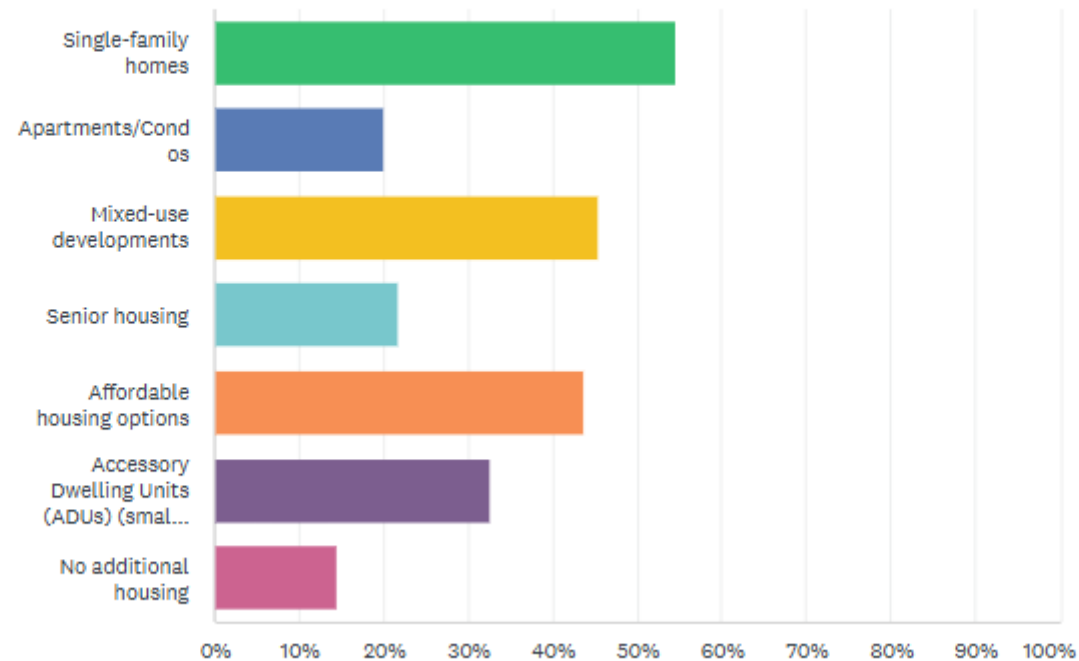
Answered: 54 Skipped: 2



ANSWER CHOICES	RESPONSES	
▼ Traffic congestion	72.22%	39
▼ Strain on water and natural resources	37.04%	20
▼ Loss of small-town charm	66.67%	36
▼ Housing affordability	46.30%	25
▼ Environmental impact (wildlife, air/water quality)	44.44%	24
▼ Job availability/wages keeping up with the cost of living	44.44%	24
▼ No concerns	1.85%	1

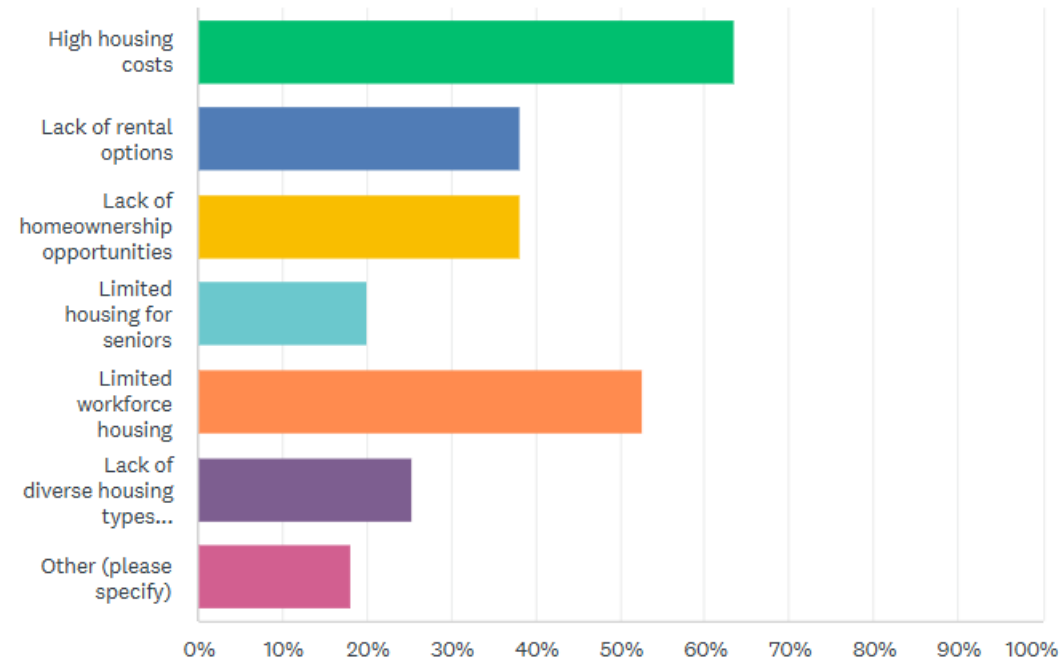
What housing types would you like to see more of in the future?

Answered: 55 Skipped: 1



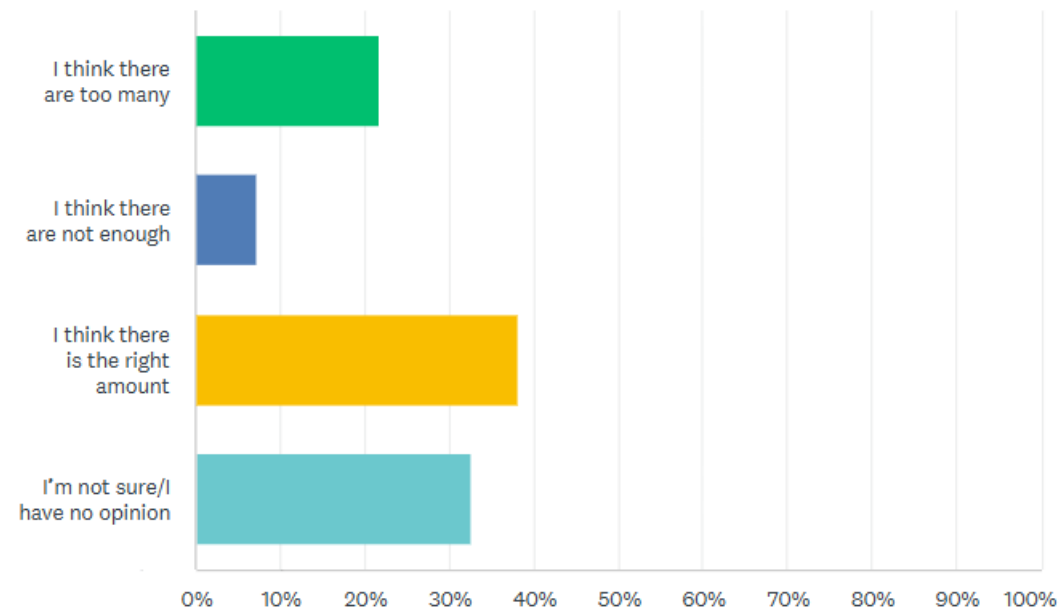
What do you think are Idaho Springs' biggest housing challenges?

Answered: 55 Skipped: 1



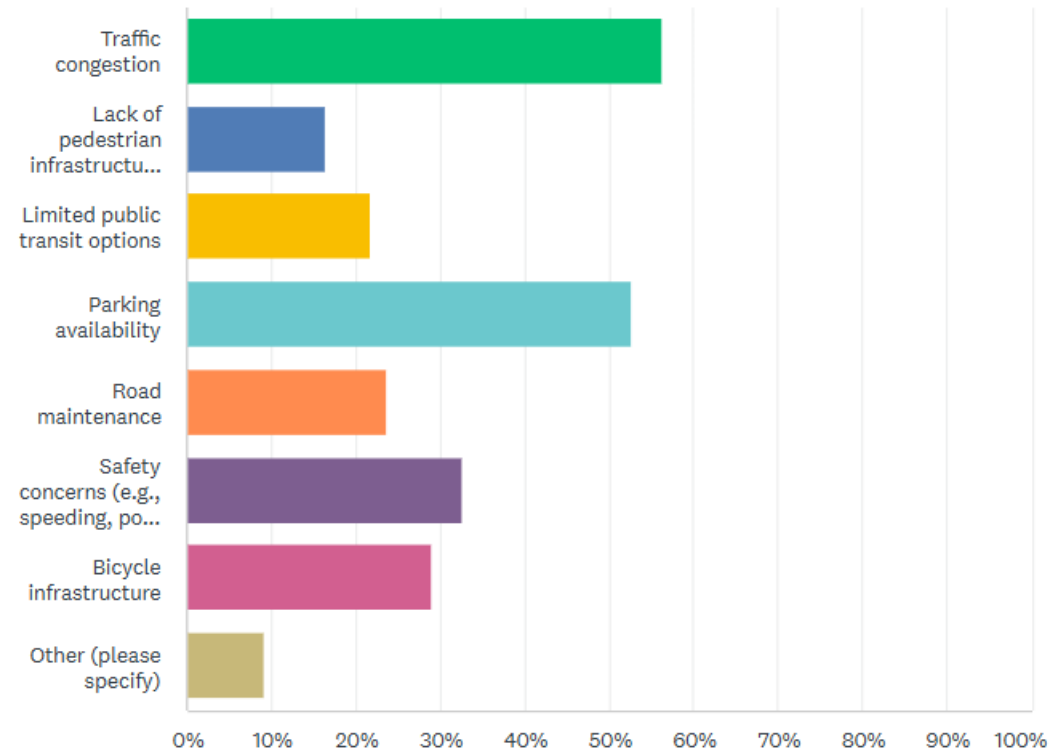
How do you feel about short-term rentals (Airbnb, VRBO) in Idaho Springs?

Answered: 55 Skipped: 1



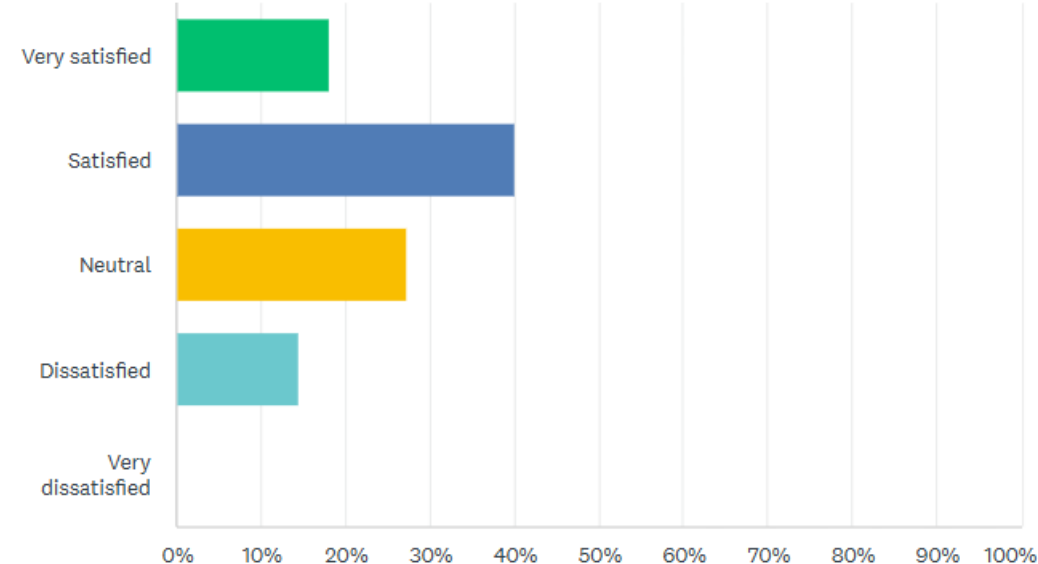
What are the biggest transportation challenges you face in Idaho Springs? (Select up to 3)

Answered: 55 Skipped: 1



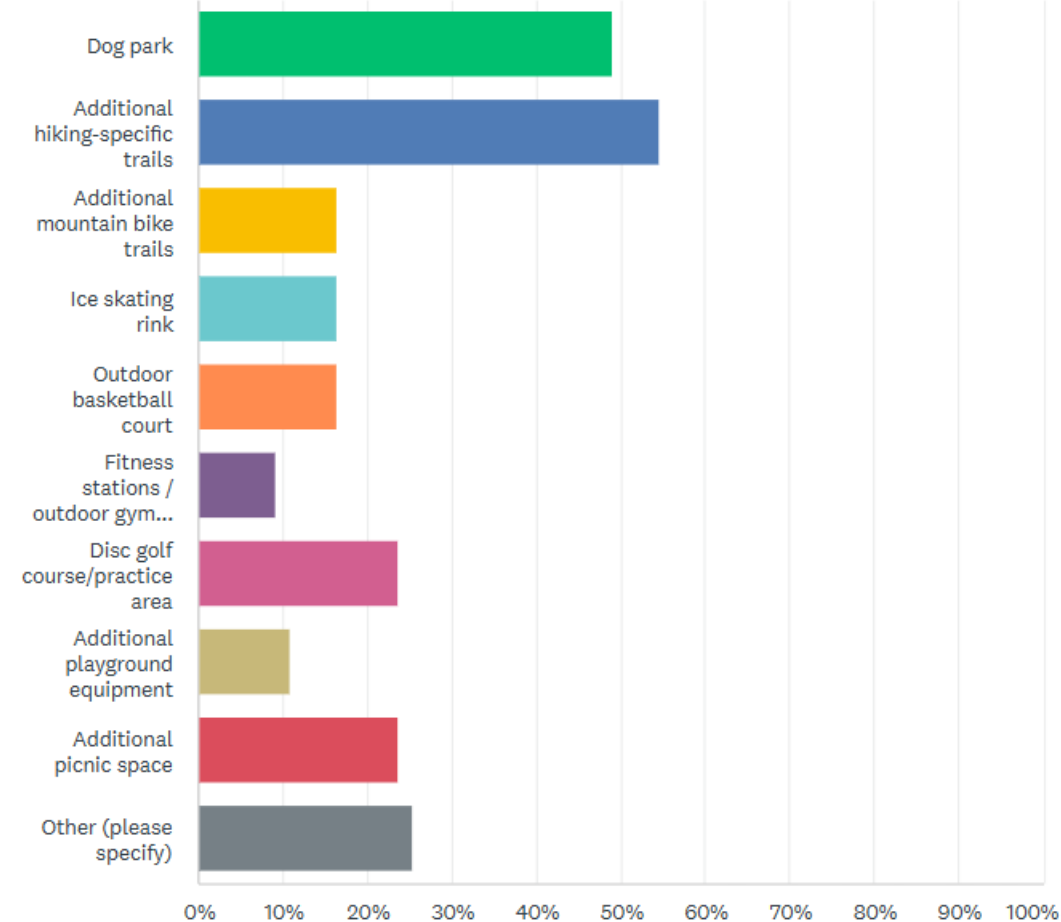
How satisfied are you with the current parks and recreation facilities in the community?

Answered: 55 Skipped: 1



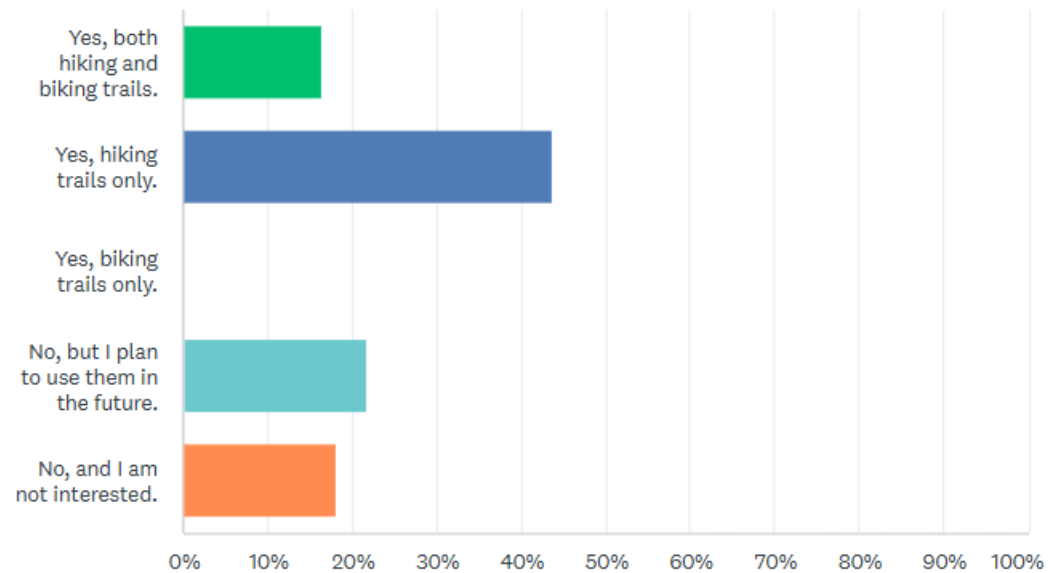
Are there any recreational facilities you would like to see built?

Answered: 55 Skipped: 1



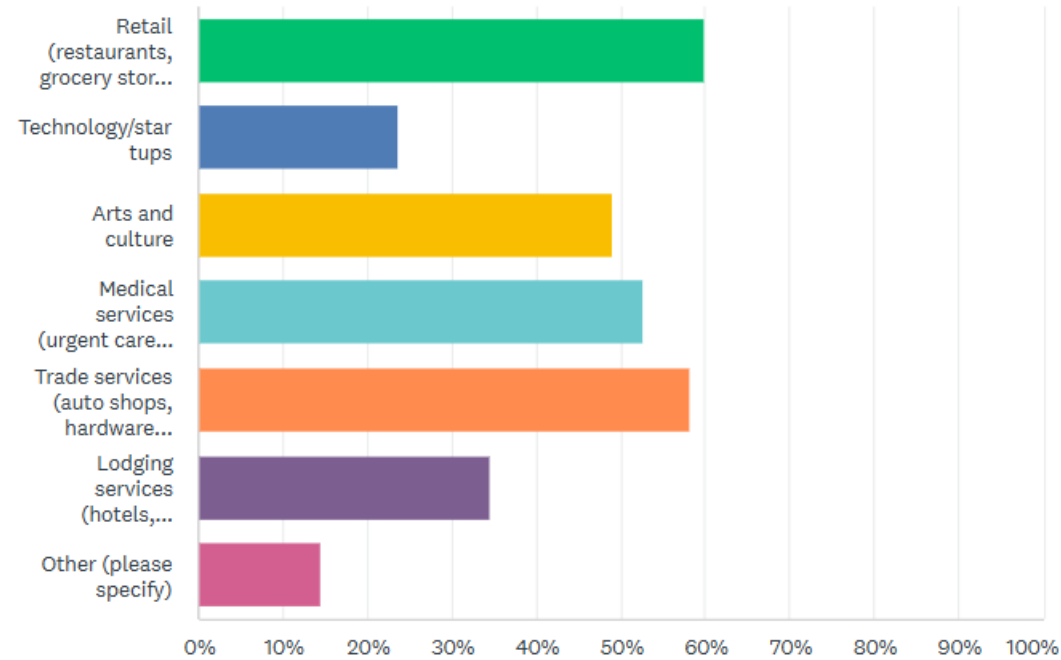
Have you used the Virginia Canyon Mountain Park trails since they opened?

Answered: 55 Skipped: 1



What types of businesses would you like to see more of in our community?

Answered: 55 Skipped: 1

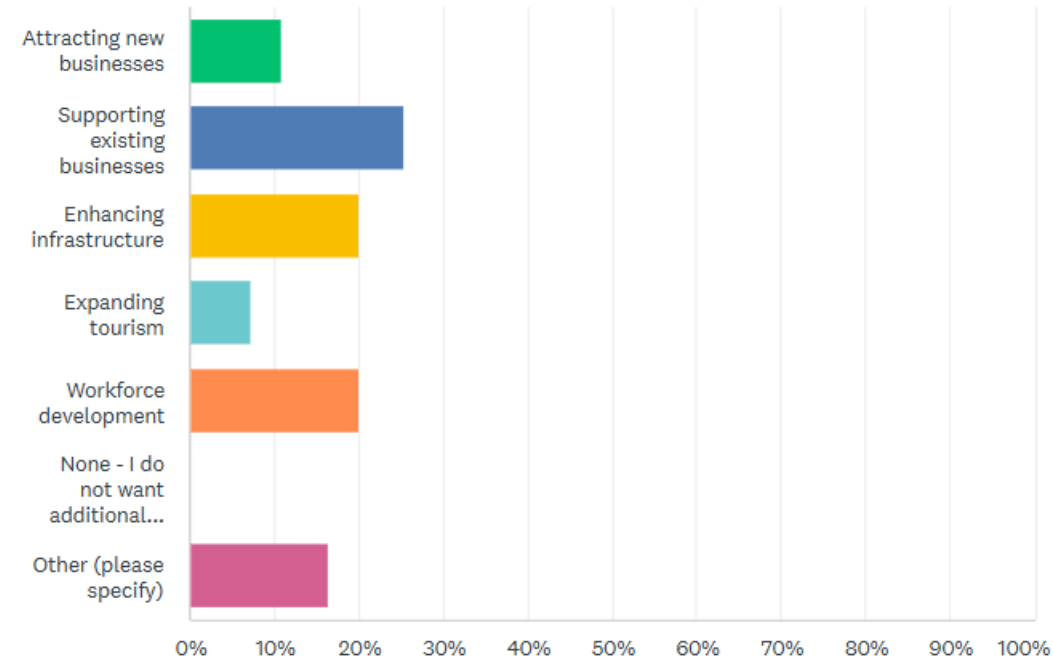


ANSWER CHOICES	RESPONSES	
▼ Retail (restaurants, grocery stores, shops, etc.)	60.00%	33
▼ Technology/startups	23.64%	13
▼ Arts and culture	49.09%	27
▼ Medical services (urgent care, primary care, pharmacies, etc.)	52.73%	29
▼ Trade services (auto shops, hardware stores, repair shops, etc.)	58.18%	32
▼ Lodging services (hotels, motels, bed and breakfasts, etc.)	34.55%	19
▼ Other (please specify)	14.55%	8

[Responses](#)

What is the most important factor for improving the local economy?

Answered: 55 Skipped: 1



Public Service Wants/Needs

The survey asked what areas of public safety and community services (police, fire, emergency medical services, libraries, etc.) would respondents like to see improved?

- Urgent care was mentioned by 11 respondents
- Fire mitigation and expanded fire response funding was a key concern
- Police training was mentioned several times
- Traffic management along Colorado Boulevard was mentioned; speed limit monitoring and potential for stop signs at key intersections

Public Infrastructure

The survey asked what areas of infrastructure (roads, sidewalks, broadband/internet, water and sewer, etc.) would you like to see improved?

Respondents said:

- Better maintained sidewalks, better crosswalks along Colorado Boulevard, and bike lanes were concerns
- Continued focus on water/sewer line improvements
- More parking facilities were mentioned many times, as well as continued focus on road maintenance especially on smaller residential roads

What are the 1-3 things you like least about Idaho Springs?

There were many concerns brought up in survey responses, including:

- I-70 traffic congestion making people feel stuck in town
- Run down mountain town aesthetic, especially on the east end of town
- Perception of a tourism-focused community, with less concern/focus on long-time residents' needs
- Parking (or lack thereof); need to continue evolving the program to address issues and actually solve problems that impact the city during high-tourism times
- Negativity and small-town politics was brought up by several respondents, with the sentiment being that many of the city's programs are attitude-driven
- Similarly, holding onto the past and steadfastly resisting change was seen as a negative in Idaho Springs

What three words best describe Idaho Springs?

The top ten results were:

- Historic
- Quaint
- Charming
- Crowded
- Community
- Adventure
- Mountains
- Run down
- Beautiful
- Friendly

There were negative results (run down, crowded, claustrophobic, limited, costly, challenged), but the results were overwhelmingly positive in nature.

What would help small/local businesses thrive in Idaho Springs?

- Parking (more options, lower fines, and better management) was the most common response
- Building more housing that is attainable for employees was #2
 - Specifically, a range of housing types from apartments to single-family homes so that people can start small and work their way up and create attainability for all people at all stages in life.
- Focusing tourism growth on off-season rather than high-season
- Community grants for skill creation, small beautification projects for exteriors of homes, community events (neighborhood block parties), etc.
- Tax incentives for small/new businesses
- Highlighting small businesses in media through incentive programs for shopping locally/bringing locals to Miner Street
- Extending hours to keep restaurants/businesses open after 8:00 P.M.
- Improving overall image of Idaho Springs



TO: Idaho Springs City Council
CC: City Administrator Andrew Marsh, Assistant City Administrator Guy Patterson
FROM: Dylan Graves, Community Development Planner
SUBJECT: Letters of Support – Miner Street Apartments Project – 1300 Colorado Boulevard
MEETING DATE: July 14, 2025

BACKGROUND

At the June 23, 2025, City Council work session, we discussed the preliminary, conceptual redevelopment project at 1300 Colorado Boulevard (old Carlson Elementary school building) with the developer under contract on the property. The redevelopment project seeks to construct approximately 60 apartments on-site, ranging from 30% of Area Median Income (AMI) to 80% of AMI, with an average of ~53% AMI across all units. This AMI makeup would mean that rents for a one-bedroom apartment would range from \$755/month (for 30%) to \$2,101/month (for 80%). 21 out of the 64 proposed units would be at 30% AMI, for reference.

At this meeting, the developer requested that City Council agree to sign several letters of support for the project to be submitted to the Colorado Housing and Finance Authority (CHFA) as part of a funding application, due in August. Because the developer needs to apply for funding at this early stage in the development process, city staff wanted to present this to City Council now, even though the developer has not yet gone through the necessary land use approvals for the site. Land use approvals for the development would nevertheless be necessary, and no approvals or review requirements are presently proposed to be waived. The property is zoned C-2, which allows for multi-family housing. The process would require a Final Development Plan (FDP), with hearings at both Planning Commission and City Council. The FDP process would ensure that the development meets necessary city land use codes and other relevant regulations.

Two key issues were brought up at the June 23rd meeting, which the applicant will need to address as part of the FDP application. The first is the architecture of the building. At this stage, the city has only reviewed architectural drawings at a cursory level and formal review would be necessary before recommending approval. The developer has stated a willingness to address architectural design to ensure that it meets the city's requirements. One such requirement that will need to be met is from Section 21-205(2), which states:

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

Second, the city's parking regulations will need to be met. A parking study and traffic study are needed as part of the FDP application. The initial design shows a reduction in parking from what would be required per the Idaho Springs Municipal Code (ISMC), which Council on June 23rd was uncomfortable supporting at that point.

Taking City Council input from June 23rd, city staff have edited the support letters and have included the edited versions of three of the five for Council review and potential action.

LETTERS OF SUPPORT

Five total letters of support were provided on June 23rd. Based on the work session discussion, staff did not move forward with two of the letters of support:

1. Parking reduction letter
2. Fee reduction/waiver letter

The other three letters of support were edited to include the following general caveat (edited slightly for each support letter as needed):

Some portions of the Project will require quasi-judicial review and approval from City Council or other City boards or commissions. Nothing in this letter constitutes a promise or guarantee concerning the outcome of any such quasi-judicial proceeding, nor an expression of pre-judgment or bias on the part of any City decision-maker. This letter affirms that the project will benefit from the City's expedited permitting process during these referenced quasi-judicial reviews.

City Attorney Carmen Beery recommended this language to allow the city to support affordable housing as a concept without taking affirmative action on the project itself prior to formal review and action of the FDP. This is to ensure that although City Council is in support of affordable housing that meets the city's goals, a process for approval must be followed. The letters in the packet for review and potential action are as follows:

3. Support letter containing a commitment to expedite reviews in keeping with Proposition 123 requirements
4. Support letter for the application in theory for its ability to provide housing in the 30-80% AMI range
5. Support letter committing to affirmative marketing of the project, once approved and funded

REQUEST FOR ACTION:

Is City Council satisfied with the three edited support letters and ok with the Mayor signing the three letters as written?

MOTION

Motion to approve three conditional letters of support for potential future affordable housing between 30% and 80% of Area Median Income at 1300 Colorado Boulevard.



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

23 June 2025

Colorado Housing and Finance Authority (CHFA)

1981 Blake Street
Denver, CO 80202

RE: Affirmative Marketing Support - Miner Street Apartments – LIHTC Application

On behalf of the City of Idaho Springs, we are pleased to offer this letter of support regarding the affirmative marketing efforts for the proposed Miner Street Apartments development.

The City acknowledges that the Clear Creek Regional Housing Authority will play a lead role in marketing the Miner Street Apartments. While this body operates independently, the City is represented on the Authority and is committed to cooperating with and supporting the Housing Authority's marketing efforts to help ensure that the development reaches the diverse households it is intended to serve.

In addition, the City affirms that, upon formal approval of all project approvals, it will support and engage in affirmative marketing for the development by utilizing its City outreach channels, including its website, newsletters, and social media platforms. These efforts will be designed to promote awareness, foster fair housing goals, and support community integration.

We appreciate the importance of proactive outreach in advancing inclusive and equitable access to housing, and we look forward to supporting this critical affordable housing development at the appropriate milestones.

Some portions of the Project may require quasi-judicial review and approval from the City Council or other City boards or commissions. Nothing in this letter constitutes a promise or guarantee concerning the outcome of any such quasi-judicial proceeding, nor an expression of pre-judgment or bias on the part of any City decision-maker.

Sincerely,

(Signature)

(Name)

(Title)



City of Idaho Springs
1711 Miner Street
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23 June 2025

Colorado Housing and Finance Authority (CHFA)
1981 Blake Street
Denver, CO 80202

RE: Letter of Support for Miner Street Apartments – LIHTC Application

Dear CHFA Allocation Committee,

On behalf of the City of Idaho Springs, we are pleased to offer this letter of support for the proposed Miner Street Apartments at 1300 Colorado Boulevard and the associated application for Low Income Housing Tax Credit (LIHTC).

This project aligns closely with the City’s priorities around workforce housing, economic development, and community revitalization. As Idaho Springs continues to experience thoughtful and steady growth, the need for high-quality, attainable housing options has become more pressing, and this Project is located one block from the Idaho Springs Mobility Hub that is currently in design. The Miner Street Apartments would play a key role in addressing this demand by creating rental housing for households earning between 30% and 80% of the Area Median Income (AMI)—a range that serves many of our local workers, professionals, and public servants.

This development represents a strategic and timely investment in our community’s future. Specifically, the project would:

- **Expand housing opportunities** for the city’s growing workforce;
- **Support economic stability and local business growth** by providing employees with the ability to live where they work;
- **Enhance livability** by integrating walkability and proximity to services and amenities.

If realized, we are committed to working collaboratively to support the project’s success and implementation. We believe the Miner Street Apartments could offer lasting community benefit and respectfully encourage CHFA to approve this LIHTC application.

Please note that some portions of the Project will require quasi-judicial review and approval from City Council or other City boards or commissions. Nothing in this letter constitutes a promise or guarantee concerning the outcome of any such quasi-judicial proceeding, nor an expression of pre-judgment or bias on the part of any City decision-maker. This letter of support does not constitute approval of the Project nor authorize any construction to commence without proper permits in place.

Thank you for your consideration and for your ongoing efforts to address Colorado’s housing needs.

Sincerely,

(Signature)

(Name)

(Title)



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1711 Miner Street
P.O. Box 907
Idaho Springs, CO, 80452-0907
303.567.4421 | (f) 303.567-4955
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23 June 2025

Colorado Housing and Finance Authority (CHFA)

1981 Blake Street
Denver, CO 80202

RE: Site Plan Review /Permit Expedited - Miner Street Apartments – LIHTC Application

On behalf of the City of Idaho Springs, this letter is intended to provide confirmation of our support for the Miner Street Apartments and to document the project’s status and eligibility for expedited permitting review in accordance with **Resolution No. 18, Series 2025**.

As adopted by City Council on **June 9, 2025**, this resolution established new affordable housing policies to assist in the implementation of Proposition 123 and advance our City’s commitment to increasing the availability of affordable housing. Specifically, the resolution directs City planning staff to:

- Develop affordable housing checklists and guides to provide clarity and certainty for applicants;
- Commit to expedited permitting review for affordable housing developments; and
- Prioritize scheduling of special meetings to facilitate timely approvals.

The City will be required to implement these policies prior to Proposition 123 deadlines for compliance and City staff is committed to ensuring that implementation is completed.

In line with this resolution, the Miner Street Apartments development is recognized as an eligible affordable housing project and will be processed through the City’s Final Development Plan (FDP) review pathway. While formal FDP review and approval is still required, City staff will “fast track” this proposal through the FDP process, assuming all technical criteria are met in accordance with Proposition 123 requirements.

Some portions of the Project will require quasi-judicial review and approval from City Council or other City boards or commissions. Nothing in this letter constitutes a promise or guarantee concerning the outcome of any such quasi-judicial proceeding, nor an expression of pre-judgment or bias on the part of any City decision-maker. This letter affirms that the project will benefit from the City’s expedited permitting process during these referenced quasi-judicial reviews.

Sincerely,

(Signature)

(Name)

(Title)



Office of the Deputy City Clerk

To: Mayor and City Council
From: Wonder Martell, Deputy City Clerk
Date: July 14, 2025
Subject: Staff Report Regular Meeting

- ✓ Sales Tax Report
- ✓ Building Permit Report
- ✓ City Hall Processed 1,395 incoming phone calls from outside entities during the 20 working days in June.
- ✓ July Water bills have been issued, and they reflect the rate increases, and summer averaging has been turned on to account for residents watering their lawns.

	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	\$341,153.02	9.86%	2.43%	1,462,431.74	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	\$356,129.94	2.79%	2.50%	1,818,561.68	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%	-19.03%	1,818,561.68	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%	-34.95%	1,818,561.68	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%	-44.43%	1,818,561.68	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%	-50.93%	1,818,561.68	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%	-50.93%	1,818,561.68	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%	-54.69%	1,818,561.68	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%	-58.87%	1,818,561.68	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	\$1,818,561.68				
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!				

Permit Acceptance Date: 06-01-2025 - 06-30-2025

Page 126 of 137



Idaho Springs Police Department

3000 Colorado Blvd. ★ Post Office Box 907

Idaho Springs, CO 80452

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

<https://www.idahospringsco.com/police-department>

To: Chuck Harmon, Mayor
City Council
From: Nate Buseck, Chief of Police
Date: July 10, 2025
Subject: Staff Report for July 14, 2025

Request for Action: None

Chief Buseck Attended:

06/24/25 - VCMP Session Series Event De-brief (1st ever race at VCMP)
- Discussion with CCSO re: SWAT
- Police station design
- Department Heads
06/26/25 - VCMP construction access meeting
- Police station pre-construction
- CCHAT LE meeting
- Evidence audit
- CCHAT Community Committee
- Police station, Green Globes discussion
06/30/25 - Police station, pre-construction
07/01/25 - 4th of July check-in
- Police station pre-construction
07/04/25 - Special Event, 4th of July (primarily on E-bike patrol)

Training:

07/02/25: Firearm and Simulation Training (Highlands Ranch LE Academy)

07/09/25: Reality De-Escalation Training (CCSO)

Upcoming Training:

07/24/25: Records Coordinator will attend a Records Management Symposium (Lakewood, CO)

08/19/25: One Sgt. will attend a GLOCK Armor Course (Brighton, CO)

Code Enforcement:

- Addressing overgrown weed complaints
- Follow-up on **67** (YTD) tows for owner retrieval

Staffing:

- ISPD has one patrol vacancy

Significant Incidents:

June 26, 2025, while patrolling westbound I-70, an ISPD officer observed a vehicle speeding through a posted construction zone. Upon conducting a traffic stop and contacting the driver, the officer observed drug paraphernalia consistent with illegal narcotics use in plain view. A subsequent search of the driver and vehicle resulted in the discovery of additional paraphernalia and approximately 8 grams of methamphetamine. The driver was taken into custody and charged with unlawful possession of a controlled substance, possession of drug paraphernalia, and multiple traffic offenses.

June 28, 2025, ISPD officers were dispatched to mile marker 243.5 on eastbound I-70 to assist a citizen who was following a vehicle operated by a suspected intoxicated driver, reportedly traveling with a young child in the car. Upon arrival, officers observed that the driver was heavily intoxicated and incoherent and could not offer any details about his child in the vehicle. Due to the severity of his impairment, the driver was transported to a hospital for evaluation and subsequently issued a summons for DUI, reckless driving, and child abuse. ISPD coordinated with the Department of Human Services to ensure the child's safety, and the child was later released to his mother.

June 29, 2025, a Jeep Grand Cherokee traveling eastbound on I-70 near mile marker 242 veered off the roadway and struck two electrical poles. The impact caused the vehicle to catch fire and become fully engulfed in flames. The driver fled the scene before the first responders arrived. ISPD is actively investigating the incident. The collision resulted in a temporary power outage throughout town, lasting approximately 2–3 hours while utility crews worked to repair the damaged lines. Anyone with information about the incident is encouraged to contact ISPD reference case number 250448.

July 1, 2025, ISPD officers were dispatched to the 3000 block of Highway 103 in response to a report of an unconscious individual. Upon arrival, officers observed a female seated inside the residence through a window. Entry was made into the cabin, where the female was found to be deceased. There were no signs of foul play, and the death appeared to be from natural causes.

July 2, 2025, an ISPD officer conducting a patrol on westbound I-70 near mile marker 241 observed a vehicle with a license plate that was not securely attached and flapping in the wind. The driver also appeared to have difficulty maintaining a single travel lane. A traffic stop was conducted, and upon contact, the officer observed that the driver's eyes were bloodshot and watery. The driver consented to field sobriety tests but did not perform them in a manner consistent with sobriety. He was arrested and charged with DUI, driving under restraint, and additional traffic violations.



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

TO: MAYOR and COUNCIL
FROM: Edward Sigward
DATE: 7/14/2025
Re. STAFF REPORT WATER FACILITIES DEPARTMENT

WASTEWATER

	BOD	TSS	NH4	PO4	TIN
Goal	10	10	3	1	10
Current	3	6	1.03	0.58	8.3

- Paving area between Digester and WRRF next week
- Fuel tank leak on Generator. Update – complete – Transfer switch failure replacement 7/10
- Continued Tuning Reactor#1 for spring summer operation.
- Reactor #2 repair - Continued transfer and process solids.

WATER

Disinfectant Byproducts	TOC	COAGULANT dose	TOC removal	CL2 dose Actual	HAAS Annual average	TTHM Annual average
Goal	<2		25%	system residual (0.83)	<60	<80
Current	1.8	18	38%	Demand 1.8	33.1	32.6

- Montane Tank Construction started
- Idaho Spring reservoir active
- Air compressor repair – Update running additional issue found – still in progress

- Rockfall mitigation plan review – should be complete 7/14

Public works

- Interviews for new recruits
- New shop moving

Streets

- Virginia Canyon/ Virginia St paving – asphalt curb coming soon
- Pine Slope, Virginia Canyon Rd., and Two brother's road graded
- Pothole repairs
- Street sign repair

Parks

- Skate Park water line meetings
- 4 points park meetings
- Trees removed Cemetery
- Park Mowing plan

Distribution/ Collection

- Sewer backup into Basement on Miner St
- Miner St/ Idaho Diagonal sewer main plan
- Locates, locates, locates Excel power pole replacements
- Continued Service line material survey

CAREER SUMMARY

I am a uniquely experienced Project-Construction Management Consultant and University Lecturer possessing a distinctive combination of leadership, management, and emotional intelligence skills coupled with analytical/technical strengths. My project philosophy, reflected in the common threads to my projects, have included a commitment to timely & quality delivery, complexity, sensitivity to – and management of – stakeholder expectations, long-term social impact, inclusiveness, and the integration of high-tech, best-for-project solutions. My expertise developed over a career of hands-on, line-accountable experience in home-office design, field & project engineering, research, project/construction management, operations – and most recently – academia. I have successfully delivered a broad spectrum of project types that have included offshore steel platforms, a reinforced concrete office building, various types of construction operations including lifting & transportation, inspection & maintenance programs, damage investigations, an orphanage, a weather station, an emergency typhoon evacuation plan – and university course development. I have held various key management & leadership roles on large & small multi-discipline, multi-company integrated teams – on both the contractor and client sides of projects – and working/living internationally.

CORE COMPETENCIES

Project | Construction | Contractor Management • Project Troubleshooting
International Savvy • Leadership • Collaborative Relationships • Problem Solving
Risk Management • Constructability • Execution Plans • Integrity Reviews • Fitness-for-Purpose
Decision-Making • EI Awareness • Inspection Planning • Failure Investigation
Workshop Facilitation • Executive Presentations • University Lecturer

EDUCATION AND PROFESSIONAL REGISTRATION

Education: B.S. in Civil Engineering, Cooperative Plan with High Honors, Georgia Tech
M.S. in Civil Engineering - Structures, Dean's List, Lehigh University
32 hours of post-graduate courses at Pittsburgh, Houston, Rice, USC, UC-Irvine, and Dallas Theological Seminary

Registrations: Professional Civil Engineer – Colorado, Texas, California
Project Management Professional -- Project Management Institute (not current)

Affiliations: American Society of Civil Engineers, Society for Mining, Metallurgy & Exploration, Dispute Resolution Foundation, Students for Life, Grace International Children's Foundation

Selected Training:

- Dispute Resolution Board	- Safety Culture Leadership
- Administration & Chairing	- Basic Safety & ASA Training
- "If Properly Led" Leadership Conference	- Leadership in Energy and Environmental Design
- Project Management Professional Certification	- Risk Management
- Successful Project Management	- Change Management
- Analyzing Construction Schedules	- Documentation of Cultural Heritage

SPECIALIZED MANAGEMENT AND CONSULTANCY SKILLS

(specific examples can be cited from the relevant projects described below)

- Ability to simplify complex technical & managerial issues, within areas of expertise, into understandable lay terms
 - Ability to assert influence and accomplish project goals in diverse, high-profile environments by developing professional relationships with project stakeholders based on trust and non-confrontational relational methods
 - Planning/troubleshooting and taking accountability for projects – inclusive of scope/deliverable definition, budgeting, scheduling, risk management, earned-value progressing, forecasting, staffing, and effective reporting
 - Developing and managing project execution risk strategies/plans and quantifying risk mitigation plans
 - Writing clear, succinct, and logical project reports and execution plans; analyzing and summarizing complex project/construction reports
 - Developing clear and effective presentations
 - Listening openly and sending succinct verbal and written communications via project documents and presentations to project stakeholders
 - Interacting effectively with all levels of corporate management, partners, clients, regulatory authorities, discipline leads, and construction supervision & labor
 - Exhibiting personal competencies such as integrity, self-confidence, trustworthiness, commitment, innovation, optimism, and decisiveness
-

SELECTED PROJECTS & EXPERIENCE

Adjunct Professor Colorado School of Mines

Civil & Environmental Engineering Department Golden, Colorado

- Developed/currently instructing two courses: Preservation of Historic Structures (in class; 3x) and Underground Infrastructure Construction Management (online; 4x)
- Modified/instructed two other courses: Project Engineering (7x) and Introduction to Construction Engineering (3x)
- Advised Sr Design Teams in Mines' Capstone Program (5 semesters)
- Received grant and currently developing free Open Education Resource (OER; online) based on Project Engineering course

Management Consultant

ZAP Engineering & Construction Services Lakewood, Colorado

- Developed and presented 5-Session in-house Training Workshop (plus 4 online follow-up sessions) on Project Leadership
- Visited gas processing plant construction site and advised on project status

Client Representative & Construction Manager Shah Deniz 2 Project Baku, Azerbaijan

Single Point of Accountability (SPA) for the completion and handover of approximately 20,000 mt of structural steel for jacket & piles and some subsea structures fabricated at the BDJF construction facility in accordance with BP standards of safety, quality, schedule, cost, and professional ethics; fabrication budget of ~US\$ 750MM



- Defined organizational job descriptions for our contractor management team, recommended staffing plans, interviewed/ recommended personnel, and assisted with management of the site organization
- Managed contractor performance by developing meaningful project metrics for monitoring contractor efficiency & performance, monitoring project progress/cost performance and personnel training progress, and reviewing/ recommending responses to contractor execution & commercial proposals
- Developed and maintained the site Construction Management Execution Plan
- Lead the investigation team, and consulted on repair and rebuild methodologies, for significant structural damage sustained during operation of the stinger on the Pipeline Lay Barge Huseynov



Construction Engineering Mgr. BP Valhall Re-Development Project

North Sea, Norway
Zwijndrecht, Netherlands
(fabrication)
Houston, Texas (engineering)

Provided specialized project management/engineering management services to BP Norge for the Valhall Re-Development Project, a new 150,000 bopd, 16,000-ton topsides quarters and production facility.

- Accountable to BP for ensuring contractor's construction technical conformance
 - Managed construction engineering-support team (8 Mustang & 23 contract hires)
 - Coordinated NL administration with relocation/tax and personnel agencies
 - Coordinated site engineering efforts, generated/approved site queries & technical solutions, and was single point of contact between BP & project construction/installation contractors and Mustang Engineering
 - Developed construction scopes and participate in bid evaluations/yard assessments
 - Developed project construction management, staffing, and execution plans



**Structural Manager;
Transportation & Installation
Manager**

Atlantis Deepwater Project

Gulf of Mexico
Houston, Texas



Managed the design engineering and module transportation for the BP Atlantis Deepwater Development Project (>150,000 bopd, 14,200-ton topsides supported on semi-submersible hull in 7100' WD; project value ~\$2 billion)

- Lead Mustang structural engineering & design team (peak staffing at 30) for on-time delivery (monitored with earned value methods) of nearly 800 drawings, 80 engineering calculation reports, and regular issue of topsides weight & center of gravity report
- Lead ad hoc teams to assess/design compressor equipment layout/configuration, optimize topsides-hull interface connection (which lead to innovative no-weld bearing connection) & pipe support alternatives, investigate fabrication weld access/connection integrity, improve engineering deliverable times to enhance constructability
- Championed risk management and weight control programs
- Coordinated contractor integration-related dimensional control efforts - including site visits to DSME in Korea and JRM in Morgan City, LA
- Lead/managed Integration Team schedule optimization and HAZID efforts to weigh, loadout, transport (from Morgan City, LA, to Ingleside, TX), and lift 3800-, 4600- and 5600-ton topsides modules



**Department Manager
Engineering & Construction;
Project Manager**

Unocal Indonesia
Balikpapan, Indonesia



Organized and managed the E&C Dept, which was directly responsible for all Business Unit onshore and offshore facility design, construction, certification, and certain maintenance activities. Infrastructure responsibilities covered 74 offshore platforms, pipelines, and the company housing & office compound. Authority extended over 300 personnel; annual expense budget of ~US\$ 8MM and construction capital budget of ~US\$ 30MM; signature authority of US\$ 750,000.

- Defined department roles & responsibilities and created new organization structure
- Supervised staff project managers & engineers to complete 4 Stacked Template Structures, 2 Short-Pile Structures, tank construction, 2 compressor installations, offshore pipelines, and underwater inspection & maintenance
- Utilized supply chain intervention, design optimization, quality & safety management, and schedule-compression techniques to manage the assessment, repair, design completion, construction, and furnishing of a new \$16.5 million, 5-story reinforced concrete building for 520-person occupancy

**Structural Manager;
Construction Consultant**
Chirag 1 Early Oil Project
**Azerbaijan International
Operation Company (AIOC)**

*(the first western operator in the
Caspian since the Russian
Revolution)*

Caspian Sea, Azerbaijan



Managed engineering and monitored construction/installation for an existing 20-pile twin jacket platform & modules in 120 m of water. High-impact, complex 115,000 bopd project created the funding and opportunity for opening a new era of Azerbaijani economic development. Structural budget was \$75 MM of a total project ~\$400 MM.

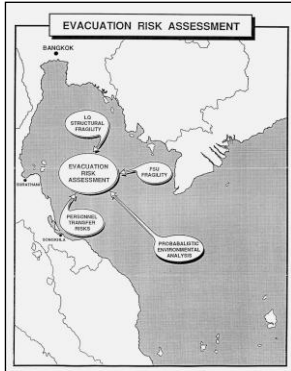
- Established safety acceptance criteria, developed inspection programs, and wrote fitness-for-purpose guidelines, scopes of work, and specifications
- Recommended and implemented first offshore use of base isolators for retrofit of platform structures against earthquakes
- Developed concept for 1000-ton Module Support Frame to span two jackets
- Managed team of Brown & Root structural engineers and coordinated all requirements with McDermott site engineers; approved drawings, purchase orders, and variations
- Interfaced regularly with AIOC managers & executives, discipline departments, contractors, and Azerbaijani government agencies
- Mentored a small group of Azerbaijani engineers



Project Engineer/Manager Unocal Thailand

Offshore Weather Station and Typhoon Evacuation Plan

Gulf of Thailand
Bangkok, Thailand



Lead various teams to develop and implement several first-of-their-kind projects

- Defined scope, managed the project, supervised installation, and set up training for a first-ever, fully operational offshore Oceanography and Meteorological Station that incorporated wave height, current, and wind speed monitoring, satellite imagery, and Doppler radar
- Developed and implemented a rational, risk-based evacuation plan required in the aftermath of the Seacrest Drilling Ship disaster (91 killed). Scope addressed extreme environmental events; structural integrity of 5 living quarters platforms & a floating storage unit; and use of helicopters & boats for movement of 1000 offshore workers); coordinated efforts and integrated input from experts at Cal-Berkely and Florida Atlantic Universities along with consultants in the USA, UK, Hong Kong, and Thailand
- Developed and implemented a rational, qualitative, risk-based inspection program for 68 offshore structures in 190-240 ft water depths
- Managed crack assessment project for offshore wellhead platforms
- Developed and implemented a qualitative, risk-based inspection program for 760 vessels and 100 risers, located on 68 platforms

Project Structural Engineer Veslefrikk Jacket Statoil - Unocal Norge

North Sea
Oslo, Trondheim, and Verdal,
Norway



Technically reviewed, coordinated, and monitored all phases of jacket structural design, bid package development & evaluation, fabrication, transportation, and installation for a US \$103 MM, 10,000 ton lifted jacket in 574 ft water depth - a world-record heavy-lift.

- Monitored all jacket-related design & fabrication activities at 16 locations in 7 European countries; interfaced directly with contractors
- Assisted with development & technically reviewed fabrication/installation procedures
- Visually inspected fabrication for **conformance** to design and specifications



Sr Research Engineer Union Oil of California

Brea, California

- Advised Business Units regarding platform inspection, maintenance, & certification issues
- Developed grind repair procedures from Norway and UK joint-industry research programs; participated on API committees

Lead Structural Engineer CBS Engineering & McDermott Engineering

Houston, Texas

- Analyzed & designed and/or supervised engineering for 10 offshore structures for various clients in Gulf of Mexico and abroad
- Performed 3rd-Party CVA; performed & reported on structural integrity survey of 41 Gulf of Mexico platforms

Design & Field Engineer Pittsburgh-Des Moines Steel & Bechtel Power

Limerick Nuclear Plant
Neville Island & Pottstown, PA

- Designed tank components then transferred to site as field engineer (PDM)
- Maintained documents, communicated with home office, performed surveys, and other field engineering responsibilities
- Administered site subcontracts, including assistance on VSL post-tensioned container support beams (Bechtel)

COURSES, PUBLICATIONS, and TECHNICAL PRESENTATIONS

University Courses:	Project Engineering (CEEN498A/402)	CO School of Mines (2017-23)
	Underground Infrastructure	
	Construction Management (CEEN598)	CO School of Mines (2021, 2023-25)
	Construction Engineering (CEEN360)	CO School of Mines (2019-21)
	Historic Structures (CEEN544)	CO School of Mines (2017, 2019, 2024)
Technical Publications:	“Seismic Isolation in an Offshore Platform,” Gidwani, Infanti, and Grimm, ASME (1997)	
	“Structural Integrity Assessment of Typhoon Damaged Structures,” Billington, Ward, and Grimm, SPE (1995)	
	“Platform Continuance of Classification Program,” Grimm, submitted to ISOPE (1993)	
	“Pressure Vessel Inspection Program,” Grimm, submitted to ISOPE (1993)	
	“Local Buckling of Cylindrical Tubular Columns of A-36 Steel,” Grimm & Ostapenko, Lehigh (1982)	
Seminars, Workshops, and Presentations:	“Project Leadership”	ZAP Engineering, Lakewood, CO (2023)
	“Working & Living Internationally”	CO School of Mines, Golden, CO (Apr22)
	“We Build to Make a Difference”	Tarleton State U., Stephenville, TX (Nov16)
	“Seismic Retrofit of the Chirag 1 Offshore Platform”	
	“Multi-National Structural Engineering & Construction”	Georgia Tech, Atlanta, GA (Oct16)
	Constructability Workshops	CO School of Mines, Golden, CO (Oct14)
	“Ezra and Nehemiah”	Houston, TX (2010 – 2012); Baku (2013-14)
	“Structural Engineering – Going Global in the Petroleum Industry”	Trinity Church, the Hague, NL (2009)
		Lehigh University, Bethlehem, PA (2005-06)
		Georgia Tech, Atlanta, GA (2006)
	“Professional Development in the Petroleum Industry”	
		Oil Academy of Azerbaijan, Baku (2006)
		Slavic University, Bishkek, Kyrgyzstan (2006)
	“Project Execution Risk Management”	Houston, TX (2003)
	“Unocal Gas Operations”	Islamabad, Pakistan (1994)
	“Operations Maintenance and Safety”	Hanoi, Vietnam (1994)
	“Structural Optimization”	Baku, Azerbaijan (1993)
	“Local Buckling of Steel Tubular Columns”	New Orleans, LA (1982)

12 October 2024
Golden, CO

Ms. Jan Bowland
Ms. Jacqueline Edwards
Ms. Linda Yowell
Idaho Springs Historical Society
2060 Miner Street
Idaho Springs, CO 80452

Class Field Trip to Idaho Springs

Dear Jan, Jacqueline, and Linda,

On behalf of our graduate-level class on the Preservation of Historic Structures, I want to personally extend my thanks to all of you for arranging, educating, accompanying, and guiding us through an extremely informative/compelling day on 7th September. Our day with you in Idaho Springs was an excellent introduction/representation of our course objectives of learning more of Colorado History and the development and preservation of our Historical Heritage.

Reliving our day... my thanks begin to Jackie for returning my initial call; and next to Linda for following up with the Society's interest in our visit and for finalizing logistic issues. Our first stop was a fascinating tour of the Argo Tunnel & Mill; we are all really grateful for Jan taking her valuable time to accompany us and to add to many of the mill's historical – and future – details. Then across the street to the Historical Society Museum; the discussions led by Jan and complemented by Jackie and Linda were very engaging; and we really appreciate Linda's copying the Idaho Springs Walking Tour document. Our day continued at the Underhill Museum (to which of course we are "historically connected" through the Professor Underhill's efforts the School of Mines) with Linda's and Jackie's personally guided tour. And before our students took off on their historical/architectural assessment of the buildings in Idaho Springs (aided greatly by the Walking Tour document), Jackie pointed out some of the details and plans surrounding the Roburt's Bros Building – I hope we can keep up with that structure's successful movement!

All-in-all it was an EXCELLENT DAY – only made possible by the three of you along with any of your assistants. Again, WE SINCERELY APPRECIATE all that you did for us; and it is my hope that we can continue some sort of Mines-Springs relationship!

With Highest Regards and Much Appreciation,



David F. Grimm - PE
Adjunct Professor
Consulting Professional

1500 Illinois Street, Golden, CO 80401

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