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

NOTICE AND AGENDA
WORK SESSION
Idaho Springs City Council
1711 Miner Street
Monday, November 25, 2024 – 6:00 p.m.

NOTICE AND AGENDA OF WORK SESSION

Monday November 25th, 2024 6:00 p.m.

- **Wall Street Resident Concerns (1400-1600 blocks)**
- **Idaho Street Service Sewer Lines (1000 block)**
- **Planning Commission as Variance Board**

IN-PERSON AND REMOTE MEETING PUBLIC ATTENDANCE AND PARTICIPATION INSTRUCTIONS

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

Discussion Points

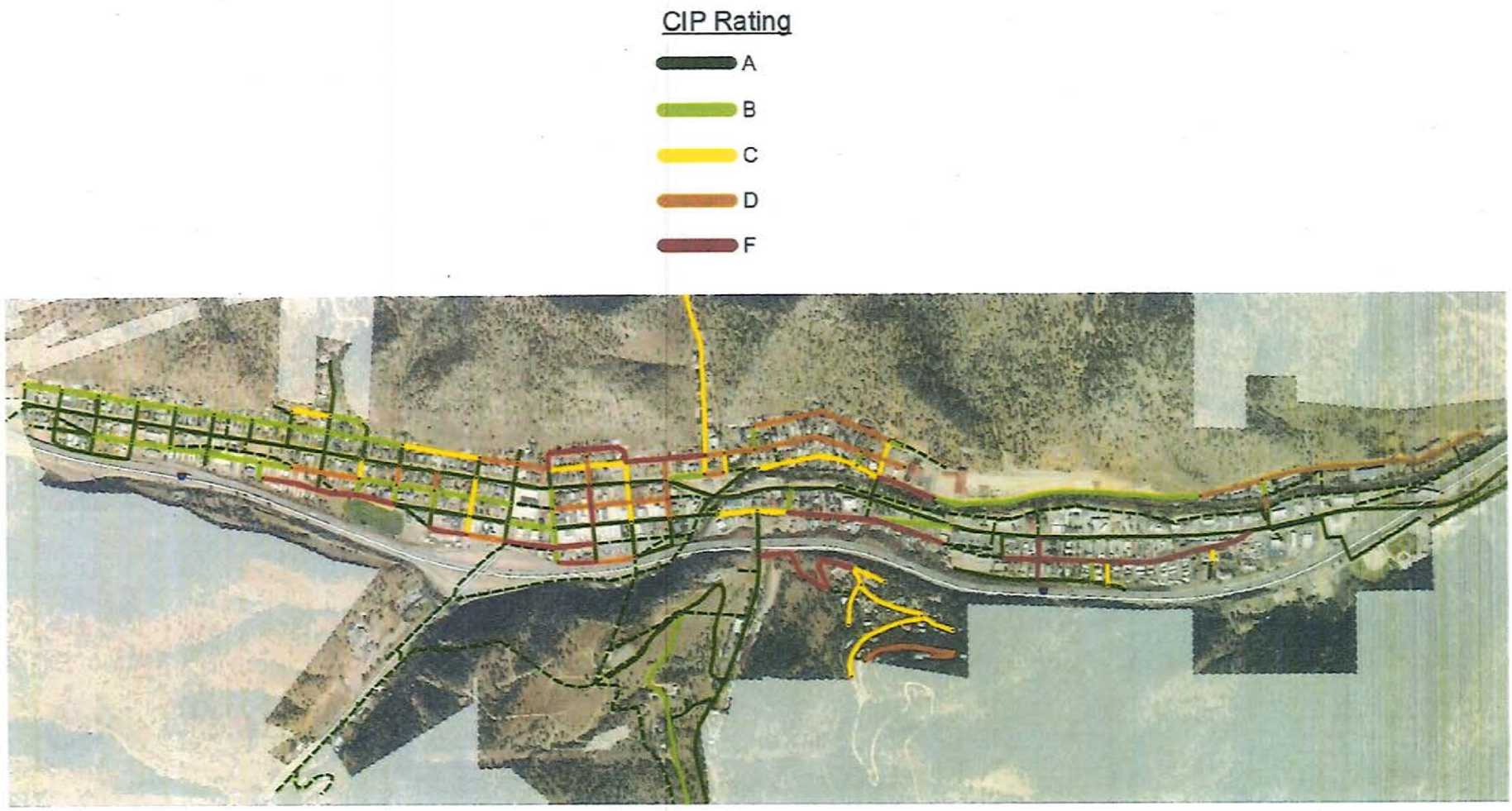
1. 2016 Capital Improvement Rating: Wall Street between 14th and 16th grade of "F"
2. 2018 Letter from Mayor: Wall Street part of comprehensive infrastructure upgrades
3. 2018 Road Bond balance: 8.9 million at end of 2023
4. 2022 Street Assessment & Progress: Wall Street only 1400-1500 & "Not Scheduled"
5. Current list of owners living on Wall Street who wish to deed ROW to the City
6. Retaining wall repair needed at 15th Street holding up Wall Street
7. Open and maintain Historic Trail from Wall Street down 15th Street

Past Wall Street Council Discussions

1. 11/26/2018 Mayor speaks about Wall Street annexation & wall repairs
2. 1/04/2019 Wall Street: public safety issues & emergency vehicle access concerns
3. 4/28/2021 Rick Scott gave comments about intersection hazards at Virginia & Colorado Blvd
4. 6/14/2021 Rick Scott gave comments about 16th Street safety concerns
5. 7/21/2021 Kim Steele gave comments about the dangers of 16th and intersections
6. 7/26/2021 16th Street gas line is shallow, water & sewer lines need to be deeper, redesign options presented, Kim Steele & Rick Scott gave comments about safety concerns, JVA drawings were requested to "get this road worked on"
7. 9/13/2021 John Bardoni requested stop signs at Colorado & 16th, redesign of 16th was discussed for $8,000 then tabled, traffic study of Colorado Blvd requested
8. 10/11/2021 Better surface on 16th discussed, Andy Marsh asked to relocate water & sewer and improve drainage

2016

Capital Improvement Rating



CITY OF IDAHO SPRINGS

1711 Miner Street
P.O. Box 907
Idaho Springs, CO 80452-0907
Telephone: 303-567-4421
Fax: 303-567-4955
www.idahospringsco.com

October 25, 2018

Re: 1414 to 1600 Wall Street, Proposed Acquisition and Improvements

Dear Resident and/or Property Owner:

In 1992 at the request of the property owners, the City annexed properties in and around 1414 to 1600 Wall Street (the Mount Pleasant Lode Annexation). Part of the annexation agreement was that Wall Street would be dedicated to the City and maintained as public right-of-way. However, our records indicate that this dedication never occurred. Although the City has been maintaining Wall Street, the majority of this portion of Wall Street is on private property.

As part of our comprehensive infrastructure upgrades, the City is considering acquiring right of way for this section of Wall Street and completing street, water and wastewater infrastructure improvements. The City is reaching out to affected property owners to gather input in regard to the proposed acquisition and improvements.

We would like to invite you to a community meeting to discuss this section of Wall Street on Tuesday, December 4 from 5:30 to 6:30 p.m. at City Hall, 1711 Miner Street. Please contact Community Development Planner Alan Tiefenbach by email at planner@idahospringsco.com or by phone at 303-567-4421 to RSVP for this meeting. We look forward to meeting with you.

Sincerely,

Michael S. Hillman

Michael Hillman
Mayor

Street Infrastructure Engineering Assessment & Progress (updated 3-16-22)

Red (F) - Streets in the worst condition

Street	Hundred Blocks	# of Blocks	Project	Notes
Miner Street	700-900	3		Completed May 2020
Miner Street	2000-2100	2		Completed August 2019
Miner Street	2200	1		Completed as part of Colo Blvd Phase 3
Miner Street	2400-2800	5		Completed August 2019
Idaho Street	**1100**	**1**		**Not scheduled**
Wall Street	**1400-1500**	**2**		**Not scheduled**
Virginia Street	**1500-1600**	**2**		**Not scheduled**
Riverside Drive	2300	1		Completed 5/2019 as part of Greenway Projec
Montane Drive		**3**		**Not scheduled**
25th Avenue		2		Completed 5/2019
Water Street	1400	1		Completed 11/2021 as part of CDOT I-70 proje
Soda Creek Road		3		Completed 9/2019
20th Avenue		1		Completed 7/2019
Total		27		

Orange (D) - Streets in poor condition

Street	Hundred Blocks	# of Blocks	Project	Notes
Idaho Street	**700**	**1**		**Not scheduled**
Idaho Street	**1200**	**1**		**Not scheduled**
Center Alley	**800**	**1**		**Not Scheduled**
10th Avenue		**1**		**Not Scheduled**
11th Avenue		**1**		**Not Scheduled**
Virginia Street	**1200-1300**	**2**		**Not Scheduled**
Center Alley	**1400-1600**	**3**		**Not Scheduled**
Placer Street	**1800**	**1**		**Not Scheduled**
Virginia Street	**1800-2300**	**6**		**Not Scheduled**
Wall Street	**1900-2200**	**5**		**Not Scheduled**
Riverside Drive	2800-3200	3		Completed 5/2020
Gilson Avenue		1		Completed 5/2020
Divide View Drive		**2**		**Not Scheduled**
17th Avenue		**3**		**Not Scheduled**
Water Street	1500	1		Completed 11/2021 as part of CDOT I-70 proje
Total		32		

Outlook

RE: 2018 Road Bond

From Dylan Graves <dgraves@idahospringsco.com>
Date Thu 11/14/2024 10:50 AM
To Kimberley Steele <kimberleysteele@hotmail.com>

Hello Kim,

Yes, I did speak with Carmen about this. Apologies for not passing the information along sooner. She didn't have any files saved about dedication from a legal standpoint, unfortunately, but had some recollection of the conversations back in 2018 and could speak to her thoughts on the matter.

To paraphrase, I asked her whether she had any history about dedicating the ROW. I also asked whether it was necessary or whether the history of use of the road was enough to establish prescriptive easement and as such, an effective ROW even if not an official ROW:

"*With any ROW that has been used forever and ever, it is of course a prescriptive roadway. I don't think there's question that it's a street. The only issue with a prescriptive easement/street is that documentation of it is lacking and therefore subject to debate.*

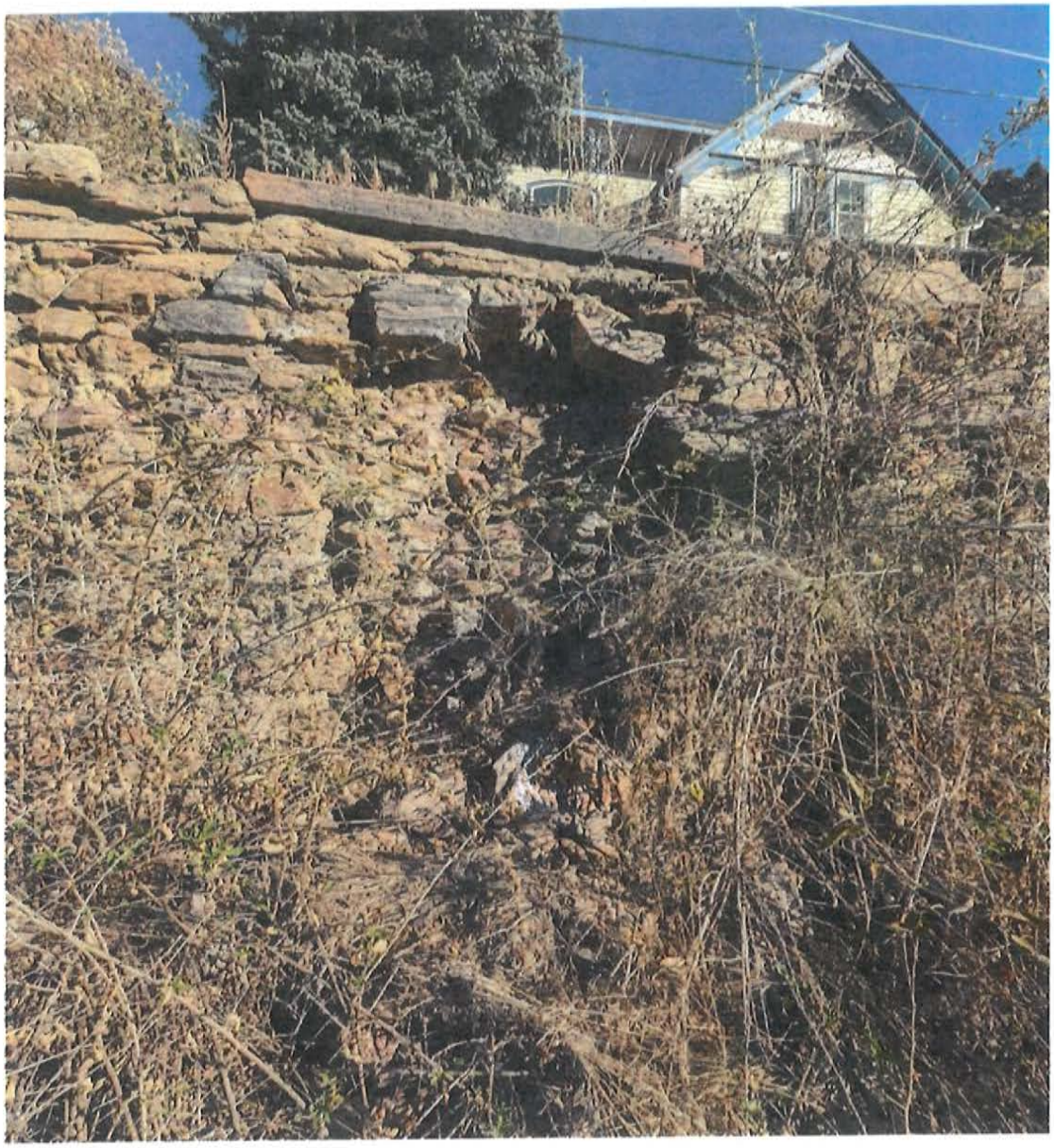
The City could certainly pursue the path of having each owner along Wall St. execute a deed. That apparently has been done piece meal? Or everyone could get together and sign and agree to a right of way plat. That seems like an enormous undertaking. Or the City could seek a quiet title/declaratory action from a Court. That's perhaps the most expensive of the options because it would involve my office putting together all the evidence into pleadings and filing with a Court and ultimately going to Court.

There's also an option to keep on the same course, knowing that it's a ROW well-established by use over the years, unless there is some impetus to have concrete title reflected in a document somewhere. Like with Soda Creek, the City was going to pour a bunch of money into the roadway, so it was time to clear up where the road was. If the owners along the roadway merely want the City to commit to a more regular maintenance schedule/program, I agree with you – not sure that such a project would justify the expense of going through the whole title-clean-up process."

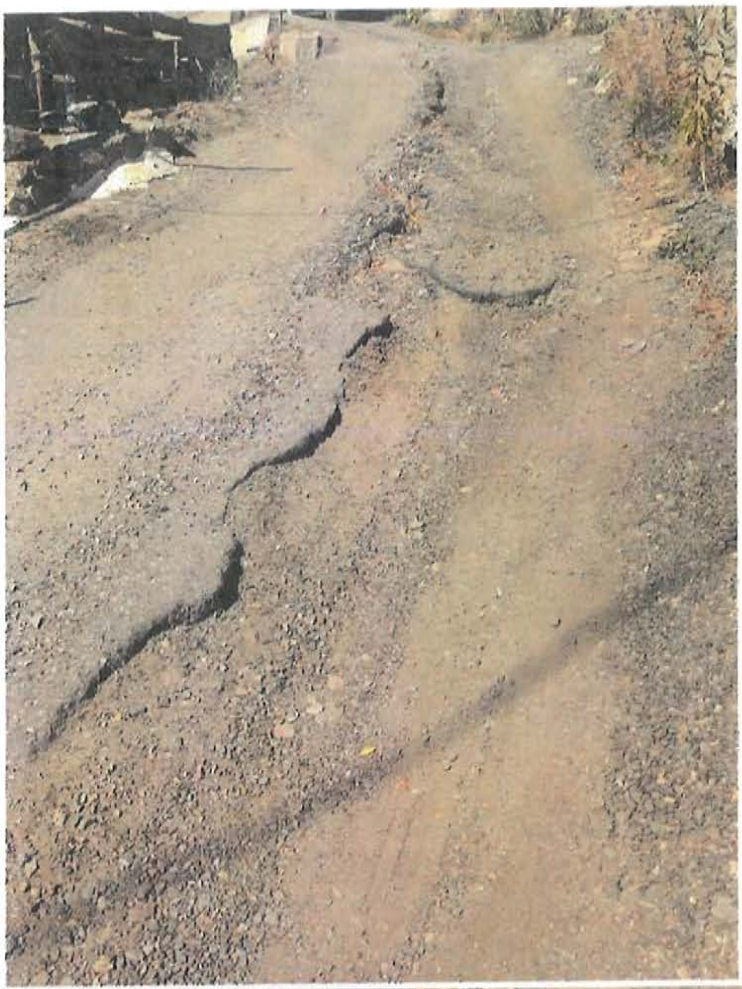
So, my understanding would be that we don't <u>have</u> to necessarily get an official deeded ROW in order to establish a proper, routine maintenance schedule or program. If City Council was happy to enter some sort of maintenance agreement or otherwise agree to certain levels of maintenance, then it probably is not necessary. There may be reasons why it is beneficial to either the Wall St. residents or the City, but it isn't necessary legally to get us to a place where the City prioritizes better upkeep practices of the road since it is likely well established as a road through historical use and maintenance.

It is good that the Fire Authority is in favor of improvements – the public safety element is very difficult to ignore as no one wants a situation where Fire and EMS cannot respond to calls.

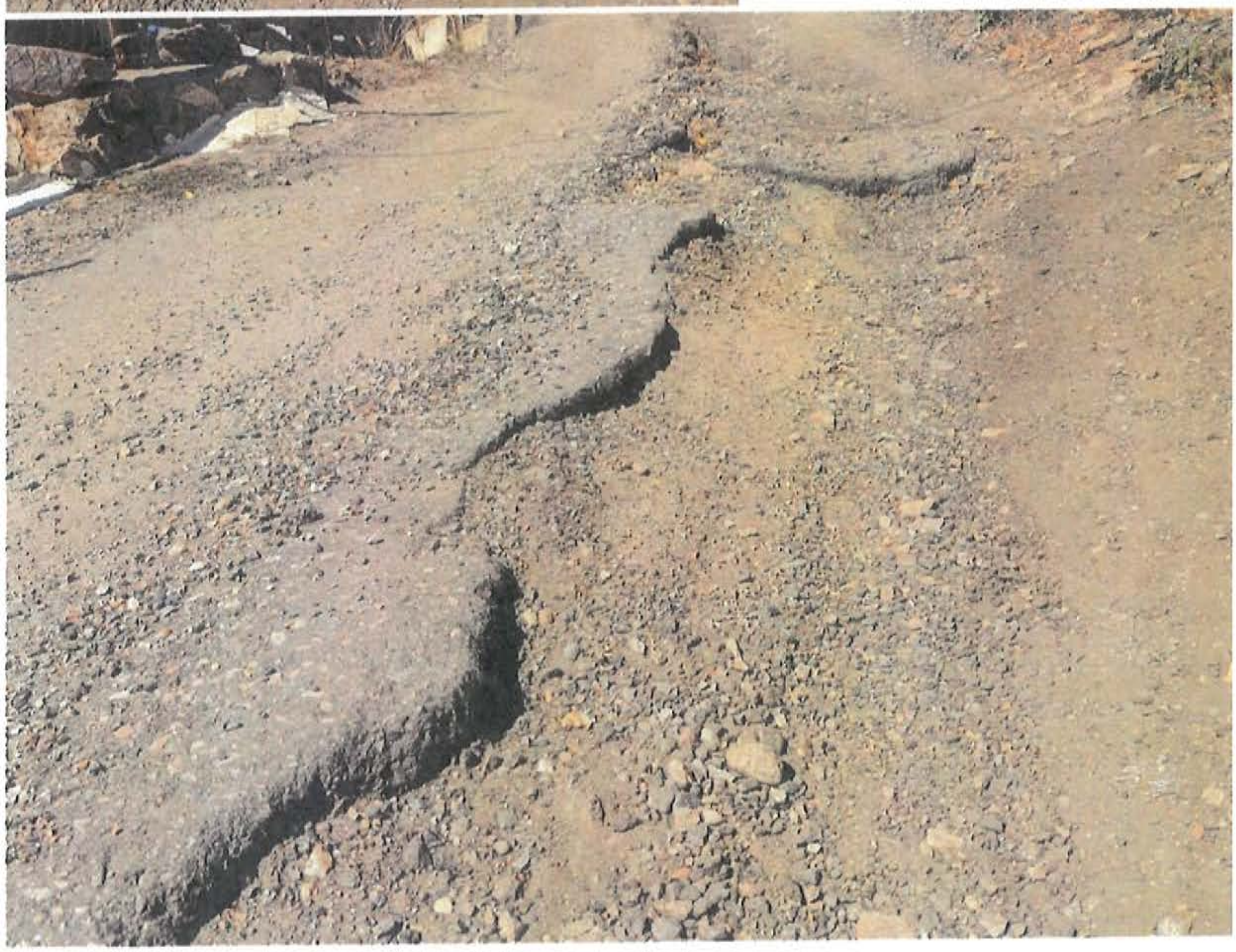
Hopefully, that is somewhat helpful?

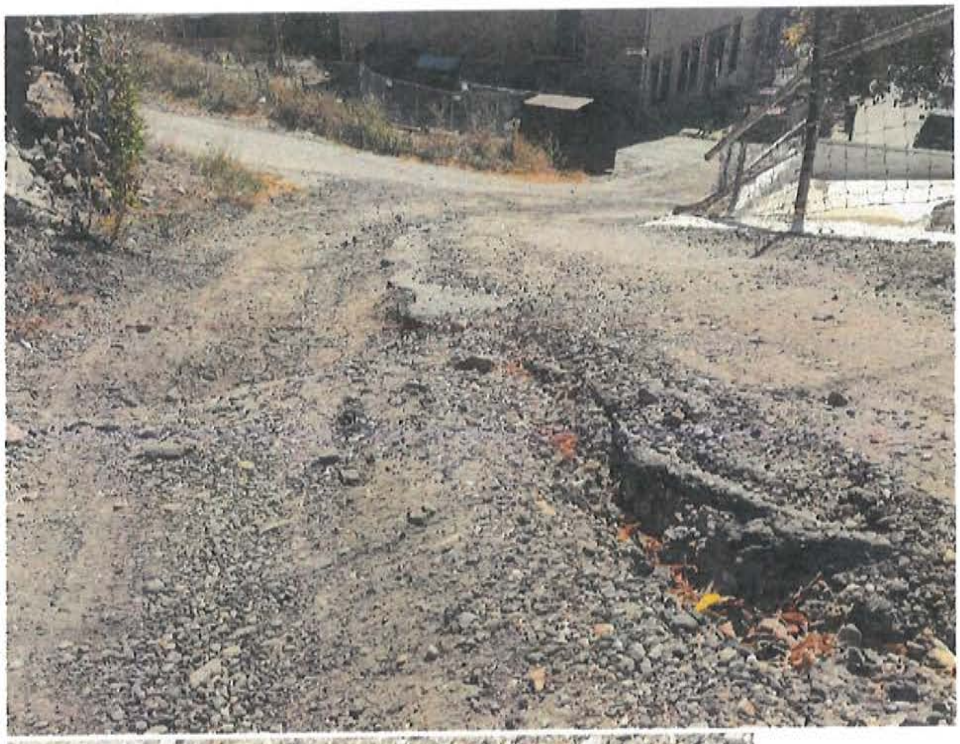


Wall deterioration at the top of 15th Street.

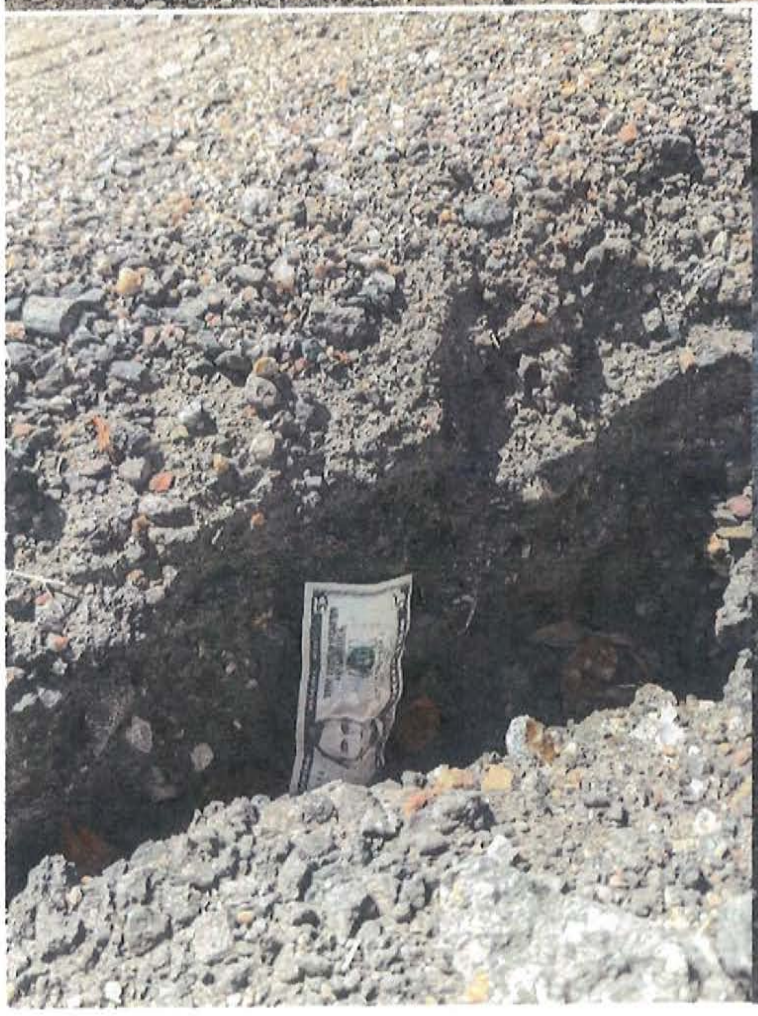


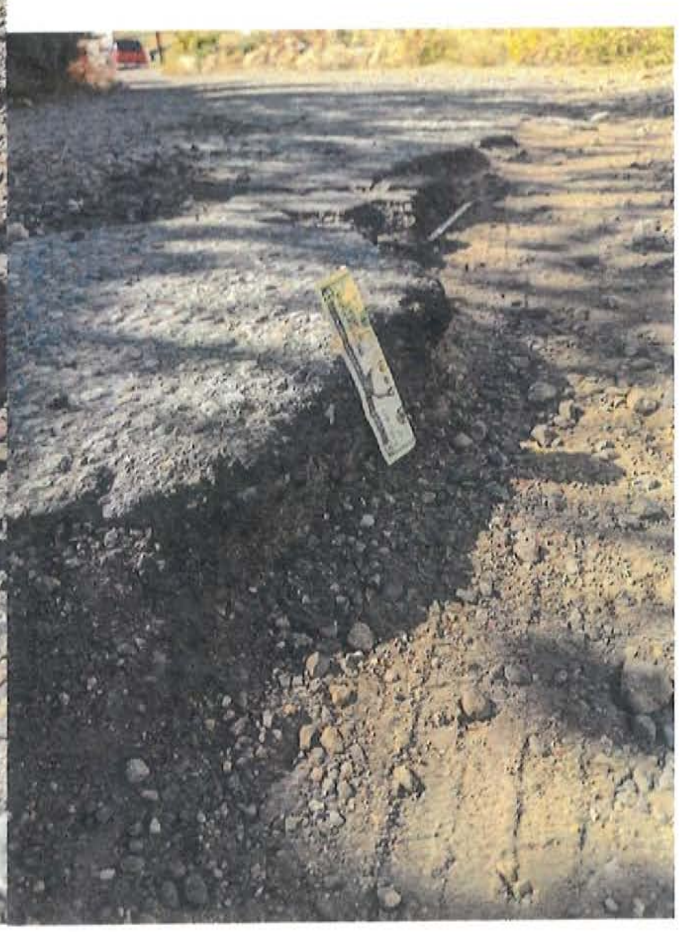
View looking up 16th Street to Wall Street





Looking down 16th Street

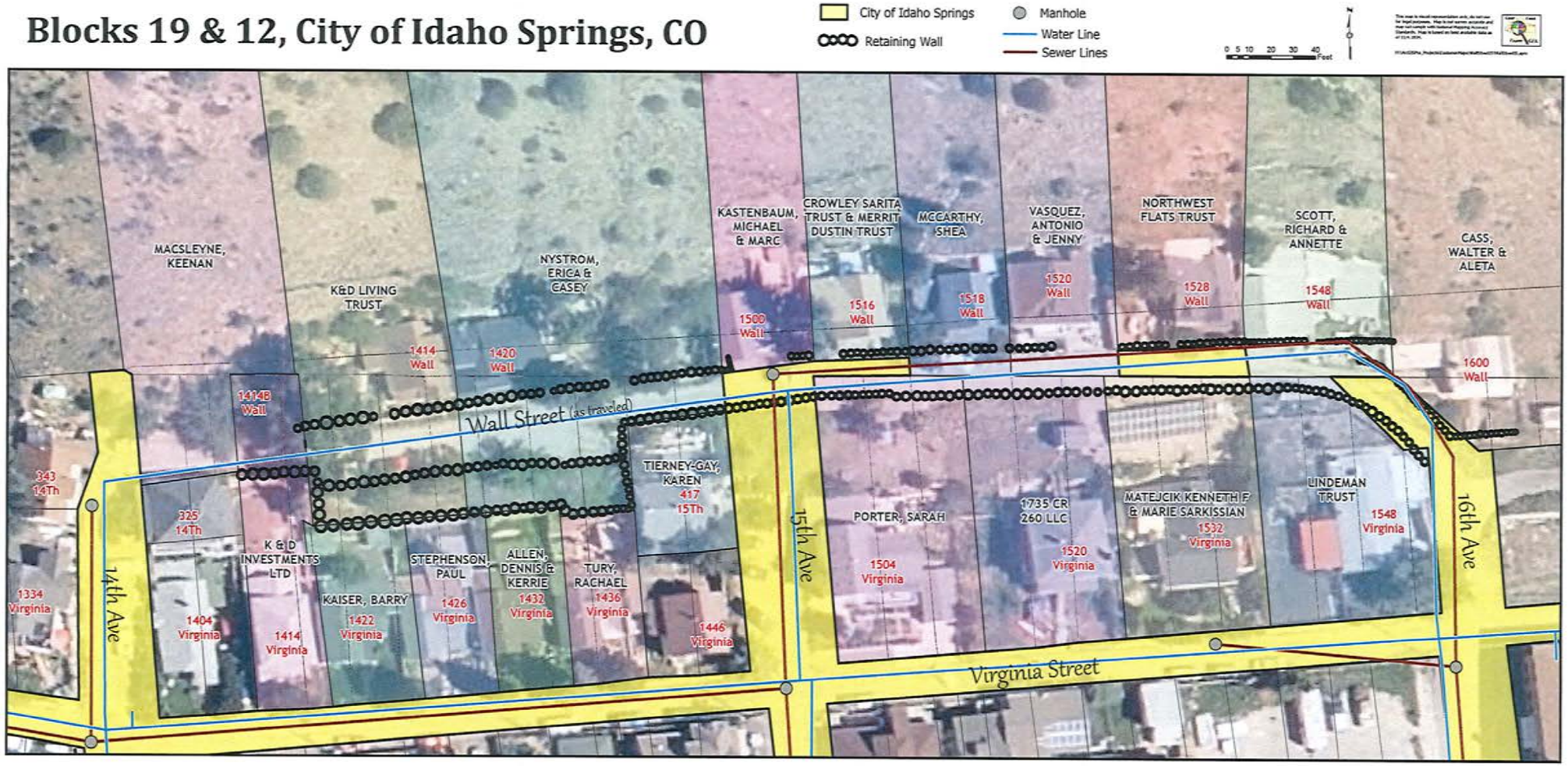




Depth of trench in 16th Street

Depth of asphalt edge at top of 14th Street

Blocks 19 & 12, City of Idaho Springs, CO



Docusign Envelope ID: EA940040-B7F9-4505-AF16-A4CFCC7FCC6B

November 18, 2024

Council Members
City of Idaho Springs
Idaho Springs, Co 80452

Dear Council Members,

Listed below are the names and addresses of property owners on Wall Street, who would like to deed their property in the Wall Street Right of Way to the City of Idaho Springs:

Kimberley Steele
1414 Wall Street & 1414 Virginia Street

Drusilla Van Doren

Erica Nystrom
1420 Wall Street

Casey Jordan

DocuSigned by:
BC2BEF269A6F4F2...
Michael Kastenbaum
1500 Wall Street

Marc Seth Kastenbaum

Sarita Crowley
1560 Wall Street

Dustin Merrit

Docusign Envelope ID: EA940040-B7F9-4505-AF16-A4CFCC7FCC6B

Shea McCarthy
1518 Wall Street

Signed by:
Antonio Vasquez
0FF0A5A3590C41F...

Antonio Vasquez
1520 Wall Street

Jenny Vasquez

Tim Hicks
1528 Wall Street

Rick Scott
1548 Wall Street

Annette Scott

Respectfully submitted,
Kim Steele

1400 – 1600 Block Wall Street Road Ownership

City of Idaho Springs:

Richard and Annette Scott: (1548 Wall St)

K & D Living Trust (1414 Wall St):

Antonio and Jenny Vasquez: (1520 Wall St)

Shea McCarthy: (1518 Wall St)

Keenan Macsleyne:

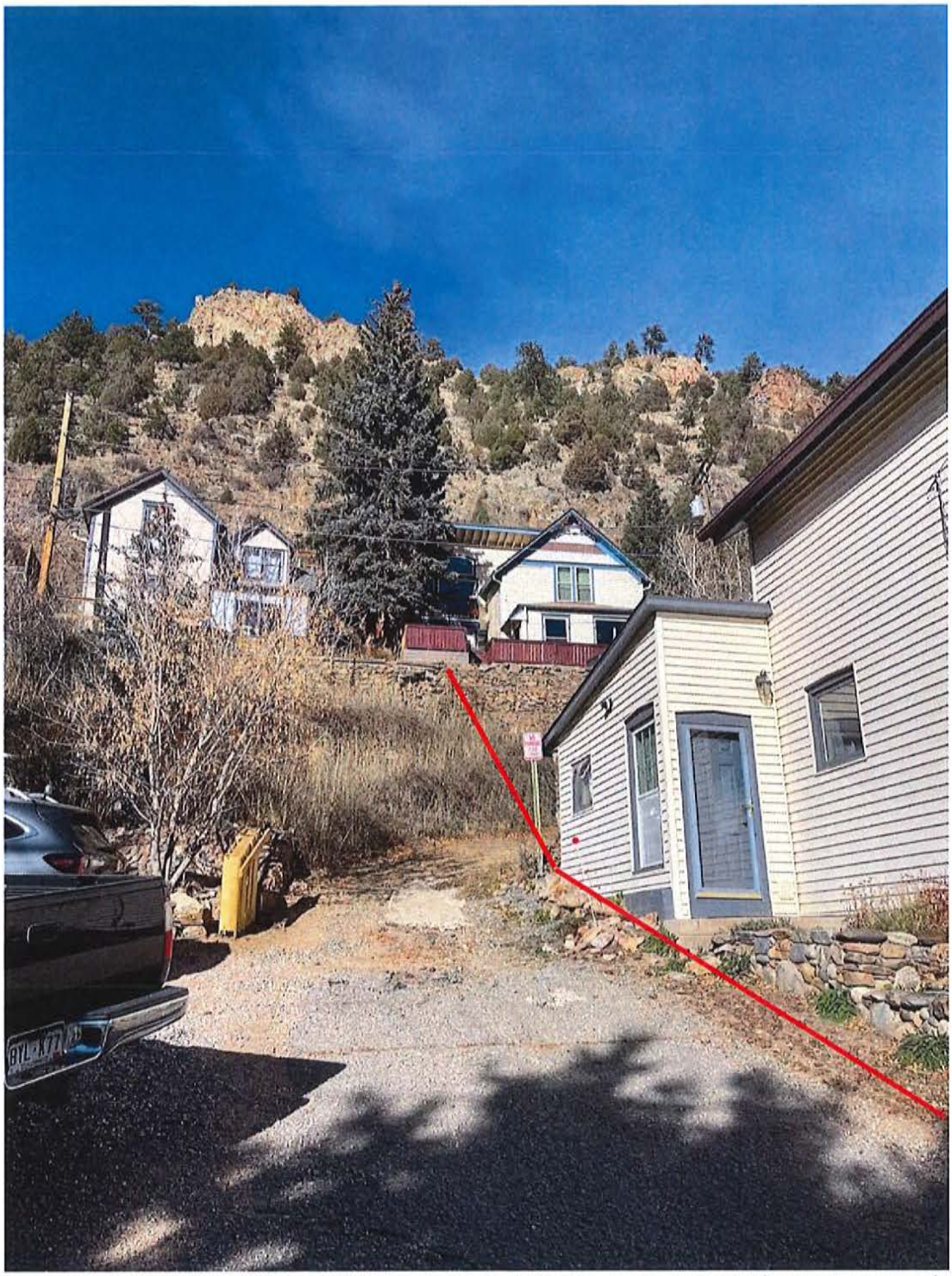
Sarah Porter (1504 Virginia):

Erica Nystrom and Casey Jordan: (1420 Wall St)

1735 CR 260 LLC (1520 Virginia):

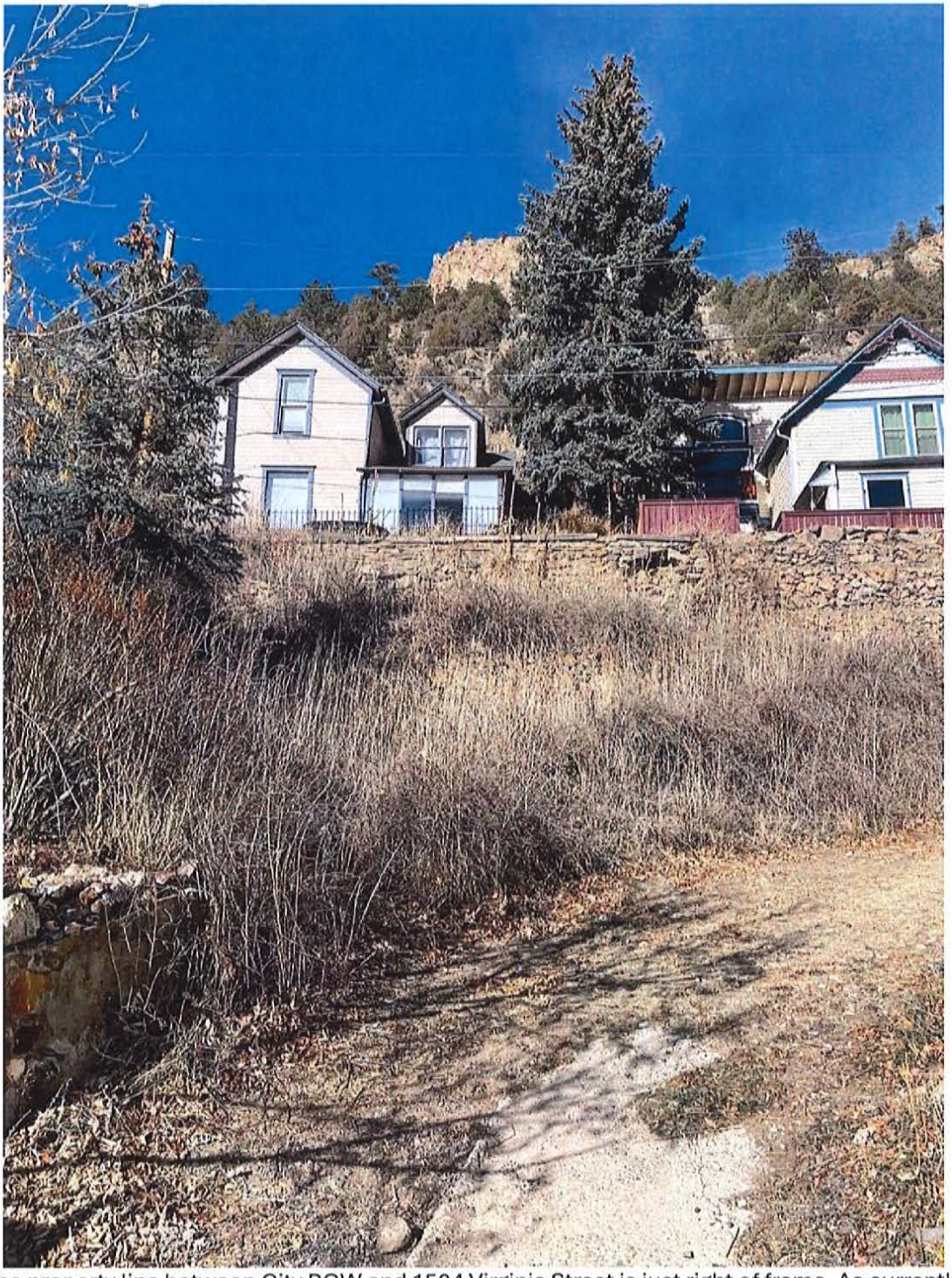
15th Avenue Right-of-Way (ROW) North of Virginia Street

Area of Social Trail from Wall Street down to 15th Avenue. ROW extends all the way to the northern side of Wall Street. Social trail appears to cross onto 1504 Virginia Street private property, as shown to east of ROW.

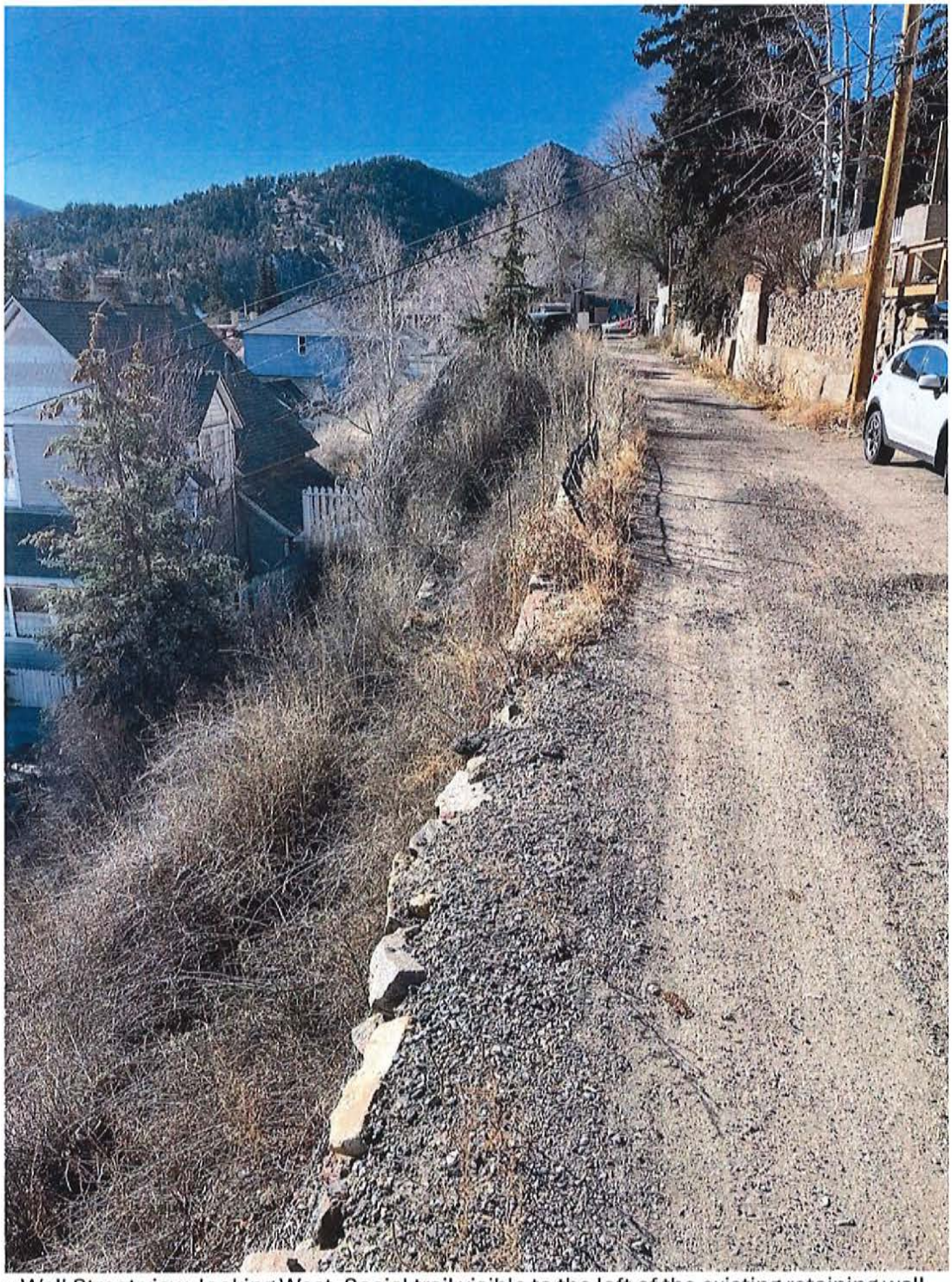


The approximate property line is shown in Red. Pathway appears to cut to the east, across the property line onto private property.

There appears to be space to relocate a social trail/pathway onto City property, though current access appears to be through private property to the east of red line (approximate property line).



The property line between City ROW and 1504 Virginia Street is just right of frame. As currently "constructed", pathway appears to extend East, onto 1504 Virginia Street.



Wall Street view, looking West. Social trail visible to the left of the existing retaining wall.

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

TO: MAYOR and COUNCIL
FROM: Paul Crain
DATE: November 18th, 2024
Re. Work session

I spoke with Ben with Mountain West, the on site Superintendent, The Contractors bid price for each sewer service is $4,400.00, and they are planned for 5 services. The City is looking at a total cost of $22000, I think I ballparked it @ $20000. I wanted to bring this to the attention of City Council to Fund this portion of the The Fieldhouse Sewer Main replacement and reconfigure of the Sewer Services as it relates to the Fieldhouse project. The only portion of the project The City would be funding is the sewer service line replacements.

Measurements from manhole at 11th ave, scoping upstream/west:

Idaho springs Main Line: (represented in green on map)

116ft 4" service south
118ft end run

Common service: (represented in orange for common line and red for laterals)

Service 27' 5" North
Size transition 28 feet , 6" to 4"
Service 42' 7" North
Void/damage, top, greater than 3 inches at 75' 9"
Material Change Clay to PVC at 80 feet
Service 89' 3" top/south
Service 91' south
Service 93' top/south
Material Change PVC to Cast Iron Pipe 95'
Service 95' North
End run 95' line reduces in size, too small to scope

I think 1019 Miner st needs a little more investigation as to which main it is connected to, this can be accomplished with dye. I can not account for a service line for 1027 , it may be tied in with 1039, further investigation needed. 1039 and 1047 could stay on the older common service depending on where this common service running line is, it may be in the back yards of these addresses. There is quite a bit of encroachment by the structures into City ROW, if the maps are close to correct, so the common main may actually be in City ROW, but there are fences that are not accounted for in cost projections. The other addresses, 1019, 1017, and 1023 will all be easy enough to connect to the new proposed SS Main.

As to timing and when the new Sewer main installed for the fieldhouse will start, that timing is still up in the air. It had been shared that the work could take place next year.

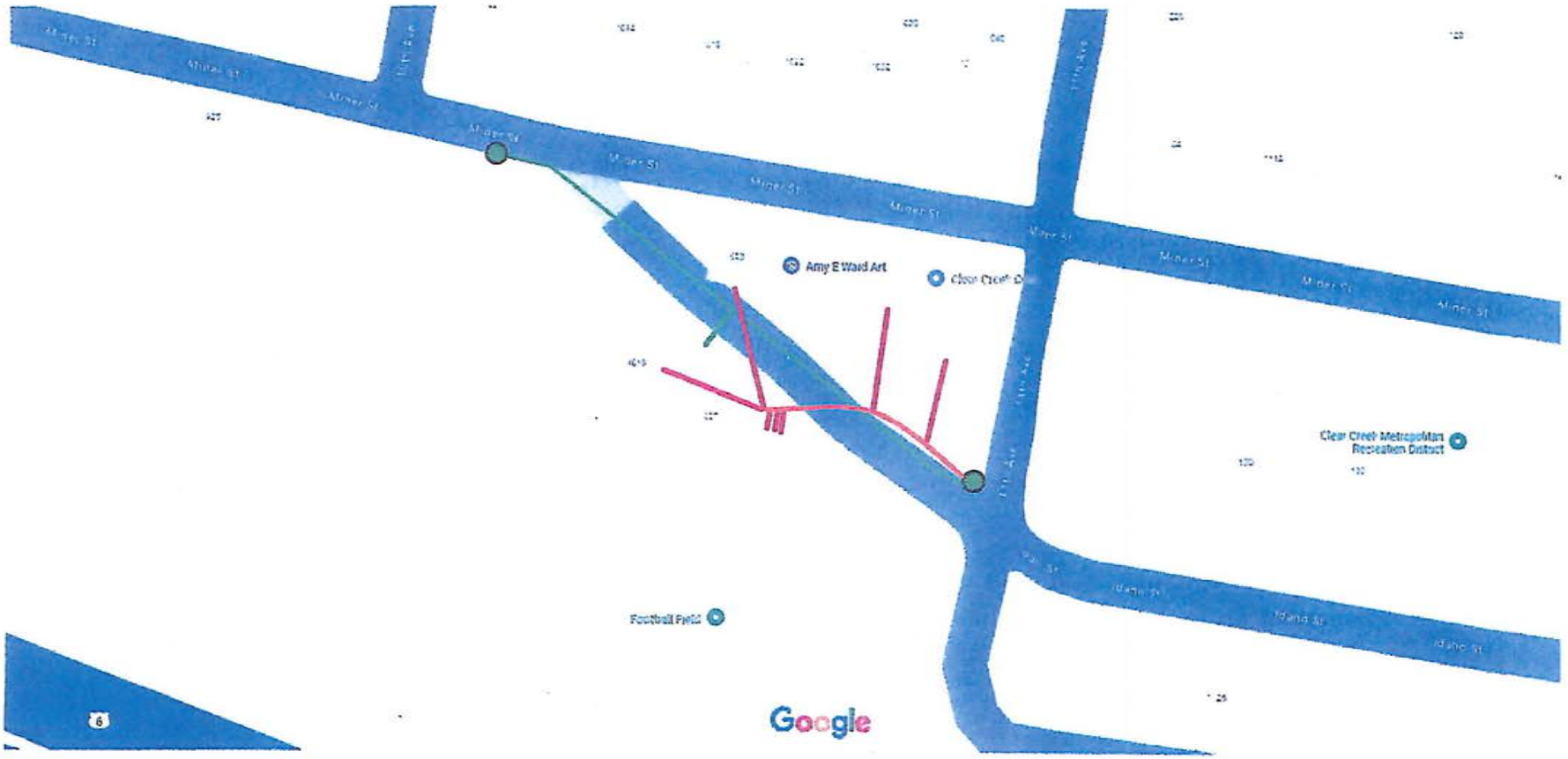
The Pros: This would bring these individual sewer services to the actual City Sanitary Sewer main, and avoid the contention that comes with a shared line, like who's responsibility? Or who's is paying the repair bill?

The City funding this portion of the project, is really no different than than work we have done on projects like Colorado Blvd or Soda Creek Rd. The City has replaced a portion of services that were in City Right-of-way, and this reasoning should not be applied to a stand alone service line that a resident elsewhere in the City may be having issues with. The property owner, by ISMC, is responsible for the sewer service from the structure to the connection at the Sewer main

Paul Crain
Public Works Superintendent

Google Maps

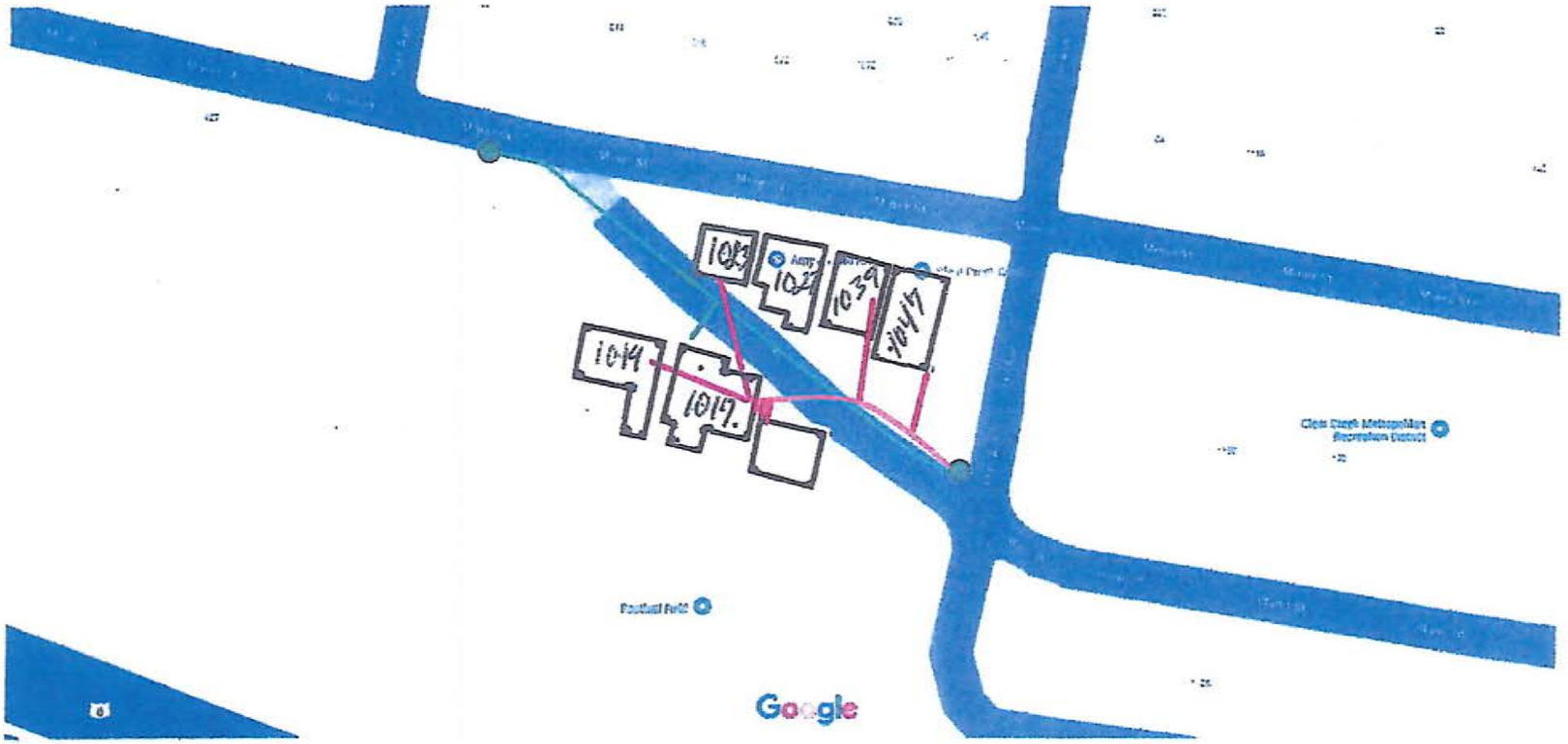
1000 Block Miner st



Map data ©2024 Google 20 ft

Google Maps

1000 Block Miner st



Map data ©2024 Google 20 ft

TO:	Idaho Springs City Council
CC:	City Administrator Andrew Marsh
FROM:	Dylan Graves, Community Development Planner
SUBJECT:	Potential Consolidation of Variance Board with Planning Commission
MEETING DATE:	November 25, 2024

The scope of this work session is to get feedback from City Council about the potential consolidation of the Variance Board and the City's Planning Commission. Staff believes that it may be beneficial to bring the Variance Board's duties under the umbrella of the Planning Commission, giving the Planning Commission authority to review and act on variance requests. This would require a Code Amendment to Chapter 5 of the Idaho Springs Municipal Code (ISMC) and an update to bylaws.

BACKGROUND

Idaho Springs has a Variance Board whose duties are to hear and decide appeals and requests for variances as set forth in Chapter 20, Signs, and Chapter 21, Zoning, of the ISMC. The Variance Board may authorize variances from the requirements of Chapter 20 and 21 of the ISMC. The Variance Board shall also hear and decide appeals from decisions rendered from ISMC regulations where it is alleged that there is an error in any order, requirement, decision or determination made in the administration of Chapter 21.

Historically, the City has had difficulties filling the Variance Board and maintaining membership. At present, the Variance Board is only made up of three (3) members. This is the minimum number of members required to establish a quorum. As such, if any Variance Board member cannot attend a meeting, quorum cannot be established. To date, this has not been an issue, but the situation could lead to difficulties in scheduling meetings and acting on variance applications.

In recent years, the Variance Board has met infrequently. In 2023, only one meeting was held. In 2024, only one meeting will be held, on December 12.

The three members' terms are expiring in February 2025. It is unclear whether all members wish to continue as members, but the recruitment of new members has been difficult and fruitless over the past several years. Given the difficulty of recruiting new members and the relative infrequency of meetings, Staff has discussed the potential of consolidating the Variance Board with the City's Planning Commission.

By state law, the City Council must designate a "board of adjustment" (another common name for a variance board). CRS 31-23-307. However, Carmen has advised that the Planning Commission can legally serve as the City's appointed Variance Board, if the Council wishes for this to happen. State law also expressly allows the board of adjustment's duties to be transferred to some other board or commission or even to the City Council itself. If this were pursued, an ordinance would be necessary to legally consolidate the two boards to bring the Variance Board's duties under the Planning Commission umbrella. This would mean that the existing six members would take on the added responsibility for the Commission, but given the infrequency of meetings, this does not seem overly onerous.

Variances could be heard at regularly scheduled Planning Commission meetings, which are typically the first Wednesday of each month. This would create additional certainty for applicants about when meetings would be held and the estimated timeline for application review. Currently, the Board only meets as needed with no set schedule.

POTENTIAL BENEFITS OF CONSOLIDATION

As discussed above, consolidation of the Variance Board with the Planning Commission would provide several benefits.

First, the Planning Commission has not historically had issues filling available seats. Currently, all regular memberships are filled, as well as one of the two alternate positions. With full membership, the potential for lacking a quorum is limited. Consolidating the two groups into one would remove competition between groups for potential members and would reduce the number of seats for which recruitment must be undertaken. Second, the Planning Commission has a set meeting schedule – the first Wednesday of each month. This gives applicants clarity of when they can expect the next meeting to be held. Variance Board, due to the sporadic nature of meetings, does not currently have set meeting schedules. Meetings are scheduled on an as-needed basis.

NEXT STEPS

If City Council is interested in consolidation of the Variance Board into the existing Planning Commission, City Staff will begin working on a draft ordinance and a draft of the necessary amendments to the ISMC that would be required to facilitate such a change.

Staff will bring this to the attention of the Planning Commission at their next regular meeting on December 11 to ensure that the Planning Commission does not have any serious concerns about taking on variances as an additional duty.

Staff does not want Variance Board members to think that they are not well appreciated. However, the lack of interest in the Board has led to issues with achieving quorum and given the relative rarity of variance requests, the additional duties for Planning Commission appear to be manageable. The City would welcome any member of the existing Variance Board to apply for Planning Commission if they are interested in continuing their services – currently one alternate Planning Commission position is open.

ATTACHMENTS

1. **ISMC Chapter 5 – Boards and Commissions**

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

NOTICE AND AGENDA
Regular Meeting
Idaho Springs City Council
1711 Miner Street, City Hall
Monday, November 25, 2024
7:00 p.m.

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **AGENDA APPROVAL**
   a) Move to approve the agenda for the November 25, 2024 meeting
5. **CONFLICT OF INTEREST**
6. **APPROVAL OF MINUTES**
   a) Move to approve the minutes from November 12, 2024.
7. **APPROVAL OF BILLS**
   a) Move to approve bills to November 25th, 2024
8. **PUBLIC COMMENT**
   a) Karen Tierney – Snow Plowing
9. **UNSCHEDULED PUBLIC COMMENT**
10. **LIQUOR LICENSING AUTHORITY**
11. **FINANCE OFFICER**
    a) October Financial Statements
12. **RESOLUTIONS**
    a) Resolution #25, Series 2024, A Resolution Repealing Existing Design Review Guidelines and Adopting New Design Guidelines for Historic Structures.
13. **ORDINANCE FIRST READING**
14. **ORDINANCE SECOND READING**
    a) **Continued Public Hearing (from 9/23/24):** Ordinance #18, Series 2024 An Ordinance Adopting Extended Stay Lodging Licensing and Operational Requirements as a New Section 21-35 of The Idaho Springs Municipal Code.
    b) Ordinance #21, Series 2024, An Ordinance Vacating a Portion of the Alley Way Between Lot 1 of The Block 57/ Former Golddigger Field Subdivision and Block 55 of The City of Idaho Springs, Colorado.
15. **CITY ATTORNEY**
16. **CITY ADMINISTRATOR**
    a) Staff report submitted with no requests for action.
17. **ADMINISTRATION DEPARTMENT**
    a) **Assistant City Administrator** – No staff report submitted.
    b) **Community Development Planner** – Staff report submitted with no requests for action.
    c) **Deputy City Clerk** – Staff report submitted with no requests for action.
18. **POLICE DEPARTMENT**
    a) Staff report submitted with no requests for action.
19. **PUBLIC WORKS DEPARTMENT**
    a) Staff report submitted with one request for action.
       1. Move to approve reimbursement to Mountain West Contractors to replace sewer services for addresses in the 1000 Block of Miner St as they relate to the sewer main upgrade for the Fieldhouse project, in the amount of $24000.00 from line item 52-74-7420.
20. **WATER FACILITIES DEPARTMENT**
    a) Staff report submitted with no requests for action.

21. **COMMITTEE REPORTS**
22. **CITY CLERK/TREASURER**
23. **MAYOR / COUNCIL**
    a) Letter of Interest for appointment to HPRC
24. **EXECUTIVE SESSION**
25. **ADJOURN**
    a) Next Work Session Monday December 09, 2024.
    b) Next Regular Meeting on Monday, December 09, 2024

IN-PERSON AND REMOTE MEETING PUBLIC ATTENDANCE AND PARTICIPATION INSTRUCTIONS

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

To appear on the agenda as Scheduled Public Comment (in person or remote), you must fill out the form at the following link and return to the Deputy City Clerk no later than Noon (12 p.m.) the Thursday before the meeting date: https://www.colorado.gov/pacific/sites/default/files/Fillable%20Council%20Public%20Comment_1.pdf. For remote Public Comment, please use this link to join the meeting: https://us02web.zoom.us/j/88123857147

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

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

IDAHO SPRINGS CITY COUNCIL
REGULAR MEETING
November 12, 2024

The City Council of the City of Idaho Springs held a regular meeting on November 12, 2024, in the city council chambers. Mayor Harmon called the meeting to order at 7:07 p.m.

Mayor Harmon advised the room that councilmember Collier would not be present in person for meetings for a while as she had a medical procedure done. Answering the roll were: Mayor Chuck Harmon, Councilmember Scott Pennell, Councilmember Janine Mariani, Councilmember Lisa Manifold and Mayor Pro Tem Jeremy Jones. Councilmembers Jim Clark and Kate Collier were absent. Also present were City Administrator Andrew Marsh, Community Development Planner Dylan Graves, Chief Nate Buseck, Public Works Superintendent Paul Crain, Deputy City Clerk Wonder Martell, Assistant City Attorney Kick Klein, Best and Brightest Fellow Maria Schanhals and Water Facilities Superintendent Edward Sigward

The Pledge of Allegiance was recited by all present.

AGENDA APPROVAL
Councilmember Manifold moved to approve the agenda to November 12th, 2024 Councilmember Pennell seconded. Second was followed by an all-in favor voice vote.

CONFLICT OF INTEREST
Mayor Pro Tem Jeremy Jones stated that he has a conflict with the Resolution for Clear Creek Fire Authority IGA and would be recusing himself for that vote.

APPROVAL OF MINUTES
Councilmember Mariani moved to approve minutes from October 28th, 2024.
Councilmember Pennell seconded. After the second, Mayor Harmon asked that the minutes be amended to clarify the revenue split between the city and the parking management company. Mayor Harmon clarified that the revenue split on parking fees are 50/50 and that the parking management company keeps about 2/3 of the Citation revenue to cover overhead costs. Deputy City Clerk Wonder Martell amended those minutes. Councilmember Mariani moved to approve the minutes from October 28th, 2024 as amended. Councilmember Pennell seconded the amended minutes, second followed by an all in favor voice vote.

APPROVAL OF BILLS
Mayor Pro Tem Jeremy Jones moved to approve the bills to November 12th, 2024. Councilmember Mariani seconded. Councilmember Manifold asked if the payment for Barracuda Bins is 50% from a grant? Public Works Superintendent Paul Crain advised that after the bins are purchased the grant is used to offset the cost to the city. So, the grant will be sent to the city after the bins are purchased. Second followed by an all in favor roll call vote.

PUBLIC COMMENT
Josh Spinner- Mr. Spinner stated that he has worked very hard to make their longer term rental units very nice, Mr. Spinner stated that he does inspections often and that there are a lot more places in town that are far worse than slums. Mr. Spinner did mention that the situation that involved small children and a newborn created this coming to a breaking point. Mr. Spinner asked how a communal kitchen would have helped with that small child situation. How does spending $100K on a kitchen help tenants. Mr. Spinner stated that they would have to raise rent to cover that cost. Mr. Spinner mentioned that there should be a third category that would allow for a min fridge and a hot plate. Mr. Spinner also mentioned that this states there needs to be 24 hour staffing for extended stay? Mr. Spinner stated that he pooled their tenants and none of them wanted a communal grill nor a communal kitchen. MR. Spinner stated he would welcome more inspections and that those children probably headed off this conversation.

City Administrator Andrew Marsh asked Mayor Harmon for clarification on this ordinance and wanted to confirm that there would be continuance of the second read of this ordinance with the suggested changes on November 25th. Mayor Harmon confirmed second read will be on November 25th, 2024

UNSCHEDULED PUBLIC COMMENT
LIQUOR LICENSING AUTHORITY
FINANCE OFFICER

RESOLUTIONS
Mayor Pro Tem Jeremy Jones left the council chambers for this vote. Councilmember Manifold moved to approve Resolution #24, Series 2024 A Resolution Approving the 2024 Amended and Restated Intergovernmental Agreement Concerning the Clear Creek Fire Authority. Councilmember Pennell seconded, second was followed by an all in favor roll call vote. Mayor Pro Tem Jones was brought back into the council chambers.

ORDINANCE FIRST READING
ORDINANCE SECOND READING
CITY ATTORNEY

CITY ADMINISTRATOR
No staff report submitted.

ADMINISTRATIVE DEPARTMENT
Assistant City Administrator- No staff report submitted.
Community Development Planner- No staff report submitted.
Deputy City Clerk – Staff report submitted with no requests for action.

POLICE DEPARTMENT
Staff report submitted with no requests for action. Chief Buseck thanked the community for a wonderful safe Halloween.

PUBLIC WORKS
Staff report submitted with no requests for action.

WATER FACILITIES DEPARTMENT
Staff report submitted with no requests for action.

COMMITTEE REPORTS
Lue Howard presented the annual cemetery report. Mrs. Howard stated that all of their projects were done this year and she wanted to thank city crew for all their help.

CITY CLERK/TREASURER

MAYOR/COUNCIL

ADJOURN
Mayor Harmon adjourned the meeting at 7:28 pm.

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Agency of Credit Control (1173)								
6202								
6202	Invoice	Collection Fees for Accounts	10/31/2024	11/30/2024	195.00	Open	10/24	10-00-1140
Total 6202:					195.00			
Total Agency of Credit Control (1173):					195.00			
Alsco - Denver Linen (13)								
3025491								
3025491	Invoice	Carpets	11/19/2024	11/29/2024	83.07	Open	11/24	10-30-5108
Total 3025491:					83.07			
Total Alsco - Denver Linen (13):					83.07			
AV-TECH Electronics (1941)								
0096273								
0096273	Invoice	Outfit 2025 Ford	10/10/2024	12/10/2024	17,940.40	Open	10/24	21-00-6026
Total 0096273:					17,940.40			
0096274								
0096274	Invoice	Outfit 2023 Ford	10/10/2024	12/10/2024	17,940.40	Open	10/24	21-00-6026
Total 0096274:					17,940.40			
0096417								
0096417	Invoice	blanking plate	10/28/2024	12/28/2024	82.50	Open	10/24	21-00-6026
Total 0096417:					82.50			
0096474								
0096474	Invoice	2023 Ford make rear doors not un	10/31/2024	12/31/2024	8,625.00	Open	10/24	21-00-6026
Total 0096474:					8,625.00			
Total AV-TECH Electronics (1941):					44,588.30			
Blackwell Oil (284)								
10312024								
10312024	Invoice	Fleet Fuel Streets	11/06/2024	12/05/2024	241.83	Open	10/24	10-10-6191
10312024	Invoice	Red Diesel	11/06/2024	12/05/2024	50.21	Open	10/24	10-60-6191
10312024	Invoice	Red Diesel - Streets	11/06/2024	12/05/2024	305.51	Open	10/24	10-10-6012
Total 10312024:					597.55			
Total Blackwell Oil (284):					597.55			
BOKF NA (1849)								
12012024								
12012024	Invoice	Bond Interest Payment	11/01/2024	12/01/2024	196,956.25	Open	10/24	23-00-8115
12012024	Invoice	Bond Payment Principal	11/01/2024	12/01/2024	250,000.00	Open	10/24	23-00-8114
Total 12012024:					446,956.25			
Total BOKF NA (1849):					446,956.25			
CCMRD (43)								
756								
756	Invoice	Rec Center Passes - Admin	11/01/2024	11/16/2024	50.00	Open	10/24	10-20-5215
756	Invoice	Rec Center Passes - PD	11/01/2024	11/16/2024	20.00	Open	10/24	10-30-5215
756	Invoice	Rec Center Passes - Wastewater	11/01/2024	11/16/2024	10.00	Open	10/24	52-00-5215

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
756	Invoice	Rec Center Passes - Wastewater	11/01/2024	11/16/2024	10.00	Open	10/24	52-00-5215
Total 756:					90.00			
Total CCMRD (43):					90.00			
Certified Languages International (2112)								
334110103124								
334110103124	Invoice	Translator	10/31/2024	11/30/2024	125.40	Open	10/24	10-30-5108
Total 334110103124:					125.40			
Total Certified Languages International (2112):					125.40			
City of Idaho Springs (289)								
11.21.2024								
11.21.2024	Invoice	Payroll Transfer	11/20/2024	11/30/2024	300,000.00	Open	11/24	10-00-1580
Total 11.21.2024:					300,000.00			
Total City of Idaho Springs (289):					300,000.00			
Clear Creek County Clerk & Rec (61)								
0045315								
0045315	Invoice	Lien Recording	11/12/2024	12/11/2024	13.00	Open	11/24	10-20-5316
Total 0045315:					13.00			
11.14.2024								
11.14.2024	Invoice	Duplicate Title	11/14/2024	12/14/2024	16.40	Open	11/24	10-20-6010
Total 11.14.2024:					16.40			
Total Clear Creek County Clerk & Rec (61):					29.40			
Clear Creek EMS (596)								
002								
002	Invoice	CPR Courses	10/22/2024	11/22/2024	616.00	Open	10/24	10-30-5212
Total 002:					616.00			
Total Clear Creek EMS (596):					616.00			
Clear Creek Radio (778)								
10282024								
10282024	Invoice	Donation - annual	10/28/2024	11/28/2024	3,500.00	Open	10/24	10-21-5033
Total 10282024:					3,500.00			
Total Clear Creek Radio (778):					3,500.00			
Clear Creek Supply (291)								
2790								
2790	Invoice	mini bulb	09/23/2024	12/23/2024	1.99	Open	09/24	10-30-6010
Total 2790:					1.99			
3224								
3224	Invoice	fuses	11/06/2024	12/05/2024	2.99	Open	11/24	51-00-6007
Total 3224:					2.99			

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
3293								
3293	Invoice	bolt and pin	11/13/2024	12/12/2024	6.58	Open	11/24	10-10-6010
Total 3293:					6.58			
4172								
4172	Invoice	chain and key ring	11/13/2024	12/13/2024	1.75	Open	11/24	10-60-6010
Total 4172:					1.75			
4215								
4215	Invoice	Key	11/14/2024	12/14/2024	14.95	Open	11/24	10-10-6010
Total 4215:					14.95			
4222								
4222	Invoice	tape	11/14/2024	12/14/2024	6.99	Open	11/24	10-60-5208
Total 4222:					6.99			
4317								
4317	Invoice	tape	11/19/2024	12/19/2024	11.98	Open	11/24	10-60-6010
Total 4317:					11.98			
4322								
4322	Invoice	hose clamps	11/19/2024	12/19/2024	25.12	Open	11/24	10-60-6010
Total 4322:					25.12			
4329								
4329	Invoice	knife blades	11/19/2024	12/19/2024	14.28	Open	11/24	10-60-6020
Total 4329:					14.28			
Total Clear Creek Supply (291):					86.63			
Colorado Analytical Lab (945)								
241105186								
241105186	Invoice	total coliform P/A compl	11/06/2024	12/05/2024	103.50	Open	11/24	51-00-5201
Total 241105186:					103.50			
241105196								
241105196	Invoice	E-coli Testing	11/06/2024	12/05/2024	24.30	Open	11/24	52-00-5201
Total 241105196:					24.30			
241105230								
241105230	Invoice	bod-5	11/11/2024	12/10/2024	66.60	Open	11/24	52-00-5201
Total 241105230:					66.60			
241105233								
241105233	Invoice	TSS/testing	11/11/2024	12/10/2024	14.40	Open	11/24	51-00-5201
Total 241105233:					14.40			
241105189								
241105189	Invoice	Water Testing	11/13/2024	12/12/2024	368.11	Open	11/24	51-00-5201
Total 241105189:					368.11			

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total Colorado Analytical Lab (945):					576.91			
Colorado Christmas Lights (1851)								
626								
626	Invoice	Holiday Lights	11/12/2024	12/12/2024	20,580.00	Open	11/24	10-21-5040
Total 626:					20,580.00			
Total Colorado Christmas Lights (1851):					20,580.00			
Colorado Community Media (1981)								
123895								
123895	Invoice	Legal Publication	11/08/2024	12/08/2024	189.57	Open	11/24	10-20-5312
Total 123895:					189.57			
124307								
124307	Invoice	Legal Publication	11/15/2024	12/15/2024	169.44	Open	11/24	10-20-5312
Total 124307:					169.44			
Total Colorado Community Media (1981):					359.01			
Colorado Municipal League (84)								
11.1.24								
11.1.24	Invoice	2025 Membership	11/01/2024	12/31/2024	2,213.00	Open	01/25	10-20-5304
Total 11.1.24:					2,213.00			
Total Colorado Municipal League (84):					2,213.00			
Comcast (1486)								
0194987-11052024								
0194987-11052024	Invoice	Pd internet	11/05/2024	11/30/2024	253.71	Open	11/24	10-30-5335
Total 0194987-11052024:					253.71			
Total Comcast (1486):					253.71			
Common Knowledge Technology, Inc (1549)								
64582								
64582	Invoice	IT Services - Admin	11/01/2024	12/01/2024	1,374.88	Open	11/24	10-20-5106
64582	Invoice	IT Services - PD	11/01/2024	12/01/2024	1,374.88	Open	11/24	10-20-5106
64582	Invoice	IT Services - Streets	11/01/2024	12/01/2024	1,374.88	Open	11/24	10-10-5108
64582	Invoice	IT Services - Water	11/01/2024	12/01/2024	687.43	Open	11/24	51-00-5108
64582	Invoice	IT Services - WW	11/01/2024	12/01/2024	687.43	Open	11/24	52-00-5108
Total 64582:					5,499.50			
64709								
64709	Invoice	photoshop	11/12/2024	12/12/2024	441.77	Open	10/24	10-30-7011
Total 64709:					441.77			
Total Common Knowledge Technology, Inc (1549):					5,941.27			
Direct Tint & Graphics (1992)								
15847								
15847	Invoice	2024 Ford Vinyl Decals	10/29/2024	11/28/2024	600.00	Open	10/24	21-00-6026
Total 15847:					600.00			

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
15877								
15877	Invoice	23 Ford Explorer Vinyl Decals	11/11/2024	12/11/2024	600.00	Open	11/24	21-00-6026
Total 15877:					600.00			
Total Direct Tint & Graphics (1992):					1,200.00			
FNF Construction INC (2165)								
2437-1								
2437-1	Invoice	Virginia Canyon Utility Improveme	11/12/2024	12/15/2024	353,222.81	Open	10/24	51-72-7320
Total 2437-1:					353,222.81			
Total FNF Construction INC (2165):					353,222.81			
Foothills Auto & Truck Parts (1021)								
113586								
113586	Invoice	Battery	10/18/2024	11/18/2024	236.56	Open	10/24	10-30-6193
Total 113586:					236.56			
Total Foothills Auto & Truck Parts (1021):					236.56			
Ground Engineering Consultants (705)								
241281.0-3								
241281.0-3	Invoice	Mattie Dam Improvement Project	11/12/2024	12/11/2024	1,322.50	Open	10/24	51-72-7310
Total 241281.0-3:					1,322.50			
Total Ground Engineering Consultants (705):					1,322.50			
HDR Engineering, Inc (1605)								
1200652989								
1200652989	Invoice	Virginia Street	09/06/2024	11/30/2024	51,819.47	Open	08/24	51-72-7320
Total 1200652989:					51,819.47			
1200667440								
1200667440	Invoice	Virginia Street	11/08/2024	12/08/2024	3,329.75	Open	10/24	51-72-7320
Total 1200667440:					3,329.75			
1240025647								
1240025647	Invoice	Virginia Canyon	11/14/2024	12/14/2024	40,381.25	Open	10/24	51-72-7320
Total 1240025647:					40,381.25			
Total HDR Engineering, Inc (1605):					95,530.47			
Hoehn Architects P.C. (1444)								
2404-4								
2404-4	Invoice	Milage and Reimbursables	11/12/2024	12/12/2024	756.60	Open	10/24	21-61-7040
2404-4	Invoice	Powder House Rehabilitation	11/12/2024	12/12/2024	1,425.00	Open	10/24	21-61-7042
Total 2404-4:					2,181.60			
2103-10								
2103-10	Invoice	City Hall Exterior Rehabilitation	11/13/2024	12/13/2024	1,260.00	Open	10/24	21-61-7040
2103-10	Invoice	Milage	11/13/2024	12/13/2024	41.54	Open	10/24	21-61-7040
Total 2103-10:					1,301.54			

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total Hoehn Architects P.C. (1444):					3,483.14			
HRS Water Consultants (851)								
30568								
30568	Invoice	Engineering Services	11/12/2024	12/11/2024	1,881.00	Open	10/24	52-00-5104
Total 30568:					1,881.00			
Total HRS Water Consultants (851):					1,881.00			
Insight Auto Glass (1569)								
165646								
165646	Invoice	2023 Ford Window Replacement	11/12/2024	12/12/2024	1,873.46	Open	11/24	10-30-6100
Total 165646:					1,873.46			
Total Insight Auto Glass (1569):					1,873.46			
J & G Welding (524)								
103124-1								
103124-1	Invoice	Welding	10/31/2024	11/30/2024	150.00	Open	10/24	51-72-7310
Total 103124-1:					150.00			
Total J & G Welding (524):					150.00			
JVA Incorporated (1110)								
19918								
19918	Invoice	mattie dam	10/31/2024	11/30/2024	9,808.37	Open	10/24	51-72-7310
Total 19918:					9,808.37			
20104								
20104	Invoice	Rock Fall Mitigation Meeting	10/31/2024	11/30/2024	612.00	Open	10/24	51-72-7310
Total 20104:					612.00			
20106								
20106	Invoice	montane park water storage repla	10/31/2024	11/30/2024	4,323.00	Open	10/24	51-72-7320
Total 20106:					4,323.00			
20157								
20157	Invoice	Highway 103 Waterline	10/31/2024	11/30/2024	6,408.00	Open	10/24	51-72-7320
Total 20157:					6,408.00			
20173								
20173	Invoice	Argo Development	10/31/2024	11/30/2024	252.00	Open	10/24	10-00-2401
Total 20173:					252.00			
20174								
20174	Invoice	PD RFQ	10/31/2024	11/30/2024	673.20	Open	10/24	21-00-7045
Total 20174:					673.20			
20260								
20260	Invoice	Shelly Quinn Skatepark and Event	10/31/2024	11/30/2024	4,586.40	Open	10/24	21-00-6032
Total 20260:					4,586.40			

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total JVA Incorporated (1110):					26,662.97			
Milo's Speed Shop (2157)								
375								
375	Invoice	2016 Ford Tire Replacement	11/08/2024	12/08/2024	292.99	Open	11/24	10-30-6100
Total 375:					292.99			
Total Milo's Speed Shop (2157):					292.99			
Mountain View Woodworking (1597)								
11.2.2024								
11.2.2024	Invoice	repair Shelf at front counter	11/02/2024	12/02/2024	285.00	Open	11/24	10-20-5208
Total 11.2.2024:					285.00			
Total Mountain View Woodworking (1597):					285.00			
Murray Dahl Beery & Renaud (806)								
NOV 05, 2024								
NOV 05, 2024	Invoice	legal services	11/05/2024	12/05/2024	10,282.98	Open	10/24	10-20-5101
NOV 05, 2024	Invoice	Variance 2616 Miner	11/05/2024	12/05/2024	205.00	Open	10/24	10-00-2401
Total NOV 05, 2024:					10,487.98			
Total Murray Dahl Beery & Renaud (806):					10,487.98			
Nick's Evergreens (2166)								
128296								
128296	Invoice	Down Town Garland and Wreaths	11/19/2024	12/18/2024	2,706.90	Open	11/24	10-21-5040
Total 128296:					2,706.90			
Total Nick's Evergreens (2166):					2,706.90			
Peak Performance Imaging Solutions (409)								
70622								
70622	Invoice	Meter Bill	11/18/2024	12/03/2024	251.60	Open	10/24	10-20-7010
Total 70622:					251.60			
Total Peak Performance Imaging Solutions (409):					251.60			
Pete Hughes (2097)								
11.20.24								
11.20.24	Invoice	Travel Expenses - Assistant City A	11/20/2024	12/20/2024	703.83	Open	10/24	10-20-5305
Total 11.20.24:					703.83			
Total Pete Hughes (2097):					703.83			
Petty Cash - PD (319)								
11.20.24								
11.20.24	Invoice	office supplies	11/20/2024	12/20/2024	69.07	Open	10/24	10-30-6010
11.20.24	Invoice	Postage	11/20/2024	12/20/2024	10.08	Open	10/24	10-30-5310
Total 11.20.24:					79.15			
Total Petty Cash - PD (319):					79.15			
Pitney Bowes (1758)								
09861563-111024								
09861563-111024	Invoice	Postage	11/10/2024	12/08/2024	107.50	Open	10/24	10-20-5310

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
09861563-111024	Invoice	Postage - W	11/10/2024	12/08/2024	53.74	Open	10/24	51-00-5310
09861563-111024	Invoice	Postage - WW	11/10/2024	12/08/2024	53.75	Open	10/24	52-00-5310
Total 09861563-111024:					214.99			
Total Pitney Bowes (1758):					214.99			
Professional Management Solutions (1833)								
84987								
84987	Invoice	Financial Services - admin	10/31/2024	11/30/2024	1,942.81	Open	09/24	10-20-5104
84987	Invoice	Financial Services - PD	10/31/2024	11/30/2024	1,942.81	Open	09/24	10-30-5108
84987	Invoice	Financial Services - PW	10/31/2024	11/30/2024	1,942.81	Open	09/24	10-10-5108
84987	Invoice	Financial Services - Water	10/31/2024	11/30/2024	971.41	Open	09/24	51-00-5104
84987	Invoice	Financial Services - WW	10/31/2024	11/30/2024	971.41	Open	09/24	52-00-5104
Total 84987:					7,771.25			
Total Professional Management Solutions (1833):					7,771.25			
Proforce Law Enforcement (2024)								
557024								
557024	Invoice	Training Cuffs	09/12/2024	12/12/2024	350.95	Open	09/24	10-30-6030
Total 557024:					350.95			
Total Proforce Law Enforcement (2024):					350.95			
Pulsar (2167)								
15-15516044								
15-15516044	Invoice	Starlink Standard Kit	11/06/2024	12/06/2024	793.19	Open	10/24	10-10-5330
Total 15-15516044:					793.19			
Total Pulsar (2167):					793.19			
Ramey Environmental Compliance, INC (898)								
28552								
28552	Invoice	Grease trap inspections	10/31/2024	11/30/2024	1,241.00	Open	10/24	52-00-5000
28552	Invoice	Grease Trap Inspections/McDonal	10/31/2024	11/30/2024	73.00	Open	10/24	52-00-5000
Total 28552:					1,314.00			
Total Ramey Environmental Compliance, INC (898):					1,314.00			
Restitution Payments (2168)								
16038								
16038	Invoice	Restitution Payment	11/01/2024	11/30/2024	2,797.80	Open	10/24	10-00-1140
Total 16038:					2,797.80			
Total Restitution Payments (2168):					2,797.80			
Sadie Schultz (2152)								
11.18.24								
11.18.24	Invoice	Balance Due for Incorrect October	11/18/2024	12/18/2024	800.00	Open	10/24	10-21-5038
Total 11.18.24:					800.00			
Total Sadie Schultz (2152):					800.00			
SAFEbuilt, LLC Lockbox #88135 (1041)								
919936								
919936	Invoice	Building Permits	10/31/2024	11/30/2024	16,969.90	Open	10/24	10-22-5000

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total 919936:					16,969.90			
Total SAFEbuilt, LLC Lockbox #88135 (1041):					16,969.90			
Staples Business Advantage (1219)								
7002929585								
7002929585	Invoice	USB Adapter	11/09/2024	12/08/2024	11.68	Open	11/24	10-30-6010
Total 7002929585:					11.68			
Total Staples Business Advantage (1219):					11.68			
Steven Zacharias (1637)								
11.19.24								
11.19.24	Invoice	Break Room Supplies	11/19/2024	12/19/2024	103.46	Open	11/24	10-30-6010
Total 11.19.24:					103.46			
Total Steven Zacharias (1637):					103.46			
T Mobile (2040)								
997960542-10202024								
997960542-10202024	Invoice	Dashcam sim cards	10/20/2024	11/19/2024	411.20	Open	10/24	10-30-5335
Total 997960542-10202024:					411.20			
995996113-10212024								
995996113-10212024	Invoice	Admin - Cell Phones	10/21/2024	11/19/2024	119.82	Open	10/24	10-20-5335
995996113-10212024	Invoice	Parks - Cell Phone	10/21/2024	11/19/2024	39.94	Open	10/24	10-30-5335
995996113-10212024	Invoice	Streets - Cell Phones	10/21/2024	11/19/2024	233.38	Open	10/24	10-10-5335
Total 995996113-10212024:					393.14			
Total T Mobile (2040):					804.34			
Terracon Consultants, INC. (1692)								
TM94315								
TM94315	Invoice	CRC Play Park Geo Tech	11/04/2024	12/04/2024	1,800.00	Open	10/24	21-00-6024
Total TM94315:					1,800.00			
Total Terracon Consultants, INC. (1692):					1,800.00			
THK Associates (1669)								
6305411								
6305411	Invoice	sports and recreation complex - p	11/01/2024	12/01/2024	6,640.25	Open	10/24	21-00-6032
Total 6305411:					6,640.25			
Total THK Associates (1669):					6,640.25			
Treatment Technology (1078)								
193113								
193113	Invoice	caustic soda	10/15/2024	11/15/2024	438.90	Open	10/24	51-00-6216
193113	Invoice	Drum, Delivery and Cleaning Char	10/15/2024	11/15/2024	180.00	Open	10/24	51-00-6201
193113	Invoice	Sodium hypochlorite solution	10/15/2024	11/15/2024	1,918.40	Open	10/24	51-00-6201
Total 193113:					2,537.30			
Total Treatment Technology (1078):					2,537.30			

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
VISA (1827)								
ADMIN-11032024								
ADMIN-11032024	Invoice	city council meeting pizza	11/03/2024	11/28/2024	105.48	Open	10/24	10-20-5210
ADMIN-11032024	Invoice	dola presentation meal	11/03/2024	11/28/2024	56.97	Open	10/24	10-20-5305
ADMIN-11032024	Invoice	graves and schanhals dinner for d	11/03/2024	11/28/2024	37.72	Open	10/24	10-20-5305
ADMIN-11032024	Invoice	halloween candy	11/03/2024	11/28/2024	60.76	Open	10/24	10-21-5032
ADMIN-11032024	Invoice	lodging dola work shop graves	11/03/2024	11/28/2024	117.45	Open	10/24	10-20-5305
ADMIN-11032024	Invoice	lodging dola workshop - schanhal	11/03/2024	11/28/2024	117.45	Open	10/24	10-20-5305
ADMIN-11032024	Invoice	Open enrollment pizza	11/03/2024	11/28/2024	196.73	Open	10/24	10-20-5210
Total ADMIN-11032024:					692.56			
PD - 11032024								
PD - 11032024	Invoice	association of code enforcement	11/03/2024	11/28/2024	45.00	Open	10/24	10-30-5304
PD - 11032024	Invoice	Bike supplies	11/03/2024	11/28/2024	273.78	Open	10/24	21-00-6026
PD - 11032024	Invoice	halloween candy	11/03/2024	11/28/2024	195.35	Open	10/24	10-30-5350
PD - 11032024	Invoice	postage	11/03/2024	11/28/2024	5.80	Open	10/24	10-30-5310
PD - 11032024	Invoice	postage	11/03/2024	11/28/2024	6.20	Open	10/24	10-30-5310
PD - 11032024	Invoice	postage	11/03/2024	11/28/2024	6.20	Open	10/24	10-30-5310
Total PD - 11032024:					532.33			
PW-11032024								
PW-11032024	Invoice	Backflow Tech	11/03/2024	11/28/2024	1,360.00	Open	10/24	10-60-5108
PW-11032024	Invoice	Excavator and Trailer For Burial	11/03/2024	11/28/2024	1,501.50	Open	10/24	10-70-7100
PW-11032024	Invoice	Justin - Boots	11/03/2024	11/28/2024	118.47	Open	10/24	51-00-6022
PW-11032024	Invoice	Justin - Boots	11/03/2024	11/28/2024	118.47	Open	10/24	52-00-6022
PW-11032024	Invoice	Matt - Boots	11/03/2024	11/28/2024	67.90	Open	10/24	51-00-6022
PW-11032024	Invoice	Matt - Boots Reorder	11/03/2024	11/28/2024	79.98	Open	10/24	51-00-6022
PW-11032024	Invoice	Matt - Boots Reorder	11/03/2024	11/28/2024	79.97	Open	10/24	52-00-6022
PW-11032024	Invoice	Matt- Boots	11/03/2024	11/28/2024	67.89	Open	10/24	52-00-6022
PW-11032024	Invoice	parking barrier	11/03/2024	11/28/2024	90.00	Open	10/24	10-60-5211
PW-11032024	Invoice	Safeway PW Open House	11/03/2024	11/28/2024	38.03	Open	10/24	10-10-6010
PW-11032024	Invoice	Smokin Yards PW Open House	11/03/2024	11/28/2024	489.73	Open	10/24	10-10-6010
PW-11032024	Invoice	USDA Clear Creek Ranger District	11/03/2024	11/28/2024	535.00	Open	10/24	51-72-7320
Total PW-11032024:					4,546.94			
Total VISA (1827):					5,771.83			
Xcel Energy (540)								
901088865								
901088865	Invoice	Street Lights	11/01/2024	11/26/2024	4,967.75	Open	10/24	10-10-6001
Total 901088865:					4,967.75			
903089475								
903089475	Invoice	525 Pine Slope	11/15/2024	12/09/2024	13.26	Open	10/24	51-00-6001
Total 903089475:					13.26			
903099500								
903099500	Invoice	PD	11/15/2024	12/09/2024	279.54	Open	11/24	10-30-6001
Total 903099500:					279.54			
903164092								
903164092	Invoice	1711 Miner	11/15/2024	12/09/2024	520.36	Open	10/24	10-20-6001
Total 903164092:					520.36			
903182100								
903182100	Invoice	1801 miner a	11/15/2024	12/09/2024	16.41	Open	10/24	52-00-6001

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total 903182100:					16.41			
903189780								
903189780	Invoice	10 Montane	11/15/2024	12/09/2024	42.96	Open	10/24	51-00-6001
Total 903189780:					42.96			
903212642								
903212642	Invoice	980 CR 314	11/15/2024	12/09/2024	2,620.89	Open	11/24	52-00-6001
Total 903212642:					2,620.89			
903235091								
903235091	Invoice	960 CR 314 New PW Facillity	11/15/2024	12/09/2024	568.55	Open	10/24	10-10-6001
Total 903235091:					568.55			
Total Xcel Energy (540):					9,029.72			
Grand Totals:					1,384,872.52			

Report GL Period Summary

GL Period	Amount
01/25	2,213.00
08/24	51,819.47
11/24	336,240.16
10/24	986,475.70
09/24	8,124.19
Grand Totals:	1,384,872.52

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: 11/25/2024

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 [X] 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).

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:
Snow plow leaves large piles of snow at the bottom of my stairs. I have had spinal fusion back surgery, ~~my~~ his back & broke my wrist due to. I'd like these issues.

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

Requested By: Karen Tierney Organization: _____

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

(Fax): _____ (Cell): _____

Mailing address: POBox 486 IS CO E-Mail Address: KarenMTierney@gmail

Would you like an Agenda: [ ] **Faxed** [ ] **Mailed** [X] **E-Mailed**

OFFICE USE ONLY:
Date Received: 11/13/2024
By: Wonder Martell
Information Complete: Yes No
Missing: _____

CITY OF IDAHO SPRINGS
COMBINED CASH INVESTMENT
OCTOBER 31, 2024

COMBINED CASH ACCOUNTS

01-00-1110	OPERATING CHECKING -0056	281,968.12
01-00-1111	MONEY MARKET -3504	1,757,306.00
01-00-1112	XPRESS DEPOSIT ACCOUNT	523,040.15
01-00-1113	PETTY CASH CHECKING ACCOUNT	25,389.89
01-00-1115	EVERGREEN NAT'L-- PR CKG -2114	160,076.96
01-00-1117	COLOTRUST--GENERAL -8001	538,910.81
01-00-1118	COLOTRUST--RAMP FUND -8002	226,606.14
01-00-1119	CSAFE--GENERAL -97-01	4,350,220.67
01-00-1176	CASH CLEARING - COURT	530.00
	TOTAL COMBINED CASH	7,864,048.74
01-00-1000	COMBINED CASH FUND	(7,864,048.74)
	TOTAL UNALLOCATED CASH	.00

CASH ALLOCATION RECONCILIATION

10	ALLOCATION TO GENERAL FUND	890,907.70
15	ALLOCATION TO HANSEN'S CEMETERY TRUST FUND	10,052.20
20	ALLOCATION TO RAMP FUND (COLORADO BLVD)	671,709.89
21	ALLOCATION TO IMPROVEMENT FUND	(17,515.23)
22	ALLOCATION TO CONSERVATION TRUST FD LOTTERY	120,423.85
23	ALLOCATION TO 1% STREET SALES TAX	1,376,755.03
51	ALLOCATION TO WATER FUND	2,347,761.13
52	ALLOCATION TO WASTEWATER FUND	1,561,172.89
59	ALLOCATION TO PARKING ENTERPRISE FUND	902,781.28
	TOTAL ALLOCATIONS TO OTHER FUNDS	7,864,048.74
	ALLOCATION FROM COMBINED CASH FUND - 01-00-1000	(7,864,048.74)
	ZERO PROOF IF ALLOCATIONS BALANCE	.00

CITY OF IDAHO SPRINGS
BALANCE SHEET
OCTOBER 31, 2024

GENERAL FUND

	ASSETS			
10-00-1000	CASH - COMBINED FUND		890,907.70	
10-00-1120	CASH W/COUNTY TREASURER		92,461.97	
10-00-1150	A/R--BILLED ACCOUNTS		(13,275.34)	
10-00-1165	OTHER RECEIVABLES		306,646.93	
10-00-1167	PROPERTY TAXES RECEIVABLE		220,831.00	
10-00-1170	A/R--COURT		43,366.89	
10-00-1171	LEASE RECEIVABLE		303,537.44	
10-00-1580	SUSPENSE		.86	
	TOTAL ASSETS			1,844,477.45
	LIABILITIES AND EQUITY			
	LIABILITIES			
10-00-2020	ACCOUNTS PAYABLE		17,263.51	
10-00-2040	PREPAID BUSINESS LICENSES		5,000.00	
10-00-2120	DEFERRED PROPERTY TAXES		220,831.00	
10-00-2140	DEF'D INFLOW OF RES--LEASE		2,142.86	
10-00-2141	DEF'D INFLOW OF RES--2017VERI		133,045.51	
10-00-2142	DEF'D INFLOW OF RES--2012VERI		168,349.07	
10-00-2220	FICA PAYABLE		(1.00)	
10-00-2230	HEALTH INSURANCE PAYABLE		33,727.00	
10-00-2231	DENTAL INSURANCE PAYABLE		1,332.00	
10-00-2234	FPPA CONTRIBUTIONS PAYABLE		500.23	
10-00-2235	DEFERRED COMP PAYABLE		6,754.86	
10-00-2236	UNEMPLOYMENT PAYABLE		315.41	
10-00-2237	MISC PAYROLL PAYABLE		(1,443.94)	
10-00-2238	LIFE INSURANCE PAYABLE		(11.20)	
10-00-2239	VISION - PAYABLE		197.00	
10-00-2401	DEVELOPER LIABILITIES		(10,601.66)	
	TOTAL LIABILITIES			577,400.65
	FUND EQUITY			
10-00-2600	FUND BALANCE		1,738,497.34	
	UNAPPROPRIATED FUND BALANCE:			
	REVENUE OVER EXPENDITURES - YTD	(471,420.54)		
	BALANCE - CURRENT DATE		(471,420.54)	
	TOTAL FUND EQUITY			1,267,076.80
	TOTAL LIABILITIES AND EQUITY			1,844,477.45

CITY OF IDAHO SPRINGS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2024

GENERAL FUND

		YTD ACTUAL 2022-	YTD ACTUAL 2023-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
	PROPERTY, SALES & USE TAXES						
10-00-3110	PROPERTY TAXES	200,314.86	194,099.60	5,594.34	234,028.18	250,000	93.6
10-00-3120	SPECIFIC OWNERSHIP TAX	19,703.01	19,265.34	2,360.34	20,372.09	24,000	84.9
10-00-3130	SALES TAX (1/2)	1,555,343.10	1,598,162.17	190,781.43	1,581,235.91	2,200,000	71.9
10-00-3131	SALES/VENDOR FEE	35.00	.00	.00	.00	0	.0
10-00-3135	BUILDING USE TAX (2/3)	34,707.08	8,944.49	903.84	142,660.28	15,000	951.1
10-00-3136	MOTOR VEHICLE USE TAX	79,039.57	69,304.63	10,007.59	79,251.56	85,000	93.2
10-00-3182	FRANCHISE-PUBLIC SERVICE	76,259.56	84,895.61	6,087.97	78,523.88	92,000	85.4
10-00-3183	FRANCHISE-CABLE–COMCAST	19,183.10	18,689.12	.00	17,719.46	23,000	77.0
10-00-3184	FRANCHISE-QWEST/CENTURYLINK	393.50	161.50	.00	119.50	500	23.9
	TOTAL PROPERTY, SALES & USE TAXES	1,984,978.78	1,993,522.46	215,735.51	2,153,910.86	2,689,500	80.1
	LICENSES & PERMITS						
10-00-3211	LIQUOR LICENSE	4,803.75	5,132.50	882.50	5,261.25	6,000	87.7
10-00-3216	BUSINESS LICENSE FEE	10,739.29	24,582.45	3,750.00	6,739.59	16,000	42.1
10-00-3218	SHOPPING BAG FEES	.00	11,458.93	1,995.90	11,016.95	18,000	61.2
10-00-3221	BUILDING PERMITS	71,454.30	.00	17,810.82	202,542.61	120,000	168.8
10-00-3222	CONTRACTOR'S LICENSE	8,300.00	8,500.00	3,500.00	10,700.00	12,000	89.2
10-00-3225	FINGERPRINTS	.00	15.00	.00	.00	0	.0
10-00-3227	REPORTS/COPIES/FAX	939.00	2,176.25	230.25	2,110.00	2,500	84.4
10-00-3229	OTHER LICENSES/PERMITS	60,601.50	54,687.25	8,197.50	78,888.36	65,000	121.4
10-00-3240	PLAN REVIEW/COMMISSION FEES	1,015.90	76,559.01	1,146.95	35,426.75	1,200	2952.2
	TOTAL LICENSES & PERMITS	157,853.74	183,111.39	37,513.92	352,685.51	240,700	146.5
	OTHER TAXES						
10-00-3301	MOTOR VEHICLE REG. FEES	7,404.37	5,646.37	659.82	5,637.25	7,000	80.5
10-00-3304	MARIJUANA SPECIAL SALES TAX	75,190.39	58,939.65	6,002.72	49,160.66	80,000	61.5
10-00-3305	STATE SHARED CIGARETTE TAX	4,322.58	4,280.10	511.80	4,059.52	5,000	81.2
10-00-3306	COUNTY ROAD & BRIDGE TAX	267,212.24	327,619.08	83,535.56	400,456.42	393,143	101.9
10-00-3307	SEVERENCE TAX	164,318.33	129,233.88	.00	71,204.91	160,000	44.5
10-00-3309	HIGHWAY USERS TAX	57,063.34	54,854.70	.00	42,774.05	70,000	61.1
10-00-3380	OPERATIONAL GRANTS	.00	.00	.00	15,030.03	20,000	75.2
10-00-3385	FED'L GRANT–AMER. RECOVERY PL	224,455.33	.00	.00	.00	0	.0
	TOTAL OTHER TAXES	799,966.58	580,573.78	90,709.90	588,322.84	735,143	80.0
	FINES						
10-00-3550	FINES	39,479.50	63,440.00	11,550.00	220,625.80	75,000	294.2
	TOTAL FINES	39,479.50	63,440.00	11,550.00	220,625.80	75,000	294.2

CITY OF IDAHO SPRINGS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2024

GENERAL FUND

		YTD ACTUAL 2022-	YTD ACTUAL 2023-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
	MISCELLANEOUS						
10-00-3601	INTEREST EARNED	9,578.41	52,330.58	3,097.32	48,429.77	60,000	80.7
10-00-3602	ARGO MINE/DEVELOPER ACCOUNT	.00	.00	8,500.00	8,500.00	0	.0
10-00-3604	DONATIONS	610.00	5,100.00	.00	2,391.00	2,500	95.6
10-00-3610	CEMETERY FEES	900.00	6,250.00	1,000.00	1,450.00	5,000	29.0
10-00-3620	LEASES/RENT	55,749.10	60,742.70	5,681.37	59,063.70	70,000	84.4
10-00-3680	REIMBURSEMENT/REFUNDS	15,203.77	2,853.56	1,642.00	41,984.02	10,000	419.8
10-00-3690	MISCELLANEOUS REVENUE	12,889.08	5,116.16	70.00	3,660.62	8,000	45.8
10-00-3691	CONVENIENCE FEES	8,700.00	.00	.00	.00	0	.0
	TOTAL MISCELLANEOUS	103,630.36	132,393.00	19,990.69	165,479.11	155,500	106.4
	INTERFUND TRANSFERS						
10-00-3921	TRANSFERS FROM STI FUND	18,750.00	18,750.00	.00	.00	25,000	.0
10-00-3971	TRANSFER FROM POLICE PENSION	5,519.40	.00	.00	.00	0	.0
	TOTAL INTERFUND TRANSFERS	24,269.40	18,750.00	.00	.00	25,000	.0
	TOTAL FUND REVENUE	3,110,178.36	2,971,790.63	375,500.02	3,481,024.12	3,920,843	88.8

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2024

GENERAL FUND

		YTD ACTUAL 2022-	YTD ACTUAL 2023-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
	STREETS EXPENDITURES						
10-10-4102	SALARIES	43,553.60	27,232.41	2,011.20	21,117.60	52,296	40.4
10-10-4103	HOURLY	119,528.30	123,315.63	9,411.85	96,139.07	159,016	60.5
10-10-4104	OVERTIME	528.02	8,735.81	698.64	8,654.05	12,000	72.1
10-10-4201	FICA	9,716.39	9,485.49	721.92	7,477.34	12,317	60.7
10-10-4202	MEDICARE	2,272.49	2,218.35	168.82	1,748.58	2,880	60.7
10-10-4203	HEALTH INS.	26,111.42	21,683.55	1,783.80	19,808.38	27,102	73.1
10-10-4204	LIFE INS.	235.87	171.63	14.70	161.00	234	68.8
10-10-4205	DEFERRED COMP	3,558.23	1,415.07	648.68	6,796.14	6,339	107.2
10-10-4206	UNEMPLOYMENT	327.25	301.84	23.83	247.52	447	55.4
10-10-4207	DISABILITY INSURANCE	786.88	1,093.22	113.07	1,217.93	1,546	78.8
10-10-4209	DENTAL INSURANCE	1,250.00	951.52	69.40	770.80	1,334	57.8
10-10-5101	LEGAL	.00	.00	.00	.00	500	.0
10-10-5103	ENGINEERING	.00	.00	.00	.00	5,000	.0
10-10-5107	SURVEY	.00	.00	.00	.00	1,500	.0
10-10-5108	OTHER PROFESSIONAL SERVICES	17,226.40	28,651.18	1,748.11	19,904.84	32,000	62.2
10-10-5202	DISPOSAL-TRASH	48.00	891.15	885.96	5,123.44	100	5123.4
10-10-5207	MAINT./REPAIRS-SERVICES	.00	.00	.00	8,346.66	1,500	556.4
10-10-5208	MAINT./REPAIRS-BUILDING	481.79	1,225.75	.00	1,208.35	2,000	60.4
10-10-5212	TRAINING	10.00	.00	.00	75.00	5,000	1.5
10-10-5213	MEDICAL	.00	160.00	.00	.00	200	.0
10-10-5215	EMPLOYEE INCENTIVE	.00	1,923.79	.00	25.00	2,100	1.2
10-10-5300	CIRSA W/C INSURANCE	14,549.60	16,741.20	4,738.48	20,081.92	18,000	111.6
10-10-5301	CIRSA P/C INSURANCE	23,184.02	29,064.33	10,373.53	44,294.11	35,000	126.6
10-10-5303	TELEPHONE	1,428.90	1,433.76	144.15	1,440.80	1,800	80.0
10-10-5304	DUES & PUBLICATIONS	355.00	.00	.00	421.99	400	105.5
10-10-5305	TRAVEL & MEALS	.00	.00	.00	115.79	50	231.6
10-10-5306	EQUIPMENT RENTAL	.00	.00	.00	.00	500	.0
10-10-5310	POSTAGE	.00	.00	.00	.00	150	.0
10-10-5313	ADVERTISING	23.48	.00	.00	.00	500	.0
10-10-5314	INSURANCE CLAIMS	.00	.00	.00	2,000.00	2,000	100.0
10-10-5325	PRINTING	115.65	31.23	.00	.00	50	.0
10-10-5330	COMMUNICATION EQUIPMENT	.00	.00	2,515.00	2,515.00	100	2515.0
10-10-5335	CELL/INTERNET SERVICE	3,768.87	4,004.54	102.94	3,072.46	4,400	69.8
10-10-6001	ELECTRICITY & GAS	74,420.35	46,979.97	818.96	48,785.14	60,000	81.3
10-10-6007	MATERIALS/SUPPLIES/EQUIP	784.50	4,989.01	90.14	2,709.89	8,000	33.9
10-10-6010	MATERIALS/SUPPLIES/OFFICE	1,727.22	1,170.80	1,852.87	2,459.34	2,000	123.0
10-10-6012	GAS/OIL-EQUIPMENT	3,695.65	3,738.29	.00	2,355.09	5,000	47.1
10-10-6020	TOOLS	1,197.98	1,063.08	760.98	1,523.81	2,000	76.2
10-10-6022	SAFETY ITEMS	336.97	439.14	.00	119.50	500	23.9
10-10-6040	OCCUPATIONAL EQUIP/SAFETY	137.17	451.37	.00	195.26	1,000	19.5
10-10-6050	WATER/SEWER	1,357.85	1,638.47	.00	2,448.85	1,500	163.3
10-10-6085	STREET LAMPS	18,707.70	25,796.49	.00	11,320.63	20,000	56.6
10-10-6091	SIGNS	3,616.95	168.39	2,202.98	21,832.08	5,000	436.6
10-10-6093	PAINT	2,385.35	1,531.58	.00	.00	2,500	.0
10-10-6095	SAND/GRAVEL	.00	.00	.00	.00	1,500	.0
10-10-6096	ASPHALT/CURB & GUTTER–R&M	49,900.00	5,900.00	.00	3,615.00	7,000	51.6
10-10-6097	DOWNTOWN PAVERS	.00	.00	.00	.00	150	.0
10-10-6098	TREE TRIMMING	.00	.00	.00	.00	5,000	.0
10-10-6099	SALTED SAND	16,087.31	11,449.20	5,231.11	9,997.10	15,000	66.7
10-10-6150	FLEET MAINT	8,030.40	4,784.70	6,543.27	13,118.63	7,000	187.4
10-10-6191	FLEET FUEL	10,857.28	13,745.31	1,244.47	12,372.89	15,000	82.5
10-10-6192	FLEET TIRES	.00	2,621.47	.00	471.91	3,000	15.7

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2024

GENERAL FUND

		YTD ACTUAL 2022-	YTD ACTUAL 2023-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
10-10-6193	FLEET SUPPLIES	1,512.97	3,291.48	48.71	1,054.46	6,000	17.6
10-10-7007	EQUIPMENT PURCHASE	.00	.00	.00	.00	4,500	.0
10-10-7010	OFFICE EQUIPMENT/COMPUTER	131.00	.00	.00	.00	2,225	.0
10-10-7011	COMPUTER SOFTWARE	93.75	39.98	.00	79.96	100	80.0
	TOTAL STREETS EXPENDITURES	464,040.56	410,530.18	54,967.57	407,223.31	562,336	72.4

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2024

GENERAL FUND

		YTD ACTUAL 2022-	YTD ACTUAL 2023-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
	ADMINISTRATION EXPENDITURES						
10-20-4101	MAYOR/COUNCIL	32,400.01	31,200.00	.00	26,640.00	44,160	60.3
10-20-4102	SALARY	245,949.60	142,635.20	19,864.00	270,410.34	264,812	102.1
10-20-4103	HOURLY	75,342.87	160,134.76	13,983.39	132,102.79	113,316	116.6
10-20-4104	OVERTIME	.00	336.45	729.21	4,468.42	1,000	446.8
10-20-4201	FICA	21,303.97	20,115.00	2,057.49	26,005.50	26,143	99.5
10-20-4202	MEDICARE	4,982.53	4,704.64	481.18	6,082.09	6,114	99.5
10-20-4203	HEALTH INS.	36,957.01	33,179.21	6,890.00	70,805.60	41,470	170.7
10-20-4204	LIFE INS.	324.58	258.30	35.70	376.25	382	98.5
10-20-4205	DEFERRED COMP	8,892.88	15,461.71	2,167.71	26,928.75	25,000	107.7
10-20-4206	UNEMPLOYMENT	641.43	599.34	69.14	793.83	879	90.3
10-20-4207	DISABILITY INSURANCE	1,780.92	2,595.23	262.70	3,161.57	3,812	82.9
10-20-4209	DENTAL INSURANCE	2,089.24	1,732.80	209.20	2,480.40	2,440	101.7
10-20-5050	COUNTY TREASURER'S FEES	4,046.33	3,869.70	117.67	4,418.46	6,000	73.6
10-20-5101	LEGAL	123,263.90	145,344.76	.00	114,595.64	155,000	73.9
10-20-5102	AUDIT	5,200.00	7,125.00	1,400.00	5,650.00	6,000	94.2
10-20-5103	ENGI'RING SVCES--DEVEL REVIEW	1,056.00	2,432.66	.00	1,714.12	5,000	34.3
10-20-5104	FINANCIAL SERVICES	51,900.00	23,931.89	.00	17,115.64	30,000	57.1
10-20-5105	PLANNING SERVICES	.00	240.00	.00	8,307.00	10,000	83.1
10-20-5106	IT SERVICES	710.00	11,621.64	2,724.76	18,842.88	12,000	157.0
10-20-5107	SURVEYING	1,833.33	4,500.00	.00	32,638.75	5,000	652.8
10-20-5108	OTHER CONTRACTUAL SERVICES	20,691.06	21,623.76	637.88	53,505.20	88,000	60.8
10-20-5207	REPAIR/MAINT.-SERVICES	.00	411.00	.00	.00	1,000	.0
10-20-5208	REPAIR/MAINTENANCE-BUILDING	234.76	1,710.16	.00	894.85	5,000	17.9
10-20-5210	MEETING EXPENSE	1,367.27	1,263.66	.00	971.39	1,500	64.8
10-20-5212	EDUCATION & TRAINING	2,903.00	4,607.47	.00	6,862.42	8,000	85.8
10-20-5215	EMPLOYEE INCENTIVE	155.00	495.00	.00	885.00	1,500	59.0
10-20-5220	ELECTION	.00	.00	.00	.00	1,000	.0
10-20-5225	BOARDS & COMMISSIONS	1,159.00	.00	.00	.00	1,500	.0
10-20-5300	CIRSA W/C INSURANCE	727.48	837.06	236.93	1,004.09	1,000	100.4
10-20-5301	CIRSA P/C INSURANCE	14,853.65	28,064.33	10,623.53	43,794.11	32,000	136.9
10-20-5303	TELEPHONE	1,428.90	1,433.76	144.15	1,440.80	1,725	83.5
10-20-5304	DUES & MEMBERSHIPS	2,637.00	9,833.20	.00	6,184.78	8,900	69.5
10-20-5305	TRAVEL & MEALS	1,461.62	7,361.82	.00	7,421.61	6,000	123.7
10-20-5309	CONTRACT OFFICE EQUIP.	5,978.58	5,284.81	312.18	3,942.48	7,300	54.0
10-20-5310	POSTAGE, SHIPPING, BOX RENT	2,048.26	1,692.13	214.99	1,372.82	2,000	68.6
10-20-5312	LEGAL PUBLICATIONS	3,214.57	3,802.20	463.60	6,967.05	4,600	151.5
10-20-5313	ADVERTISING	829.00	50.00	590.00	1,746.12	1,000	174.6
10-20-5314	INSURANCE CLAIMS	.00	.00	.00	.00	1,000	.0
10-20-5316	RECORDING DOCUMENTS	665.00	440.00	133.00	1,545.00	1,400	110.4
10-20-5322	CODIFICATION	1,716.32	2,819.40	.00	3,668.00	3,000	122.3
10-20-5325	PRINTING	1,435.48	1,212.67	.00	385.26	2,000	19.3
10-20-5335	CELL/INTERNET SERVICE	3,663.32	3,869.36	949.32	5,744.94	4,700	122.2
10-20-5340	PAYMENT PROCESSING FEES	7,717.78	.00	.00	.00	0	.0
10-20-6001	ELECTRICITY & GAS	4,385.57	4,936.59	312.80	4,141.36	7,400	56.0
10-20-6010	MATERIALS/SUPPLIES/OFFICE	2,818.40	3,378.45	347.52	2,822.50	4,000	70.6
10-20-6020	FLAGS	.00	.00	.00	.00	1,000	.0
10-20-6050	WATER/SEWER	3,817.85	2,274.54	.00	1,588.39	4,500	35.3
10-20-6060	REFUNDS	.00	692.10	.00	1,000.00	1,000	100.0
10-20-6500	MISCELLANEOUS EXPENSE	48.56	295.00	.00	1,000.00	1,000	100.0
10-20-7010	OFFICE EQUIPMENT/COMPUTERS	2,708.26	10,959.27	189.24	3,537.48	16,000	22.1
10-20-7011	COMPUTER SOFTWARE	6,034.75	.00	.00	1,871.75	8,500	22.0
10-20-7020	PUBLIC ENGAGEMENT	1,900.00	1,900.00	.00	9,121.50	20,000	45.6

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2024

GENERAL FUND

		YTD ACTUAL 2022-	YTD ACTUAL 2023-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
10-20-8010	MISC. CASH OVER/SHORT	20.00	1.00	.00	(1.16)	0	.0
	TOTAL ADMINISTRATION EXPENDITURES	715,295.04	733,267.03	66,147.29	946,955.77	1,006,053	94.1
	COMMUNITY PROMOTION						
10-21-5030	HSIS/ VISITOR CENTER	40,920.00	35,002.50	15,000.00	45,000.00	60,000	75.0
10-21-5032	MISC. EVENTS	5,254.00	1,400.00	800.00	12,494.84	7,000	178.5
10-21-5033	K-GOAT ANNUAL FEE	3,500.00	3,500.00	.00	.00	3,500	.0
10-21-5036	MAYOR & COMMISSIONER AWARDS	2,000.00	2,000.00	.00	2,000.00	2,000	100.0
10-21-5037	TREE LIGHTING	.00	200.00	.00	.00	1,500	.0
10-21-5038	MISC. ORGANIZATION REQUEST	8,452.83	31,125.00	3,000.00	18,882.81	30,000	62.9
10-21-5039	BEAUTIFICATION	9,157.98	6,072.84	.00	.00	9,500	.0
10-21-5040	HOLIDAY DECORATING	20,580.00	.00	.00	.00	20,580	.0
10-21-5041	HISTORIC SITES & FACILITIES	866.02	3,100.00	.00	.00	5,000	.0
10-21-5050	4TH OF JULY	34,615.59	37,350.00	.00	46,809.00	50,000	93.6
10-21-5430	VISITOR CTR BLDG MAINTENANCE	19,920.52	6,547.54	615.06	14,421.04	10,000	144.2
	TOTAL COMMUNITY PROMOTION	145,266.94	126,297.88	19,415.06	139,607.69	199,080	70.1
	BUILDING INSPECTOR						
10-22-5000	OPERATIONS CONTRACTUAL	49,909.81	71,537.93	.00	189,142.69	100,000	189.1
10-22-5108	OTHER PROFESSIONAL SERVICES	.00	500.00	.00	.00	2,000	.0
	TOTAL BUILDING INSPECTOR	49,909.81	72,037.93	.00	189,142.69	102,000	185.4

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2024

GENERAL FUND

		YTD ACTUAL 2022-	YTD ACTUAL 2023-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
	POLICE EXPENDITURES						
10-30-4102	SALARIES	93,973.72	101,368.00	11,640.00	110,270.40	127,415	86.5
10-30-4103	HOURLY WAGES--SWORN	382,297.75	419,239.25	40,376.74	460,956.04	581,196	79.3
10-30-4104	OVERTIME--REGULAR	2,822.82	22,745.10	1,225.93	19,028.65	16,000	118.9
10-30-4105	HOLIDAY	813.70	7,959.36	.00	11,204.48	0	.0
10-30-4106	OVERTIME--HOLIDAY WORKED-SWORN	.00	13,674.99	.00	17,106.44	26,565	64.4
10-30-4109	HOURLY WAGES--CIVILIAN	125,545.18	115,930.22	12,798.40	137,787.37	166,374	82.8
10-30-4110	OVERTIME--HOLIDAY WKD-CIVILIAN	.00	2,010.21	58.10	1,346.62	2,500	53.9
10-30-4201	FICA	7,959.12	8,620.94	757.18	8,664.53	10,985	78.9
10-30-4202	MEDICARE	8,356.38	9,515.11	920.58	10,576.20	12,238	86.4
10-30-4203	HEALTH INS.	100,489.62	85,132.00	9,308.00	103,553.00	106,017	97.7
10-30-4204	LIFE INS.	662.20	679.00	74.20	795.20	788	100.9
10-30-4205	DEFERRED COMP	4,792.03	5,165.96	694.30	7,365.32	6,000	122.8
10-30-4206	UNEMPLOYMENT	1,206.99	1,361.83	132.19	1,512.55	1,568	96.5
10-30-4207	DISABILITY INSURANCE	3,127.76	5,854.49	600.88	6,346.29	6,000	105.8
10-30-4209	DENTAL INSURANCE	6,027.20	4,500.80	528.00	5,882.40	7,168	82.1
10-30-4210	PENSION FPPA	46,486.82	55,838.53	6,137.94	67,057.61	70,000	95.8
10-30-5101	LEGAL	12,915.73	1,054.75	.00	.00	15,000	.0
10-30-5105	OTHER CONTRACT SERVICES	128,798.85	164,059.51	.00	253,810.04	285,000	89.1
10-30-5108	OTHER PROFESSIONAL SERVICES	26,207.99	40,307.39	681.89	75,343.54	70,000	107.6
10-30-5109	POLYGRAPH/PSY EXAM	1,751.40	2,294.10	1,175.70	2,475.70	2,200	112.5
10-30-5207	REPAIR/MAINT-SERVICES	650.00	.00	.00	.00	3,000	.0
10-30-5208	REPAIRS/MAINTENANCE/BLDG.	3,698.45	1,241.61	.00	845.63	4,000	21.1
10-30-5212	TRAINING	5,757.09	10,547.86	.00	14,097.51	18,000	78.3
10-30-5213	MEDICAL/BLOOD DRAW	1,200.00	163.61	.00	.00	1,500	.0
10-30-5215	EMPLOYEE INCENTIVE	2,924.74	165.00	.00	440.00	3,500	12.6
10-30-5300	CIRSA W/C INSURANCE	13,822.12	15,904.14	4,501.56	19,077.84	18,000	106.0
10-30-5301	CIRSA P/C INSURANCE	49,752.03	78,529.82	54,244.57	224,210.54	90,000	249.1
10-30-5303	TELEPHONE	1,428.90	1,433.76	144.15	1,440.80	1,800	80.0
10-30-5304	DUES & PUBLICATIONS	2,924.00	1,016.00	.00	5,221.42	2,000	261.1
10-30-5305	TRAVEL & MEALS	593.78	.00	.00	1,132.29	1,000	113.2
10-30-5309	CONTRACT OFFICE EQUIP.	456.90	1,617.54	105.00	1,096.75	2,050	53.5
10-30-5310	POSTAGE, SHIPPING, BOX RENT	233.08	345.17	.00	190.52	800	23.8
10-30-5313	ADVERTISING	.00	310.00	.00	.00	0	.0
10-30-5314	INSURANCE CLAIMS	7,951.44	1,000.00	.00	2,000.00	3,000	66.7
10-30-5325	PRINTING	699.56	1,338.19	.00	2,992.78	3,000	99.8
10-30-5326	TOWING	525.00	232.00	.00	232.00	1,000	23.2
10-30-5330	COMMUNICATIONS EQUIPMENT	107.14	.00	.00	553.34	1,000	55.3
10-30-5335	CELL/INTERNET SERVICE	5,393.63	6,028.59	519.29	7,635.80	7,000	109.1
10-30-5350	PUBLIC EDUCATION/RELATIONS	1,384.71	3,295.77	.00	1,956.96	1,500	130.5
10-30-6001	ELECTRICITY & GAS	2,574.80	3,574.97	527.29	3,534.39	3,500	101.0
10-30-6010	MATERIALS/SUPPLIES/OFFICE	4,390.52	1,902.71	53.35	2,936.09	3,000	97.9
10-30-6015	MATERIALS/SUPPLIES-INVESTIG.	917.42	2,725.03	.00	2,251.77	1,750	128.7
10-30-6022	SAFETY ITEMS	.00	.00	650.00	650.00	0	.0
10-30-6030	UNIFORMS	14,848.11	14,875.28	1,375.96	11,088.00	12,000	92.4
10-30-6040	OCCUPATIONAL EQUIP/SAFETY	6,377.97	9,865.34	897.00	7,919.58	16,000	49.5
10-30-6045	AMMUNITION	1,375.26	4,820.06	.00	2,902.70	5,000	58.1
10-30-6050	WATER/SEWER	1,432.03	1,103.53	.00	3,046.47	1,000	304.7
10-30-6100	FLEET MAINTENANCE	6,212.03	17,362.87	1,690.50	52,029.72	14,000	371.6
10-30-6191	FLEET FUEL	22,974.02	25,432.36	2,814.38	28,369.57	25,000	113.5
10-30-6192	FLEET TIRES	3,569.32	2,099.94	.00	3,601.43	3,000	120.1
10-30-6193	FLEET SUPPLIES	255.76	828.54	83.54	2,201.62	500	440.3
10-30-7010	COMPUTERS / OFFICE EQUIPMENT	7,920.85	5,303.00	.00	1,925.00	3,200	60.2

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2024

GENERAL FUND

		YTD ACTUAL 2022-	YTD ACTUAL 2023-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
10-30-7011	COMPUTER SOFTWARE	.00	15,688.95	.00	23,044.48	20,500	112.4
	TOTAL POLICE EXPENDITURES	1,126,585.92	1,296,063.18	154,716.62	1,729,707.38	1,783,614	97.0
	COURT EXPENDITURES						
10-40-4103	HOURLY	21,933.23	23,557.19	2,391.20	24,654.82	30,256	81.5
10-40-4104	OVERTIME	.00	100.73	201.76	1,437.40	100	1437.4
10-40-4201	FICA	1,310.10	1,415.32	155.47	1,564.78	1,818	86.1
10-40-4202	MEDICARE	306.33	330.88	36.36	365.92	477	76.7
10-40-4203	HEALTH INS.	2,888.00	3,016.00	316.80	3,168.00	3,798	83.4
10-40-4204	LIFE INS.	35.00	35.00	3.50	35.00	50	70.0
10-40-4205	DEFERRED COMP	.00	.00	71.74	739.63	907	81.6
10-40-4206	UNEMPLOYMENT	43.85	47.35	5.18	52.15	67	77.8
10-40-4207	WORKMANS COMP	118.68	217.59	22.65	229.37	188	122.0
10-40-4209	DENTAL INSURANCE	140.00	124.00	12.40	124.00	174	71.3
10-40-5101	LEGAL FEES	558.75	.00	.00	112.50	750	15.0
10-40-5110	JUDGE RETAINER	17,600.00	16,000.00	1,600.00	16,000.00	19,200	83.3
10-40-5115	PROSECUTER	15,407.88	15,572.50	1,558.56	15,576.43	18,688	83.4
10-40-5209	JURY/WITNESS FEES	.00	.00	.00	.00	100	.0
10-40-5212	TRAINING	200.00	.00	.00	.00	400	.0
10-40-5304	DUES & PUBLICATIONS	22.00	.00	.00	.00	50	.0
10-40-5310	POSTAGE	.00	.00	.00	.00	50	.0
10-40-5320	INTERPRETORS	.00	36.08	10.66	53.30	100	53.3
10-40-5325	PRINTING	12.50	.00	.00	.00	25	.0
10-40-6010	MATERIALS/SUPPLIES-MISC.	.00	.00	.00	365.87	100	365.9
10-40-6030	CLOTHING/ROBE	.00	.00	.00	.00	30	.0
10-40-6035	RESTITUTION	276.56	.00	.00	.00	100	.0
	TOTAL COURT EXPENDITURES	60,852.88	60,452.64	6,386.28	64,479.17	77,428	83.3
	FIRE DEPARTMENT						
10-50-5050	CONTRIBUTION TO CCCESD	144,500.00	141,225.00	74,968.75	299,875.00	278,105	107.8
	TOTAL FIRE DEPARTMENT	144,500.00	141,225.00	74,968.75	299,875.00	278,105	107.8

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2024

GENERAL FUND

		YTD ACTUAL 2022-	YTD ACTUAL 2023-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
	PARKS EXPENDITURES						
10-60-4103	HOURLY	38,743.00	56,122.18	7,143.22	73,214.53	56,698	129.1
10-60-4104	OVERTIME	811.09	6,011.07	411.82	8,687.89	8,200	106.0
10-60-4105	HOLIDAY	.00	608.00	.00	1,164.24	1,000	116.4
10-60-4201	FICA	2,357.23	3,790.89	458.21	5,048.20	4,770	105.8
10-60-4202	MEDICARE	551.28	886.56	107.16	1,180.66	1,115	105.9
10-60-4203	HEALTH INS.	5,776.00	6,032.00	633.60	6,336.00	7,599	83.4
10-60-4204	LIFE INS.	63.00	105.00	11.20	126.00	126	100.0
10-60-4205	DEFERRED COMP	.00	.00	214.30	2,231.42	1,500	148.8
10-60-4206	UNEMPLOYMENT	79.08	125.47	15.11	166.17	159	104.5
10-60-4207	DISABILITY INSURANCE	191.04	440.93	71.35	722.78	510	141.7
10-60-5108	OTHER PROFESSIONAL SERVICES	24,912.58	62,316.98	16,090.00	25,690.98	63,000	40.8
10-60-5202	DISPOSAL	3,004.17	3,082.08	477.21	1,119.35	4,550	24.6
10-60-5207	REPAIR/MAINT-SERVICES	.00	396.76	.00	750.00	2,500	30.0
10-60-5208	MAINT./REPAIRS-BUILDING	.00	125.20	.00	977.01	250	390.8
10-60-5209	VANDALISM MAINTENANCE	.00	507.66	.00	401.25	1,000	40.1
10-60-5210	GREENWAY MAINTENANCE	.00	.00	.00	.00	2,500	.0
10-60-5211	TRAIL MAINTENANCE-VCMP	.00	.00	.00	.00	2,500	.0
10-60-5212	TRAINING	.00	.00	.00	.00	100	.0
10-60-5213	MEDICAL	.00	.00	.00	.00	80	.0
10-60-5215	EMPLOYEE INCENTIVE	.00	.00	.00	.00	250	.0
10-60-5300	CIRSA W/C INSURANCE	1,454.96	1,674.12	473.85	2,008.20	1,800	111.6
10-60-5301	CIRSA P/C INSURANCE	771.62	5,516.02	.00	.00	0	.0
10-60-5304	DUES & PUBLICATIONS	.00	.00	.00	.00	50	.0
10-60-5305	TRAVEL & MEALS	.00	.00	.00	.00	50	.0
10-60-5306	EQUIPMENT RENTAL	.00	.00	.00	.00	500	.0
10-60-5314	INSURANCE CLAIMS	.00	.00	.00	691.31	1,000	69.1
10-60-5330	COMMUNICATION EQUIPMENT	.00	.00	.00	.00	50	.0
10-60-5335	CELL/INTERNET SERVICE	344.43	369.44	.00	312.17	400	78.0
10-60-6001	ELECTRICITY & GAS	4,514.01	6,706.54	845.78	5,627.79	10,000	56.3
10-60-6010	MATERIALS/SUPPLIES-MISC.	5,510.45	6,131.13	307.96	11,527.87	5,500	209.6
10-60-6012	GAS, OIL-EQUIPMENT	330.47	921.53	.00	100.20	2,000	5.0
10-60-6020	TOOLS	607.86	87.21	92.97	468.89	1,000	46.9
10-60-6022	SAFETY ITEMS	186.42	.00	.00	457.28	250	182.9
10-60-6040	OCCUPATIONAL EQUIP/SAFETY	11.97	63.30	.00	189.85	200	94.9
10-60-6045	SPRINKLER PARTS	2,552.42	394.01	.00	632.75	2,800	22.6
10-60-6050	WATER/SEWER	4,499.68	3,592.00	.00	7,440.77	4,000	186.0
10-60-6085	LAMP POSTS	.00	.00	.00	.00	250	.0
10-60-6091	SIGNS	.00	.00	.00	.00	250	.0
10-60-6093	PAINT	151.56	128.55	.00	.00	150	.0
10-60-6095	SAND / GRAVEL	.00	.00	.00	.00	300	.0
10-60-6098	TREE REPLACEMENT & TRIMMING	425.00	2,017.00	.00	6,325.00	10,000	63.3
10-60-6099	SALTED SAND	691.20	.00	.00	.00	1,650	.0
10-60-6150	FLEET MAINT	1,314.15	358.62	.00	2,970.03	2,200	135.0
10-60-6191	FLEET FUEL	3,376.10	2,852.72	179.34	2,817.33	3,700	76.1
10-60-6192	FLEET TIRES	.00	978.10	.00	814.76	1,200	67.9
10-60-6193	FLEET SUPPLIES	182.23	957.71	.00	.00	1,500	.0
10-60-6200	PARKS MAINT. & PARTS	5,342.77	7,918.83	.00	5,252.97	8,000	65.7
10-60-6204	WEED CONTROL	74.91	.00	.00	.00	500	.0
10-60-6206	CHEMICALS/FERTILITZER	362.91	135.67	.00	.00	500	.0
10-60-6207	CHEM/PESTICIDES/HERBICIDES	52.88	.00	.00	.00	150	.0
10-60-7007	EQUIPMENT PURCHASE	4,813.00	1,780.79	.00	.00	632	.0

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2024

GENERAL FUND

		YTD ACTUAL 2022-	YTD ACTUAL 2023-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
	TOTAL PARKS EXPENDITURES	114,059.47	183,134.07	27,533.08	175,453.65	218,989	80.1
	CEMETERY EXPENDITURES						
10-70-7100	CEMETERY MAINTENANCE	56.99	1,047.00	.00	.00	5,000	.0
	TOTAL CEMETERY EXPENDITURES	56.99	1,047.00	.00	.00	5,000	.0
	TRANSFERS						
10-75-8271	TRANSFER TO POLICE PENSION	4,125.00	.00	.00	.00	0	.0
	TOTAL TRANSFERS	4,125.00	.00	.00	.00	0	.0
	TOTAL FUND EXPENDITURES	2,824,692.61	3,024,054.91	404,134.65	3,952,444.66	4,232,605	93.4
	NET REVENUE OVER EXPENDITURES	285,485.75	52,264.28-	(28,634.63)	(471,420.54)	311,762-	(151.2)

CITY OF IDAHO SPRINGS
BALANCE SHEET
OCTOBER 31, 2024

HANSEN'S CEMETERY TRUST FUND

	ASSETS			
15-00-1000	CASH - COMBINED FUND		10,052.20	
	TOTAL ASSETS			10,052.20
	LIABILITIES AND EQUITY			
	FUND EQUITY			
15-00-2600	FUND BALANCE		9,726.03	
	UNAPPROPRIATED FUND BALANCE:			
	REVENUE OVER EXPENDITURES - YTD	326.17		
	BALANCE - CURRENT DATE		326.17	
	TOTAL FUND EQUITY			10,052.20
	TOTAL LIABILITIES AND EQUITY			10,052.20

CITY OF IDAHO SPRINGS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2024

HANSEN'S CEMETERY TRUST FUND

		YTD ACTUAL 2022-	YTD ACTUAL 2023-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
	MISCELLANEOUS						
15-00-3601	INTEREST EARNED	43.24	191.34	31.65	326.17	175	186.4
	TOTAL MISCELLANEOUS	43.24	191.34	31.65	326.17	175	186.4
	TOTAL FUND REVENUE	43.24	191.34	31.65	326.17	175	186.4
	NET REVENUE OVER EXPENDITURES	43.24	191.34	31.65	326.17	175	186.4

CITY OF IDAHO SPRINGS
BALANCE SHEET
OCTOBER 31, 2024

RAMP FUND (COLORADO BLVD)

	ASSETS			
20-00-1000	CASH - COMBINED FUND		671,709.89	
	TOTAL ASSETS			671,709.89
	LIABILITIES AND EQUITY			
	FUND EQUITY			
20-00-2600	FUND BALANCE		647,610.43	
	UNAPPROPRIATED FUND BALANCE:			
	REVENUE OVER EXPENDITURES - YTD	24,099.46		
	BALANCE - CURRENT DATE		24,099.46	
	TOTAL FUND EQUITY			671,709.89
	TOTAL LIABILITIES AND EQUITY			671,709.89

CITY OF IDAHO SPRINGS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2024

RAMP FUND (COLORADO BLVD)

		YTD ACTUAL 2022-	YTD ACTUAL 2023-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
	MISCELLANEOUS						
20-00-3601	INTEREST EARNED	5,406.49	22,788.07	3,077.09	31,774.46	23,000	138.2
	TOTAL MISCELLANEOUS	5,406.49	22,788.07	3,077.09	31,774.46	23,000	138.2
	TOTAL FUND REVENUE	5,406.49	22,788.07	3,077.09	31,774.46	23,000	138.2

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2024

RAMP FUND (COLORADO BLVD)

		YTD ACTUAL 2022-	YTD ACTUAL 2023-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
20-00-6016	ASPHALT, CURB & GUTTER	22,126.00	.00	.00	7,675.00	100,000	7.7
20-00-6024	INFRASTRUCTURE	.00	76,744.20	.00	.00	0	.0
	TOTAL DEPARTMENT 00	22,126.00	76,744.20	.00	7,675.00	100,000	7.7
	TOTAL FUND EXPENDITURES	22,126.00	76,744.20	.00	7,675.00	100,000	7.7
	NET REVENUE OVER EXPENDITURES	16,719.51-	53,956.13-	3,077.09	24,099.46	77,000-	31.3

CITY OF IDAHO SPRINGS
BALANCE SHEET
OCTOBER 31, 2024

IMPROVEMENT FUND

	ASSETS			
21-00-1000	CASH - COMBINED FUND		(17,515.23)	
21-00-1120	CASH W/COUNTY TREASURER		3,471.28	
21-00-1165	OTHER RECEIVABLES		250,809.04	
21-00-1277	2019 ADV DUE FR WWF		1,443,390.40	
	TOTAL ASSETS			1,680,155.49
	LIABILITIES AND EQUITY			
	LIABILITIES			
21-00-2020	ACCOUNTS PAYABLE		176,424.68	
	TOTAL LIABILITIES			176,424.68
	FUND EQUITY			
21-00-2600	FUND BALANCE		3,165,011.07	
	UNAPPROPRIATED FUND BALANCE:			
	REVENUE OVER EXPENDITURES - YTD	(1,661,280.26)		
	BALANCE - CURRENT DATE		(1,661,280.26)	
	TOTAL FUND EQUITY			1,503,730.81
	TOTAL LIABILITIES AND EQUITY			1,680,155.49

CITY OF IDAHO SPRINGS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2024

IMPROVEMENT FUND

		YTD ACTUAL 2022-	YTD ACTUAL 2023-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
	TAXES						
21-00-3130	SALES TAX (1/4)	777,671.54	799,081.10	95,390.71	790,617.96	1,025,000	77.1
21-00-3135	BUILDING USE TAX (1/3)	17,313.44	4,510.88	441.40	259,713.42	8,000	3246.4
21-00-3136	MOTOR VEHICLE USE TAX	39,519.78	34,652.31	5,003.80	39,625.76	40,000	99.1
	TOTAL TAXES	834,504.76	838,244.29	100,835.91	1,089,957.14	1,073,000	101.6
	MISCELLANEOUS						
21-00-3601	INTEREST EARNED	10,493.30	45,059.28	(55.17)	10,949.77	50,000	21.9
21-00-3604	DONATIONS	.00	.00	175,100.00	375,100.00	525,000	71.5
21-00-3695	SALE OF EQUIPMENT	.00	.00	6,526.00	6,526.00	0	.0
	TOTAL MISCELLANEOUS	10,493.30	45,059.28	181,570.83	392,575.77	575,000	68.3
	SOURCE 37						
21-00-3750	STATE GRANTS--COLO HISTORY	990.00	13,496.00	.00	.00	13,496	.0
21-00-3760	FOUNDATION GRANTS	.00	125,000.00	.00	125,000.00	0	.0
21-00-3769	AFFODABLE HSG GRANT--IHOP--FED	.00	.00	33,462.52	59,159.36	0	.0
21-00-3770	COLO PARKS & WILDLIFE GRANT	249,487.00	.00	.00	.00	0	.0
21-00-3771	GOCO GRANT	.00	.00	.00	.00	250,000	.0
21-00-3772	DOLA GRANT--EIAF 9387--FED'L	.00	.00	.00	.00	600,000	.0
21-00-3773	DOLA GRANT--EIAF 9457--STATE	.00	.00	.00	463,707.20	0	.0
	TOTAL SOURCE 37	250,477.00	138,496.00	33,462.52	647,866.56	863,496	75.0
	INTERFUND TRANSFERS						
21-00-3922	TRANSFER FROM CTF	.00	.00	.00	.00	90,000	.0
	TOTAL INTERFUND TRANSFERS	.00	.00	.00	.00	90,000	.0
	TOTAL FUND REVENUE	1,095,475.06	1,021,799.57	315,869.26	2,130,399.47	2,601,496	81.9

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2024

IMPROVEMENT FUND

		YTD ACTUAL 2022-	YTD ACTUAL 2023-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
	IMPROVEMENT FUND EXPENDITURES						
21-00-5103	ENGINEERING--AFFORDABLE HSG	.00	103,362.73	.00	105,235.10	40,000	263.1
21-00-6012	POLICE VEHICLE PURCHASE	52,617.00	2,722.00	101,640.00	101,640.00	0	.0
21-00-6013	CITY HALL FURNISHING/EQUIPMENT	.00	.00	.00	219.90	10,000	2.2
21-00-6016	DRAINAGE, PAVE/CURB/GUTTER CIP	.00	.00	.00	23,005.00	50,000	46.0
21-00-6017	OTHER STREET PROJECTS	50,000.00	.00	.00	.00	50,000	.0
21-00-6024	PARK IMPROVEMENTS	547,135.09	146,366.83	12,231.75	545,559.20	912,500	59.8
21-00-6025	PW VEHICLE PURCHASE	.00	50,870.00	.00	43,464.00	55,000	79.0
21-00-6026	PD EQUIPMENT	16,921.61	32,692.64	.00	17,236.14	12,000	143.6
21-00-6027	IT EQUIPMENT	7,138.00	.00	.00	.00	0	.0
21-00-6028	STREETSCAPE/MALL IMPROVEMENTS	6,275.00	.00	.00	38,325.28	200,000	19.2
21-00-6029	PW TOOLS/SMALL EQUIPMENT	140.30	.00	.00	.00	0	.0
21-00-6031	COMMUNITY PROMOTION	.00	.00	.00	.00	28,000	.0
21-00-6032	MASTER PLAN--SPORTS COMPLEX	.00	.00	.00	32,218.41	100,000	32.2
21-00-7041	MUSEUM BUILDING IMPROVEMENT	18,946.16	1,200.00	.00	26,489.00	10,000	264.9
21-00-7042	LIBRARY BUILDING IMPROVEMENT	2,468.75	405,876.75	.00	1,677.31	10,000	16.8
21-00-7043	LAND ACQUISITION	130,000.00	649,766.57	.00	375,000.00	750,000	50.0
21-00-7044	PW FACILITY PROJECT	47,483.74	791,950.77	.00	1,770,187.69	1,700,000	104.1
21-00-7045	POLICE STATION IMPROVEMENTS	10,405.00	.00	3,522.00	113,309.27	400,000	28.3
21-00-7046	DOWNTOWN PARKING IMPROVEMENTS	72,638.77	.00	.00	2,829.43	0	.0
21-00-8210	TRANSFER TO GENERAL FUND	.00	18,750.00	.00	.00	12,500	.0
21-00-8253	TRANSFER TO SWU FUND	18,750.00	.00	.00	.00	12,500	.0
	TOTAL IMPROVEMENT FUND EXPENDITURE	980,919.42	2,203,558.29	117,393.75	3,196,395.73	4,352,500	73.4
	HSF PROJECTS						
21-61-7040	CITY HALL IMPROVEMENTS	.00	3,630.69	.00	399,205.05	550,000	72.6
21-61-7042	SITES & FACILITIES IMPROVEMENT	102,140.42	41,797.43	.00	196,078.95	150,000	130.7
	TOTAL HSF PROJECTS	102,140.42	45,428.12	.00	595,284.00	700,000	85.0
	TOTAL FUND EXPENDITURES	1,083,059.84	2,248,986.41	117,393.75	3,791,679.73	5,052,500	75.1
	NET REVENUE OVER EXPENDITURES	12,415.22	1,227,186.84-	198,475.51	(1,661,280.26)	2,451,004-	(67.8)

CITY OF IDAHO SPRINGS
BALANCE SHEET
OCTOBER 31, 2024

CONSERVATION TRUST FD LOTTERY

	ASSETS			
22-00-1000	CASH - COMBINED FUND		120,423.85	
	TOTAL ASSETS			120,423.85
	LIABILITIES AND EQUITY			
	FUND EQUITY			
22-00-2600	FUND BALANCE		108,849.87	
	UNAPPROPRIATED FUND BALANCE:			
	REVENUE OVER EXPENDITURES - YTD	11,573.98		
	BALANCE - CURRENT DATE		11,573.98	
	TOTAL FUND EQUITY			120,423.85
	TOTAL LIABILITIES AND EQUITY			120,423.85

CITY OF IDAHO SPRINGS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2024

CONSERVATION TRUST FD LOTTERY

		YTD ACTUAL 2022-	YTD ACTUAL 2023-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
	INTERGOVERNMENTAL						
22-00-3358	CONSERVATION TRUST FUNDS	8,486.10	8,890.35	.00	8,100.60	12,000	67.5
	TOTAL INTERGOVERNMENTAL	8,486.10	8,890.35	.00	8,100.60	12,000	67.5
	MISCELLANEOUS						
22-00-3601	INTEREST EARNED	405.46	1,977.28	379.35	3,473.38	1,000	347.3
	TOTAL MISCELLANEOUS	405.46	1,977.28	379.35	3,473.38	1,000	347.3
	TOTAL FUND REVENUE	8,891.56	10,867.63	379.35	11,573.98	13,000	89.0

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2024

CONSERVATION TRUST FD LOTTERY

		YTD ACTUAL 2022-	YTD ACTUAL 2023-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
	CONSERVATION FUND EXPENDITURES						
22-00-8240	PROJECTS	.00	.00	.00	.00	90,000	.0
	TOTAL CONSERVATION FUND EXPENDITUR	.00	.00	.00	.00	90,000	.0
	TOTAL FUND EXPENDITURES	.00	.00	.00	.00	90,000	.0
	NET REVENUE OVER EXPENDITURES	8,891.56	10,867.63	379.35	11,573.98	77,000-	15.0

CITY OF IDAHO SPRINGS
BALANCE SHEET
OCTOBER 31, 2024

1% STREET SALES TAX

	ASSETS			
23-00-1000	CASH - COMBINED FUND		1,376,755.03	
23-00-1165	OTHER RECEIVABLES		136,129.34	
	TOTAL ASSETS			1,512,884.37
	LIABILITIES AND EQUITY			
	FUND EQUITY			
23-00-2600	FUND BALANCE		1,492,186.92	
	UNAPPROPRIATED FUND BALANCE:			
	REVENUE OVER EXPENDITURES - YTD	20,697.45		
	BALANCE - CURRENT DATE		20,697.45	
	TOTAL FUND EQUITY			1,512,884.37
	TOTAL LIABILITIES AND EQUITY			1,512,884.37

CITY OF IDAHO SPRINGS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2024

1% STREET SALES TAX

		YTD ACTUAL 2022-	YTD ACTUAL 2023-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
	SOURCE 31						
23-00-3133	SALES TAX (1/4) STREETS CIP	777,671.53	799,081.10	95,390.71	790,617.93	1,025,000	77.1
23-00-3136	INTEREST	3,400.48	.00	.00	.00	0	.0
	TOTAL SOURCE 31	781,072.01	799,081.10	95,390.71	790,617.93	1,025,000	77.1
	SOURCE 36						
23-00-3601	INTEREST EARNED	8,824.21	37,710.81	4,336.93	46,385.52	40,000	116.0
	TOTAL SOURCE 36	8,824.21	37,710.81	4,336.93	46,385.52	40,000	116.0
	TOTAL FUND REVENUE	789,896.22	836,791.91	99,727.64	837,003.45	1,065,000	78.6

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2024

1% STREET SALES TAX

		YTD ACTUAL 2022-	YTD ACTUAL 2023-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
23-00-5101	LEGAL AND PROFESSIONAL	250.00	250.00	.00	.00	250	.0
23-00-5103	ENGINEERING	.00	363,312.67	.00	460,885.75	200,000	230.4
23-00-6016	ASPHALT, CURB & GUTTER	156,122.68	24,000.00	.00	158,464.00	1,500,000	10.6
23-00-8114	NOTES PAYABLE BONDS - PRIN	.00	.00	.00	.00	240,000	.0
23-00-8115	NOTES PAYABLE BONDS-INT	206,156.25	201,756.25	.00	196,956.25	403,513	48.8
	TOTAL DEPARTMENT 00	362,528.93	589,318.92	.00	816,306.00	2,343,763	34.8
	TOTAL FUND EXPENDITURES	362,528.93	589,318.92	.00	816,306.00	2,343,763	34.8
	NET REVENUE OVER EXPENDITURES	427,367.29	247,472.99	99,727.64	20,697.45	1,278,763-	1.6

CITY OF IDAHO SPRINGS
BALANCE SHEET
OCTOBER 31, 2024

WATER FUND

	ASSETS		
51-00-1000	CASH - COMBINED FUND	2,347,761.13	
51-00-1150	A/R--BILLED ACCOUNTS	34,745.87	
51-00-1161	UTILITY ACCOUNTS RECEIVABLE	365,256.70	
51-00-1165	OTHER RECEIVABLES	68,064.67	
51-00-1300	LEASE ASSET - SCADA	190,355.95	
51-00-1310	ACCUMULATED DEPRECIATION-LEASE	(70,292.45)	
51-00-1350	CONSTRUCTION IN PROGRESS	267,246.81	
51-00-1610	LAND	13,231.00	
51-00-1620	WATER RIGHTS	10,440.00	
51-00-1630	IMPROVEMENTS OTHER THAN BLDGS	13,555,821.11	
51-00-1631	ACCUMULATED DEPRECIATION	(9,519,423.45)	
51-00-1640	MACHINERY & EQUIPMENT	447,062.36	
51-00-1641	ACCUMULATED DEPRECIATION	(19,287.00)	
	TOTAL ASSETS		7,690,982.70
	LIABILITIES AND EQUITY		
	LIABILITIES		
51-00-2010	ACCR'D COMP'D ABS--LT	19,818.34	
51-00-2011	ACCR'D COMP'D ABS-CURR PORTION	2,202.04	
51-00-2020	ACCOUNTS PAYABLE	205,870.83	
51-00-2130	UNEARNED REVENUE - ARPA	448,910.66	
51-00-2143	LEASE LIABILITY	121,133.22	
51-00-2251	2004 CWCB NOTE PAYABLE--LT	484,890.77	
51-00-2254	2004 CWCB LOAN ACCR'D INT PAYA	20,247.87	
51-00-2255	2004 CWCB NOTE PAYABLE--CURR	49,576.09	
	TOTAL LIABILITIES		1,352,649.82
	FUND EQUITY		
51-00-2600	FUND BALANCE	4,501,857.00	
51-00-2611	CONTRIBUTED CAPITAL	150,585.00	
51-00-2612	CONTRIB CAPITAL - GRANTS	583,086.00	
	UNAPPROPRIATED FUND BALANCE:		
51-00-2900	RETAINED EARNINGS	1,692,302.74	
	REVENUE OVER EXPENDITURES - YTD	(589,497.86)	
	BALANCE - CURRENT DATE	1,102,804.88	
	TOTAL FUND EQUITY		6,338,332.88
	TOTAL LIABILITIES AND EQUITY		7,690,982.70

CITY OF IDAHO SPRINGS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2024

WATER FUND

		YTD ACTUAL 2022-	YTD ACTUAL 2023-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
	CARRY OVER						
51-00-3130	SALES TAX	.00	385,257.18	47,695.35	395,308.93	511,875	77.2
	TOTAL CARRY OVER	.00	385,257.18	47,695.35	395,308.93	511,875	77.2
	CHARGES FOR SERVICES						
51-00-3411	USAGE FEES	994,744.19	1,092,331.62	221,329.20	1,066,741.90	1,350,122	79.0
51-00-3415	LATE CHARGES	11,537.50	7,795.88	4,284.29	13,002.82	10,000	130.0
51-00-3421	SERVICE CHARGE	.00	100.00	.00	.00	200	.0
51-00-3422	TAP FEES	6,845.00	22,588.50	6,845.00	6,845.00	100,000	6.9
	TOTAL CHARGES FOR SERVICES	1,013,126.69	1,122,816.00	232,458.49	1,086,589.72	1,460,322	74.4
	FINES/LEASES						
51-00-3500	WATER LEASE	15,553.10	62,672.15	3,129.37	40,112.39	65,000	61.7
	TOTAL FINES/LEASES	15,553.10	62,672.15	3,129.37	40,112.39	65,000	61.7
	MISCELLANEOUS						
51-00-3601	INTEREST EARNED	6,963.81	40,751.79	7,394.22	73,265.49	40,000	183.2
51-00-3606	HAULED	38,696.61	34,982.61	2,632.68	48,312.35	70,000	69.0
51-00-3699	OTHER INCOME	340.00	900.00	.00	500.00	1,000	50.0
	TOTAL MISCELLANEOUS	46,000.42	76,634.40	10,026.90	122,077.84	111,000	110.0
	GRANTS						
51-00-3720	MISCELLANEOUS REVENUE	382.18	.00	.00	.00	0	.0
	TOTAL GRANTS	382.18	.00	.00	.00	0	.0
	SOURCE 38						
51-00-3890	DOLA GRANT	.00	.00	.00	.00	2,075,000	.0
51-00-3891	CWCB GRANT	.00	.00	146,237.15	150,175.90	440,000	34.1
	TOTAL SOURCE 38	.00	.00	146,237.15	150,175.90	2,515,000	6.0
	TOTAL FUND REVENUE	1,075,062.39	1,647,379.73	439,547.26	1,794,264.78	4,663,197	38.5

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2024

WATER FUND

		YTD ACTUAL 2022-	YTD ACTUAL 2023-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
	OPERATIONAL EXPENDITURES						
51-00-4102	SALARIES	.00	23,424.79	3,964.00	41,622.00	84,703	49.1
51-00-4103	HOURLY	83,091.63	80,630.68	6,941.63	73,401.44	103,464	70.9
51-00-4104	OVERTIME	82.11	4,792.18	13.47	4,462.62	8,000	55.8
51-00-4105	HOLIDAY	.00	400.00	.00	641.20	1,000	64.1
51-00-4201	FICA	4,816.63	6,319.96	631.61	6,985.98	8,085	86.4
51-00-4202	MEDICARE	1,126.53	1,478.10	147.74	1,634.01	2,086	78.3
51-00-4203	HEALTH INS.	19,914.91	26,648.06	2,782.81	28,870.66	33,377	86.5
51-00-4204	LIFE INS.	116.01	145.27	14.00	142.64	202	70.6
51-00-4205	DEFERRED COMP	2,908.66	3,637.55	962.32	10,136.27	8,000	126.7
51-00-4206	UNEMPLOYMENT	166.50	218.62	21.86	240.51	309	77.8
51-00-4207	DISABILITY INSURANCE	394.68	882.67	108.47	1,131.72	1,276	88.7
51-00-4209	DENTAL INSURANCE	1,170.27	1,440.80	95.20	1,146.20	1,988	57.7
51-00-5000	PLANT OPERATIONS CONTRACTUAL	25,104.64	16,517.60	.00	7,468.44	15,000	49.8
51-00-5101	LEGAL	4,635.57	3,285.73	.00	1,167.79	5,000	23.4
51-00-5102	AUDIT	2,600.00	3,562.50	700.00	2,825.00	5,000	56.5
51-00-5103	DESIGN/ENGINEERING	2,254.00	5,217.00	.00	762.00	20,000	3.8
51-00-5104	FINANCIAL SERVICES	.00	8,515.94	.00	19,539.81	14,000	139.6
51-00-5108	OTHER PROFESSIONAL FEES	19,549.80	22,729.52	930.82	17,836.57	40,000	44.6
51-00-5109	PROCESS CONTROL EQUIPMENT	1,472.75	2,014.04	.00	1,538.36	3,500	44.0
51-00-5201	LAB TESTS	3,669.20	6,871.10	733.50	4,891.50	6,000	81.5
51-00-5202	TRASH DISPOSAL	767.92	1,079.13	237.84	2,058.18	1,000	205.8
51-00-5204	REPAIR/MAINT-PLANT	2,350.24	2,073.66	2,383.02	4,557.78	5,400	84.4
51-00-5205	REPAIR/MAINT-DISTRIBUTION	70.88	.00	.00	.00	0	.0
51-00-5207	REPAIR/MAINT.-SERVICES	1,683.58	3,739.42	.00	5,385.64	6,000	89.8
51-00-5208	REPAIR/MAINT. - INSTRUMENTS	255.00	400.99	.00	2,312.67	2,000	115.6
51-00-5209	INSTRUMENT CALIBRATION	.00	17,189.83	.00	16,830.00	18,000	93.5
51-00-5212	TRAINING	197.00	328.99	.00	2,978.98	2,000	149.0
51-00-5213	MEDICAL	.00	.00	.00	.00	100	.0
51-00-5215	EMPLOYEE INCENTIVE	.00	645.00	.00	145.00	700	20.7
51-00-5300	CIRSA W/C INSURANCE	2,909.92	3,348.24	.00	3,068.69	4,000	76.7
51-00-5301	CIRSA P/C INSURANCE	8,777.13	14,032.16	5,186.76	21,771.19	18,000	121.0
51-00-5302	DISCHARGE PERMITS/LICENSES	1,446.00	866.00	.00	1,818.18	2,000	90.9
51-00-5303	TELEPHONE	714.45	1,312.43	287.90	1,951.92	1,000	195.2
51-00-5304	DUES & PUBLICATIONS	660.00	500.00	.00	862.00	1,000	86.2
51-00-5305	TRAVEL & MEALS	.00	.00	.00	.00	100	.0
51-00-5309	CONTRACT OFFICE EQUIPMENT	12,960.00	39,432.00	8,238.00	82,380.00	99,000	83.2
51-00-5310	POSTAGE	1,149.99	1,488.38	.00	1,575.65	1,500	105.0
51-00-5312	LEGAL PUBLICATIONS	.00	.00	.00	.00	1,000	.0
51-00-5313	ADVERTISING	.00	.00	.00	.00	100	.0
51-00-5314	INSURANCE CLAIMS	.00	.00	.00	.00	2,000	.0
51-00-5316	RECORDING DOCUMENTS	.00	.00	.00	.00	200	.0
51-00-5325	PRINTING	25.27	893.67	.00	1,744.90	250	698.0
51-00-5330	COMMUNICATION EQUIPMENT	.00	.00	.00	.00	100	.0
51-00-5335	CELL/INTERNET SERVICE	6,727.57	5,895.47	394.84	4,837.20	8,000	60.5
51-00-6001	ELECTRICITY & GAS	57,255.83	66,820.55	5,939.38	65,474.44	92,000	71.2
51-00-6004	MATERIALS/SUPPLIES/PLANT	1,749.25	659.04	.00	562.12	2,000	28.1
51-00-6007	MATERIALS/SUPPLIES/EQUIP	26.15	2,342.20	.00	16.00	2,500	.6
51-00-6010	MATERIALS/SUPPLIES/OFFICE	648.14	.00	.00	606.21	700	86.6
51-00-6012	GAS/OIL-EQUIPMENT	.00	108.55	.00	723.00	600	120.5
51-00-6022	SAFETY ITEMS	551.02	322.31	.00	592.04	500	118.4
51-00-6025	TOOLS	83.96	53.96	.00	34.96	500	7.0
51-00-6040	OCCUPATIONAL EQUIP/SAFETY	146.41	222.55	.00	139.84	500	28.0

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2024

WATER FUND

		YTD ACTUAL 2022-	YTD ACTUAL 2023-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
51-00-6150	FLEET REPAIR & MAINTENANCE	125.87	887.02	97.00	1,280.99	4,000	32.0
51-00-6191	FLEET FUEL	3,068.33	2,460.25	170.46	1,764.30	4,000	44.1
51-00-6192	FLEET TIRES	.00	1,999.00	.00	406.00	1,500	27.1
51-00-6201	CHEMICALS-CHLORINE	14,219.75	15,584.93	.00	14,167.68	17,000	83.3
51-00-6207	CHEMICALS/LAB	1,729.25	666.80	.00	601.28	2,000	30.1
51-00-6210	CHEMICALS-MISC.	7,262.62	9,519.97	.00	5,586.23	0	.0
51-00-6215	CHEMICALS - CITRIC ACID	2,730.75	.00	.00	.00	2,500	.0
51-00-6216	CHEMICALS-SODIUM HYDROXIDE	.00	.00	.00	1,412.70	4,500	31.4
51-00-6500	MISCELLANEOUS EXPENSES	.00	152.46	.00	.00	0	.0
51-00-7010	OFFICE EQUIP/COMPUTERS	.00	.00	.00	2,475.00	1,000	247.5
51-00-7011	COMPUTER SOFTWARE	46.88	.00	.00	54.03	0	.0
	TOTAL OPERATIONAL EXPENDITURES	303,413.05	413,757.07	40,982.63	476,619.52	670,240	71.1
	DISTRIBUTION EXPENDITURES						
51-15-4102	SALARIES	21,776.80	25,328.63	3,016.80	31,676.40	26,148	121.1
51-15-4103	HOURLY	44,408.61	43,089.66	3,432.72	34,444.89	79,688	43.2
51-15-4104	OVERTIME	147.50	3,271.63	218.68	3,056.42	4,500	67.9
51-15-4201	FICA	3,996.67	4,326.38	401.11	4,165.83	5,607	74.3
51-15-4202	MEDICARE	934.88	1,011.83	93.81	974.32	1,513	64.4
51-15-4203	HEALTH INS.	7,018.07	7,116.75	749.30	7,493.02	8,963	83.6
51-15-4204	LIFE INS.	86.96	72.47	7.37	78.93	102	77.4
51-15-4205	DEFERRED COMP	1,318.99	340.37	516.76	5,378.73	4,000	134.5
51-15-4206	UNEMPLOYMENT	132.87	135.15	13.14	136.31	197	69.2
51-15-4207	DISABILITY INSURANCE	344.22	456.45	63.35	651.65	642	101.5
51-15-4209	DENTAL INSURANCE	326.10	280.24	28.10	281.00	392	71.7
51-15-5111	MAINTENANCE LEAK DETECTION	.00	.00	.00	.00	1,500	.0
51-15-5205	REPAIR/MAINT-DISTRIBUTION	3,534.50	1,830.05	15.78	1,816.42	5,000	36.3
51-15-5206	REPAIR/MAINT HYDRANTS	.00	19.41	.00	387.69	3,000	12.9
51-15-5212	TRAINING	384.00	.00	.00	.00	350	.0
51-15-5309	CONTRACT EQUIPMENT	.00	8,391.95	.00	.00	0	.0
51-15-6003	MATERIALS/SUPPLIES/RESERVOIR	200.14	508.02	.00	420.00	1,000	42.0
51-15-6005	MATERIALS/SUPPLIES/DISTRIB.	241.00	7,412.51	.00	2,909.13	6,000	48.5
51-15-6006	MATERIALS/SUPPLIES/HYDRANT	.00	97.90	.00	.00	5,000	.0
51-15-6022	SAFETY ITEMS	52.32	164.98	.00	239.98	1,000	24.0
51-15-6025	TOOLS	.00	509.62	.00	.00	1,000	.0
51-15-7006	METERS/ANTENNA READ BOX	7,808.01	34,322.96	6,290.23	37,160.28	0	.0
	TOTAL DISTRIBUTION EXPENDITURES	92,711.64	138,686.96	14,847.15	131,271.00	155,602	84.4
	DEPARTMENT 72						
51-72-7310	WTP UPGRADES	.00	123,924.38	211,387.73	841,437.46	890,000	94.5
51-72-7320	WATER DISTRIBUTION PROJECTS	2,962.62	175,573.86	58,040.20	857,861.41	3,950,000	21.7
	TOTAL DEPARTMENT 72	2,962.62	299,498.24	269,427.93	1,699,298.87	4,840,000	35.1

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2024

WATER FUND

		YTD ACTUAL 2022-	YTD ACTUAL 2023-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
	DEBT SERVICE						
51-79-5108	BANK FEES	.00	80.00	.00	.00	0	.0
51-79-8140	2004 CWCB NOTE--PRINCIPAL	44,868.87	47,164.00	.00	49,576.09	47,164	105.1
51-79-8141	2004 CWCB NOTE--INTEREST	31,704.38	29,409.25	.00	26,997.16	29,409	91.8
51-79-8144	2002 CWRPDA LOAN--PRINCIPAL	154,151.31	.00	.00	.00	0	.0
51-79-8145	2002 CWRPDA LOAN--INTEREST	3,677.66-	.00	.00	.00	0	.0
	TOTAL DEBT SERVICE	227,046.90	76,653.25	.00	76,573.25	76,573	100.0
	TOTAL FUND EXPENDITURES	626,134.21	928,595.52	325,257.71	2,383,762.64	5,742,415	41.5
	NET REVENUE OVER EXPENDITURES	448,928.18	718,784.21	114,289.55	(589,497.86)	1,079,218-	(54.6)

CITY OF IDAHO SPRINGS
BALANCE SHEET
OCTOBER 31, 2024

WASTEWATER FUND

	ASSETS			
52-00-1000	CASH - COMBINED FUND		1,561,172.89	
52-00-1125	CASH W/ FISCAL AGT--CWRPDA '19		10,000.00	
52-00-1161	UTILITY ACCOUNTS RECEIVABLE		294,548.42	
52-00-1165	OTHER RECEIVABLES		68,064.67	
52-00-1300	LEASE ASSET - SCADA		42,245.41	
52-00-1310	ACCUMULATED DEPRECIATION-LEASE		(18,775.74)	
52-00-1610	LAND VALUE		616,889.16	
52-00-1630	IMPROVEMENTS OTHER THAN BLDGS		20,023,507.66	
52-00-1631	ACCUMULATED DEPRECIATION		(7,586,424.66)	
52-00-1640	MACHINERY & EQUIPMENT		388,884.00	
	TOTAL ASSETS			15,400,111.81
	LIABILITIES AND EQUITY			
	LIABILITIES			
52-00-2010	ACCR'D COMP'D ABS-LT		20,069.30	
52-00-2011	ACCR'D COMP'D ABS-CURR PORTION		2,229.92	
52-00-2020	ACCOUNTS PAYABLE		12,404.02	
52-00-2143	LEASE LIABILITY		23,820.80	
52-00-2276	2019 STX IMPVT ADV--LT PORTION		1,443,390.40	
52-00-2530	2019 CWRPDA LOAN		2,563,818.15	
52-00-2531	2019 CWRPDA LOAN--CURR PORTION		96,044.33	
52-00-2532	2019 CWRPDA ACCR'D INT PAY		2,216.55	
52-00-2550	2020 CWRPDA LOAN--LT		2,707,705.09	
52-00-2551	2020 CWRPDA LOAN--CURR PORTION		95,327.59	
52-00-2552	2020 CWRPDA ACCR'D INT PAY		2,335.86	
	TOTAL LIABILITIES			6,969,362.01
	FUND EQUITY			
52-00-2600	FUND BALANCE		6,477,112.67	
52-00-2611	PLANT INVESTMENT FEES		124,940.00	
52-00-2612	CAPITAL GRANT		464,981.00	
	UNAPPROPRIATED FUND BALANCE:			
52-00-2900	RETAINED EARNINGS	810,258.30		
	REVENUE OVER EXPENDITURES - YTD	553,457.83		
	BALANCE - CURRENT DATE		1,363,716.13	
	TOTAL FUND EQUITY			8,430,749.80
	TOTAL LIABILITIES AND EQUITY			15,400,111.81

CITY OF IDAHO SPRINGS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2024

WASTEWATER FUND

		YTD ACTUAL 2022-	YTD ACTUAL 2023-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
	CARRY OVER						
52-00-3130	SALES TAXES	.00	385,257.17	47,695.35	395,308.92	511,875	77.2
	TOTAL CARRY OVER	.00	385,257.17	47,695.35	395,308.92	511,875	77.2
	CHARGES FOR SERVICES						
52-00-3411	USER FEES	961,029.96	1,085,334.77	201,751.66	988,790.36	1,328,450	74.4
52-00-3415	LATE CHARGES	9,279.98	6,925.79	3,500.05	10,400.47	11,000	94.6
52-00-3421	SERVICE	2,905.73-	.00	.00	.00	0	.0
52-00-3422	TAP FEES	12,053.00	.00	13,372.00	13,372.00	20,000	66.9
	TOTAL CHARGES FOR SERVICES	979,457.21	1,092,260.56	218,623.71	1,012,562.83	1,359,450	74.5
	MISCELLANEOUS						
52-00-3601	INTEREST EARNED	6,577.50	32,691.66	4,917.87	54,505.81	30,000	181.7
52-00-3699	OTHER INCOME	8,229.45	3,300.00	300.00	4,800.00	5,000	96.0
	TOTAL MISCELLANEOUS	14,806.95	35,991.66	5,217.87	59,305.81	35,000	169.5
	SOURCE 37						
52-00-3720	CDPHE GRANTS	25,000.00	.00	.00	.00	0	.0
	TOTAL SOURCE 37	25,000.00	.00	.00	.00	0	.0
	SOURCE 38						
52-00-3890	DOLA GRANT	34,568.08	.00	.00	.00	875,000	.0
	TOTAL SOURCE 38	34,568.08	.00	.00	.00	875,000	.0
	TOTAL FUND REVENUE	1,053,832.24	1,513,509.39	271,536.93	1,467,177.56	2,781,325	52.8

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2024

WASTEWATER FUND

		YTD ACTUAL 2022-	YTD ACTUAL 2023-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
	OPERATIONAL EXPENDITURES						
52-00-4102	SALARIES	.00	23,424.74	3,964.00	41,622.00	84,703	49.1
52-00-4103	HOURLY	83,091.33	80,630.46	6,941.58	73,401.13	103,464	70.9
52-00-4104	OVERTIME	82.11	4,792.07	13.47	4,462.48	6,500	68.7
52-00-4105	HOLIDAY	.00	400.00	.00	641.20	700	91.6
52-00-4201	FICA	4,816.26	6,319.65	631.56	6,985.56	8,916	78.4
52-00-4202	MEDICARE	1,126.29	1,477.78	147.67	1,633.45	2,083	78.4
52-00-4203	HEALTH INSURANCE	19,914.85	26,647.94	2,782.79	28,870.55	33,377	86.5
52-00-4204	LIFE INS.	115.93	145.23	14.00	142.61	202	70.6
52-00-4205	DEFERRED COMP	2,908.53	3,637.40	962.32	10,136.13	6,000	168.9
52-00-4206	UNEMPLOYMENT	166.03	218.43	21.81	239.93	309	77.7
52-00-4207	DISABILITY INSURANCE	394.50	882.49	108.45	1,131.50	1,276	88.7
52-00-4209	DENTAL INSURANCE	1,170.28	1,440.80	95.20	1,146.20	1,988	57.7
52-00-5000	PLANT OPERATIONS CONTRACTUAL	30,109.85	20,278.31	.00	8,066.03	40,000	20.2
52-00-5101	LEGAL	.00	.00	.00	.00	2,500	.0
52-00-5102	AUDIT	2,600.00	3,562.50	700.00	2,825.00	5,000	56.5
52-00-5103	DESIGN/ENGINEERING	3,282.00	.00	.00	306.00	5,000	6.1
52-00-5104	FINANCIAL SERVICES	.00	19,788.42	.00	8,557.80	20,000	42.8
52-00-5108	OTHER PROFESSIONAL FEES	12,861.98	12,535.31	930.83	23,862.58	25,000	95.5
52-00-5109	PROCESS CONTROL EQUIPMENT	162.51	3,287.82	.00	1,061.93	5,000	21.2
52-00-5201	LAB TESTS	7,631.00	13,008.16	157.50	7,215.61	13,000	55.5
52-00-5202	DISPOSAL-TRASH	4,114.50	4,534.50	906.00	4,983.00	5,800	85.9
52-00-5204	REPAIR/MAINT.-PLANT	2,543.62	7,424.71	.00	2,127.92	40,000	5.3
52-00-5206	CH. CREEK SAN DIST MAINT FEE	1,522.00	1,692.00	500.00	4,671.00	2,000	233.6
52-00-5207	REPAIR/MAINT-SERVICES	3,462.58	7,692.36	.00	3,340.22	8,000	41.8
52-00-5208	REPAIR MAINT - INSTRUMENTS	48.30	449.04	274.87	3,812.40	1,500	254.2
52-00-5209	INSTRUMENT CALIBRATION	.00	22,554.80	.00	21,849.25	25,000	87.4
52-00-5212	TRAINING	1,012.55	1,518.48	.00	2,345.00	2,000	117.3
52-00-5213	MEDICAL	.00	.00	.00	.00	100	.0
52-00-5215	EMPLOYEE INCENTIVE	.00	570.00	.00	120.00	0	.0
52-00-5250	SLUDGE REMOVAL	20,393.91	30,128.77	1,314.00	36,825.50	33,000	111.6
52-00-5300	CIRSA W/C INSURANCE	2,909.92	3,348.24	1,895.38	4,964.07	4,000	124.1
52-00-5301	CIRSA P/C INSURANCE	8,777.15	14,032.17	5,186.76	21,771.18	16,000	136.1
52-00-5302	DISCHARGE PERMITS/LICENSES	4,630.00	335.00	.00	10,000.80	2,500	400.0
52-00-5303	TELEPHONE	714.46	931.35	204.03	1,194.63	1,000	119.5
52-00-5305	TRAVEL & MEALS	.00	.00	.00	.00	150	.0
52-00-5309	CONTRACT OFFICE EQUIPMENT	14,580.00	12,960.00	1,620.00	16,200.00	20,000	81.0
52-00-5310	POSTAGE & SHIPPING	1,616.92	1,135.41	.00	1,575.65	1,000	157.6
52-00-5312	LEGAL PUBLICATIONS	.00	.00	.00	.00	300	.0
52-00-5313	ADVERTISING	.00	.00	.00	.00	100	.0
52-00-5314	INSURANCE CLAIMS	.00	.00	.00	.00	2,500	.0
52-00-5316	RECORDING DOCUMENTS	.00	.00	.00	.00	300	.0
52-00-5325	PRINTING	25.28	1,061.66	.00	785.68	500	157.1
52-00-5330	COMMUNICATION EQUIPMENT	.00	.00	.00	.00	50	.0
52-00-5335	CELL/INTERNET SERVICE	28,190.79	25,360.01	2,521.53	28,511.14	34,000	83.9
52-00-5390	UCCWA	1,313.09	2,062.00	.00	2,062.00	2,062	100.0
52-00-6001	UTILITIES	137,618.82	152,772.43	9,387.05	158,230.82	200,000	79.1
52-00-6004	MATERIALS/SUPPLIES/PLANT	2,746.32	2,432.32	.00	2,703.23	4,200	64.4
52-00-6007	MATERIALS/SUPPLIES/EQUIP	588.17	1,142.52	.00	.00	3,000	.0
52-00-6010	MATERIALS/SUPPLIES/OFFICE	832.61	737.22	.00	240.08	2,000	12.0
52-00-6012	GAS/OIL-EQUIPMENT	1,850.01	130.56	.00	1,607.66	3,000	53.6
52-00-6022	SAFETY ITEMS	798.83	62.28	.00	584.05	800	73.0
52-00-6025	TOOLS	135.24	13.99	.00	232.30	800	29.0

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2024

WASTEWATER FUND

		YTD ACTUAL 2022-	YTD ACTUAL 2023-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
52-00-6030	UNIFORMS	.00	.00	.00	.00	200	.0
52-00-6040	OCCUPATIONAL EQUIP/SAFETY	24.98	309.65	.00	.00	500	.0
52-00-6150	FLEET MAINT	64.20	747.63	96.99	1,039.93	2,000	52.0
52-00-6191	FLEET FUEL	3,319.85	2,460.25	170.46	1,764.33	4,000	44.1
52-00-6192	FLEET TIRES	.00	645.43	.00	406.00	1,500	27.1
52-00-6193	FLEET SUPPLIES	26.04	47.35	.00	5.99	250	2.4
52-00-6201	CHEMICALS-CHLORINE	.00	.00	.00	.00	200	.0
52-00-6205	CHEMICALS-SULFUR DIOXIDE	.00	.00	.00	.00	300	.0
52-00-6207	CHEMICALS/LAB	13,623.21	11,401.73	.00	3,881.05	19,000	20.4
52-00-6210	CHEMICALS-MISC.	17,884.11	9,889.97	.00	13,289.69	20,000	66.5
52-00-7010	OFFICE EQUIP/COMPUTER	.00	.00	.00	2,475.00	1,000	247.5
52-00-7011	COMPUTER SOFTWARE	46.87	.00	.00	47.98	0	.0
	TOTAL OPERATIONAL EXPENDITURES	445,847.78	543,061.34	41,548.25	575,955.24	829,630	69.4
	COLLECTIONS EXPENDITURES						
52-16-4102	SALARIES	21,776.80	25,328.63	3,016.80	31,676.40	26,148	121.1
52-16-4103	HOURLY	44,407.65	43,089.55	3,432.70	34,444.83	79,688	43.2
52-16-4104	OVERTIME	147.50	3,271.55	218.67	3,056.35	5,000	61.1
52-16-4201	FICA	3,996.24	4,326.07	401.08	4,165.49	5,606	74.3
52-16-4202	MEDICARE	934.52	1,011.76	93.81	974.28	1,513	64.4
52-16-4203	HEALTH INSURANCE	7,017.94	7,116.69	749.30	7,492.99	8,963	83.6
52-16-4204	LIFE INS.	86.65	72.30	7.33	78.57	102	77.0
52-16-4205	DEFERRED COMP	1,318.91	340.38	516.73	5,378.54	3,175	169.4
52-16-4206	UNEMPLOYMENT	132.46	134.99	13.08	135.93	197	69.0
52-16-4207	DISABILITY INSURANCE	344.12	456.34	63.33	651.44	642	101.5
52-16-4209	DENTAL INSURANCE	326.11	280.24	28.10	281.00	392	71.7
52-16-5205	REPAIR/MAINT.-COLLECTION	.00	17.95	.00	449.00	2,500	18.0
52-16-5212	TRAINING	216.00	.00	.00	.00	500	.0
52-16-6005	MATERIALS/SUPPLIES/COLLECTION	1,576.15	1,861.66	.00	2,763.28	5,000	55.3
52-16-6022	SAFETY ITEMS	15.10	119.99	.00	.00	750	.0
52-16-6025	TOOLS	60.23	134.27	.00	.00	1,500	.0
52-16-6191	FLEET FUEL	.00	50.98	.00	.00	0	.0
52-16-7007	EQUIPMENT PURCHASE	.00	.00	.00	.00	1,000	.0
	TOTAL COLLECTIONS EXPENDITURES	82,356.38	87,613.35	8,540.93	91,548.10	142,676	64.2
	DEPARTMENT 72						
52-72-7310	WWTP UPGRADES	200,575.45	96,563.44	.00	291.13	200,000	.2
52-72-7320	WW COLLECTION PROJECTS	.00	5,671.52	13,580.00	27,477.78	3,000,000	.9
	TOTAL DEPARTMENT 72	200,575.45	102,234.96	13,580.00	27,768.91	3,200,000	.9

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2024

WASTEWATER FUND

		YTD ACTUAL 2022-	YTD ACTUAL 2023-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
	DEBT SERVICE						
52-79-8101	2020 CWRPDA--PRINCIPAL	94,380.24	94,852.73	47,723.30	95,327.59	94,734	100.6
52-79-8102	2020 CWRPDA--INTEREST	14,843.50	14,371.01	6,888.57	13,896.15	14,490	95.9
52-79-8109	2019 CWRPDA--PRINCIPAL	95,089.86	95,565.91	48,082.12	96,044.33	95,446	100.6
52-79-8110	2019 CWRPDA--INTEREST	14,133.88	13,657.83	6,529.75	13,179.41	13,778	95.7
	TOTAL DEBT SERVICE	218,447.48	218,447.48	109,223.74	218,447.48	218,448	100.0
	TOTAL FUND EXPENDITURES	947,227.09	951,357.13	172,892.92	913,719.73	4,390,754	20.8
	NET REVENUE OVER EXPENDITURES	106,605.15	562,152.26	98,644.01	553,457.83	1,609,429-	34.4

CITY OF IDAHO SPRINGS
BALANCE SHEET
OCTOBER 31, 2024

PARKING ENTERPRISE FUND

	ASSETS			
59-00-1000	CASH - COMBINED FUND		902,781.28	
59-00-1165	OTHER RECEIVABLES		39,961.63	
59-00-1350	CONSTRUCTION IN PROGRESS		296,723.17	
	TOTAL ASSETS			1,239,466.08
	LIABILITIES AND EQUITY			
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
59-00-2900	RETAINED EARNINGS	956,819.57		
	REVENUE OVER EXPENDITURES - YTD	282,646.51		
	BALANCE - CURRENT DATE		1,239,466.08	
	TOTAL FUND EQUITY			1,239,466.08
	TOTAL LIABILITIES AND EQUITY			1,239,466.08

CITY OF IDAHO SPRINGS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2024

PARKING ENTERPRISE FUND

		YTD ACTUAL 2022-	YTD ACTUAL 2023-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
	CHARGES FOR SERVICES						
59-00-3491	PARKING FEES	280,126.05	461,117.19	57,229.19	507,675.25	550,000	92.3
	TOTAL CHARGES FOR SERVICES	280,126.05	461,117.19	57,229.19	507,675.25	550,000	92.3
	MISCELLANEOUS						
59-00-3601	INTEREST EARNED	884.88	8,408.09	2,843.86	23,234.46	7,000	331.9
	TOTAL MISCELLANEOUS	884.88	8,408.09	2,843.86	23,234.46	7,000	331.9
	SOURCE 37						
59-00-3790	CDOT CONTRIBUTION	.00	.00	.00	.00	2,650,000	.0
	TOTAL SOURCE 37	.00	.00	.00	.00	2,650,000	.0
	SOURCE 38						
59-00-3891	P.I.L.O. CONSTRUCTION	.00	.00	166.67	1,500.03	0	.0
	TOTAL SOURCE 38	.00	.00	166.67	1,500.03	0	.0
	TOTAL FUND REVENUE	281,010.93	469,525.28	60,239.72	532,409.74	3,207,000	16.6

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2024

PARKING ENTERPRISE FUND

		YTD ACTUAL 2022-	YTD ACTUAL 2023-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
	CAPITAL EXPENSES						
59-70-4102	SALARIES	.00	.00	.00	.00	29,244	.0
59-70-5108	DESIGN/ENGINEERING	.00	289,230.86	.00	21,263.23	2,800,000	.8
59-70-7901	CAPITAL PROJECTS	.00	17,835.00	.00	228,500.00	200,000	114.3
	TOTAL CAPITAL EXPENSES	.00	307,065.86	.00	249,763.23	3,029,244	8.3
	TOTAL FUND EXPENDITURES	.00	307,065.86	.00	249,763.23	3,029,244	8.3
	NET REVENUE OVER EXPENDITURES	281,010.93	162,459.42	60,239.72	282,646.51	177,756	159.0

CITY OF IDAHO SPRINGS
Clear Creek County, Colorado

RESOLUTION No. 25, SERIES 2024

A RESOLUTION REPEALING EXISTING DESIGN REVIEW GUIDELINES AND ADOPTING NEW DESIGN GUIDELINES FOR HISTORIC STRUCTURES.

WHEREAS, the City of Idaho Springs recognizes the need to preserve the integrity of the community's historic resources; and

WHEREAS, the City desires to utilize design review guidelines as a basis for making informed, consistent decisions about proposed new construction and alterations to buildings and sites in the Historic District and other designated sites in its formal permitting processes; and

WHEREAS, the existing Idaho Springs Design Review Guidelines for Historic Structures, passed and adopted in 2007, are in need of revision to improve the effectiveness in carrying out community goals for historic preservation; and

WHEREAS, the City, through its Historical Preservation Review Commission, has revised these guidelines.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF IDAHO SPRINGS, COLORADO as follows:

The Idaho Springs Design Guidelines for Historic Structures, attached hereto and made a part hereof, are accepted on behalf of the City and shall become effective upon adoption of this Resolution, replacing the previous guidelines in their entirety.

RESOLVED, APPROVED and ADOPTED this 25th day of November, 2024.

CITY OF IDAHO SPRINGS

By: _____
Chuck Harmon, Mayor

ATTEST:

_____
Diane Breece, City Clerk

TO:	City Council
CC:	City Administrator Andrew Marsh, Best and Brightest Fellow Maria Schaffels
FROM:	Dylan Graves, Community Development Planner
SUBJECT:	City of Idaho Springs Design Guidelines for Historic Structures
MEETING DATE:	November 25, 2024

The City's Historic Preservation Review Commission (HPRC) has been working on an update to the City's *Design Guidelines for Historic Structures (Guidelines)* for much of 2024 to improve upon the existing guidelines last updated and adopted in 2007. The reasons for updates are discussed below. The HPRC made a motion to recommend adoption of the updated *Guidelines* by a vote of 4-0 at the November 19, 2024, HPRC meeting.

UPDATES TO GUIDELINES DOCUMENT

The updated guidelines are included in the attached document. The reasons for updating the *Guidelines* are as follows:

1. Improve effectiveness in carrying out community goals, philosophy, and agreements
   a. Comprehensive plan
   b. Preservation purposes in the Municipal Code and existing Design Guidelines
   c. Certified Local Government (CLG) agreement
   d. Philosophy: how does this benefit the community, residents, and businesses
2. Improve efficiency: time and cost of review for the City or the Applicant
3. How easy is it to understand the guidelines or standards
   a. Clarity: eliminate ambiguity, repetition, contradictions
   b. Jargon that would not be understood by users: applicant, architect, board member, contractor, inspector, neighbor, owner, planner
   c. Regulations vs. how-to
4. How easy is it to find a guideline or standard: organization and format (tables)
5. How practical is the requirement/how will it be applied
6. Recurring issues: e.g. mass (including height), door and window openings, substitute materials
7. Fill in gaps (table comparing municipalities), for example:
   a. Documentation/application contents: existing structure, historic/non-historic, construction
   b. Design principles: pattern books, "traditional" design
   c. Construction level: stabilize, maintain, repair, replace
   d. Supporting information: other codes (zoning, building, etc.), maps, photos, surveys

City Staff reviewed the above and believes that all seven of these reasons are valid for why the Guidelines are under consideration for adoption.

The effectiveness of carrying out community goals and philosophies is improved by addressing items that are included in our CLG agreement and in the Comprehensive Plan. Staff believes that improved efficiency will be achieved. Clearer Guidelines make for better applications and it is hoped that these updated Guidelines will help applicants better understand what is needed from them before applying for a COA, reducing back and forth between Staff and applicants. Staff believes that the updated Guidelines are easier to understand and reduce grey areas. When coupled with the How-To guidance and other materials that the City is working on separately from the Guidelines, this should help applicants and City officials better understand the intent and purpose of Guideline language. Organization has been improved and when the updated Guidelines are put online, Staff will further simplify the process for property owners to access specific Guideline items. We have addressed recurring issues that have come up during past COA applications over the preceding year to ensure that any loopholes or grey areas are reduced. Finally, we filled in gaps by comparing municipalities in the area and adding sections to our Guidelines that were missing but we believed were needed.

Given the above, the reasons for this update appear clear. Staff believe that future updates will be needed and should be done more routinely than has occurred in the past, though any updates that occur over the next few years would be anticipated to be small. Bringing the Guidelines back as a work session item at the end of 2025 or start of 2026 is desirable to ensure that the updated Guidelines are performing as intended and to make additional tweaks as needed. the Code requires Council to periodically "amend and delete guidelines and adopt additional regulations, as necessary and appropriate, for the interpretation, administration and

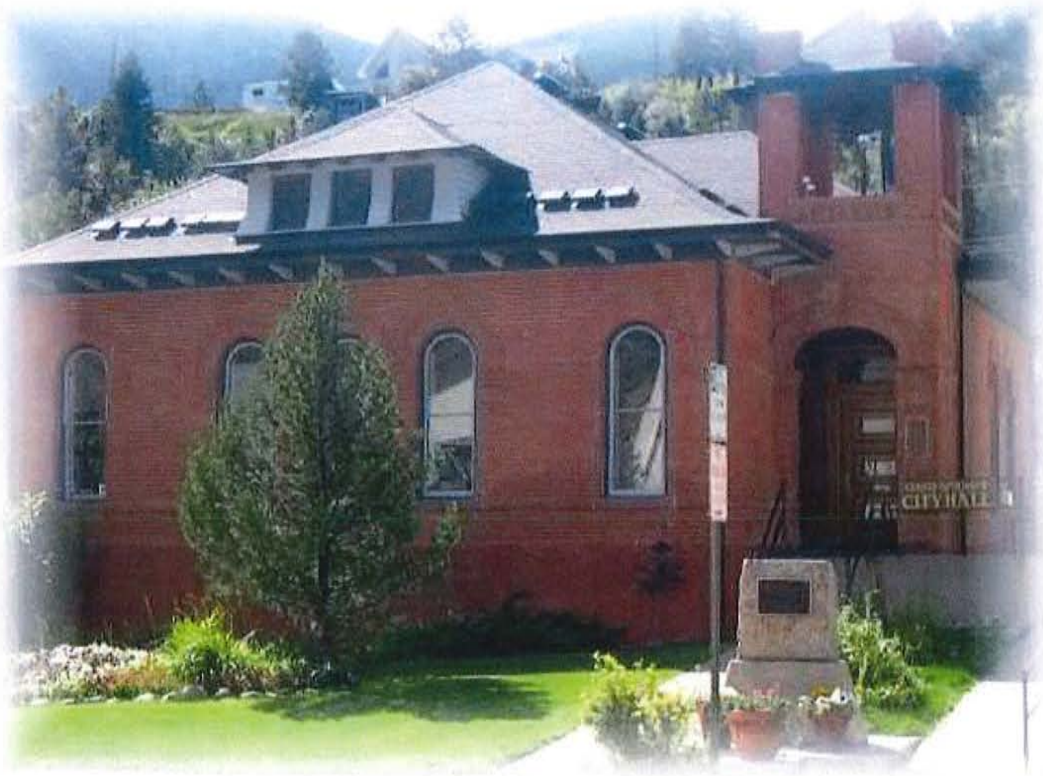
enforcement of these regulations as they may be helpful to builders and property owners." This is per Section 22-5(D). Revisiting this in late 2025/early 2026 is a good way to ensure that Code requirements continue to be met.

RECOMMENDATION

Staff recommends that City Council adopt the revised *Design Guidelines for Historic Structures*, as included in the Council packet.

CITY OF IDAHO SPRINGS

DESIGN GUIDELINES
for
HISTORIC STRUCTURES



2024

Acknowledgements

These guidelines were prepared by the Idaho Springs Historic Preservation Commission members. Their hours of work, discussion and consideration have resulted in a document the City of Idaho Springs can be proud of.

The first major update to these Guidelines occurred in 2007. Since that time, the City has routinely revisited the Guidelines and updated as necessary. This 2024 update builds upon past work done by previous Commissions and Councils, with consultation from the public through public meetings, outreach, and other events.

The Idaho Springs City Council ultimately reviewed and adopted this document on _____, 2024. The Council's support of historic preservation and its value to the City cannot be overstated.

Idaho Springs City Council

Chuck Harmon, Mayor
Jeremy Jones, Mayor *pro tem*
James Clark
Janine Mariani
Kate Collier
Lisa Manifold
Scott Pennell

Historic Preservation Review Commission

Lisa Manifold, Chair
Michael Davenport, Vice Chair
Shannon Glazer
Patti Tyler

City Staff

Andrew Marsh, City Administrator
Dylan Graves, Community Development Planner
Maria Schanhals, Best and Brightest Fellow

Photo and Illustration Credits

Illustrations by Dan Abbott
Photos by Phyllis Adams,
Dylan Graves, Maria
Schanhals

TABLE OF CONTENTS

PART ONE – GENERAL INFORMATION

SHORT HISTORY OF IDAHO SPRINGS AND ITS ARCHITECTURE 5
HISTORIC PRESERVATION IN IDAHO SPRINGS 9
PURPOSE OF GUIDELINES 10
HOW TO UNDERSTAND THE GUIDELINES 12
THE REVIEW PROCESS 12
APPLICATION PROCEDURES 13
Preliminary Review 13
Application for Approval 13
COMMISSION PROCEDURES 14
Maintenance and Repair Exceptions 16
Small Projects Exceptions 16
CRITERIA 16

PART TWO – GUIDELINES for REHABILITATION, RESTORATION or RENOVATION of CONTRIBUTING STRUCTURES

1. Architectural Character 17
2. Accessibility 17
3. General Principles for New Construction 17
4. Existing Additions 18
5. Existing Accessory Structures 19
6. Preservation of Historic Features 19
7. Replacement of Missing Elements 20
8. Context 21
9. Location 21
10. Site relationship and building orientation 21
11. Scale and proportion 22
12. Roofs 22
13. Porches, balconies, and awnings 23
14. Building foundations 24
15. Chimneys and stovepipes 24
16. Vertical and horizontal emphasis 24
17. Windows, doors, and other openings 25
18. Alley entrances 27
19. Building materials 27
20. Wood siding 27
21. Paint 28
22. Masonry 29
23. Metal 30
24. Fences and walls 31
25. Sidewalks, patios, and driveways 31
26. Decks 31
27. Roof decks 31
28. Landscaping 32
29. Snow shedding 32
30. Solar energy 32
31. Security devices 33

32. Other mechanical equipment 33
33. Hot tubs 33
34. Signs 33
35. Utilities and exterior lighting 34
36. Vacant buildings 35

PART THREE – NEW CONSTRUCTION and REHABILITATION, RESTORATION OR RENOVATION OF NONCONTRIBUTING STRUCTURES

1. Architectural Character 37
2. General Principles for New Construction 38
3. New Additions 38
4. New Accessory Structures 39
5. Context 39
6. Location 40
7. Site relationship and building orientation 40
8. Scale and proportion 40
9. Height of Buildings 41
10. Porches, balconies, and awnings 41
11. Building foundations 41
12. Roofs 42
13. Roof decks 42
14. Connectors 42
15. Vertical and horizontal emphasis 43
16. Windows, doors, and other openings 43
17. Storefronts 44
18. Alley entrances 44
19. Building materials 44
20. Paint 45
21. Masonry 45
22. Metal 45
23. Fences and walls 45
24. Sidewalks, patios, and driveways 46
25. Decks 46
26. Landscaping 46
27. Snow shedding 46
28. Utilities and exterior lighting 46
29. Solar energy and wind devices 46
30. Security devices 47
31. Other mechanical equipment 47
32. Hot tubs 47
33. Signs 47

PART FOUR – DEMOLITION

APPLICATION 49
INITIAL CONSIDERATION 49
CRITERIA 49

GUIDELINES FOR DEMOLITION OR RELOCATION OF STRUCTURES

1. Existing Site Conditions 51
2. Preservation Potential 51
3. Moving Procedures 51

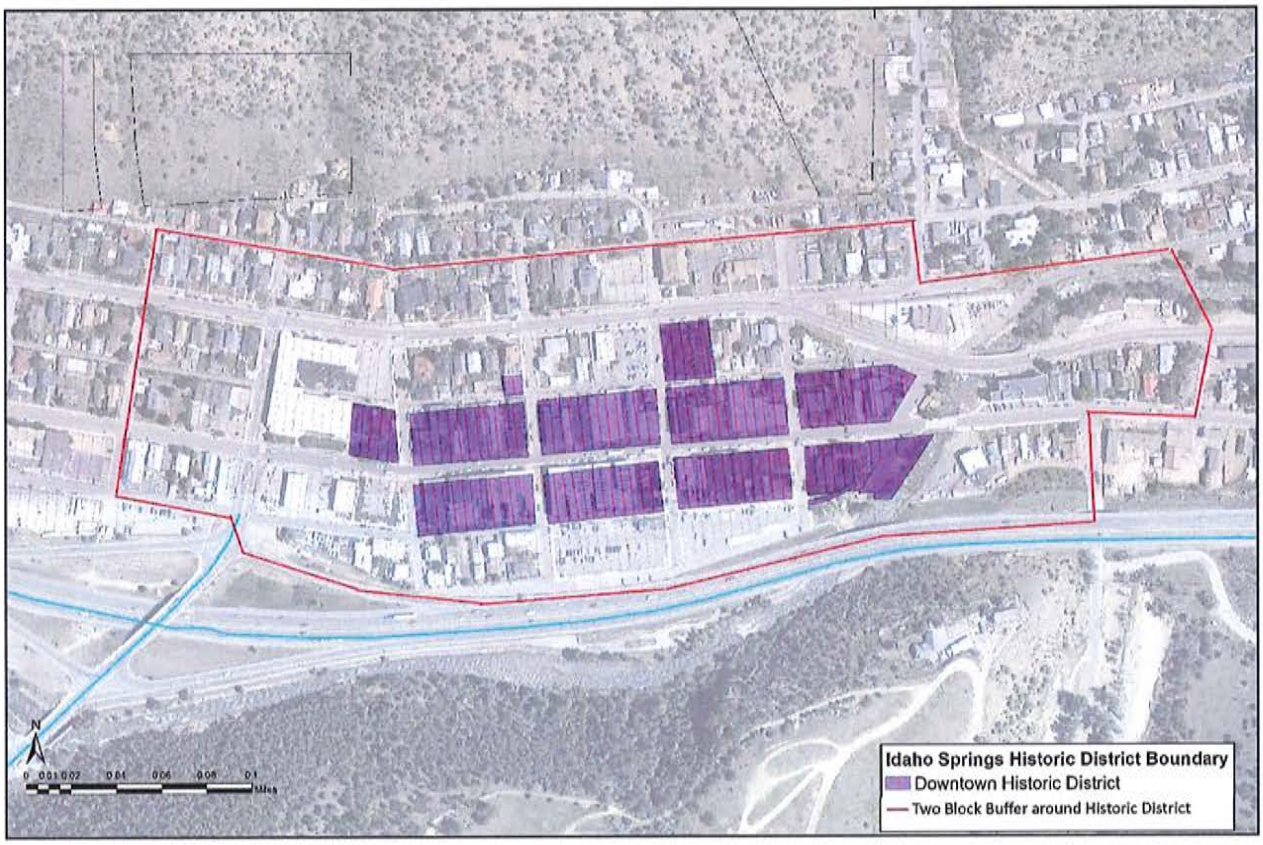
4. Relocation Site 51
5. Relocation Plan 51
6. Replacement Materials 51
7. Original Site 51

PART FIVE – GLOSSARY of TERMS 53

APPENDIX A - Map showing original district 57
APPENDIX B – Additional locally designated sites 58
APPENDIX C – Designated noncontributing structures within the District 60
APPENDIX D – Secretary of Interior's Standards 61
APPENDIX E – Application checklist 63

PART ONE – GENERAL INFORMATION

The following Guidelines apply to all properties within the City of Idaho Springs National Historic District and any property that has received local, state, or national designation as a registered historic landmark. For information on what properties outside the Historic District are included, please refer to Appendix B of these Guidelines. The City's Historic District is identified below:



Two-Block Idaho Springs Historic Commercial District Architectural Design Buffer

New Development within a two-block radius of the outside boundary of the Idaho Springs Historic Commercial District shall 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. Please see Section 21-105(A)(2) of the Idaho Springs Municipal Code for more information.

The following Guidelines shall be used by owners of registered and designated properties to determine appropriate processes, materials, and designs for rehabilitation, restoration, and repair of historic structures. They can also be used by owners of non-registered buildings that are nonetheless part of the City's period of significance, dating from approximately 1877 to 1920. To begin, a brief history of Idaho Springs will set the context for why the City has determined that historic preservation is critical to the City's future.

A. History of Idaho Springs and Historic Preservation in the community

SHORT HISTORY OF IDAHO SPRINGS AND ITS ARCHITECTURE

The Miner Street Commercial District forms the heart of the two mile long and one quarter mile wide City of Idaho Springs. This area is a collection of one- and two-story brick and a few frame buildings that housed the markets, hardware stores, banks, offices and saloons of the 19th century mining center. Only a few clapboard structures survive from the early commercial district which was composed mostly of false-fronted wood frame buildings. Although there was never a major fire in the Idaho Springs commercial district, the coming of the railroad made it easier to obtain bricks, iron and other durable construction materials, and the frame buildings were gradually replaced. The arrival of the railroad in 1877 strengthened the position of Idaho Springs as a mine supply center. Brick commercial buildings, which form the core of the district, came into being between 1877 and 1920, and reflect the vernacular late Victorian-early twentieth century commercial architecture typical of that period.

The buildings constructed during the prosperous late Victorian period prior to the 1893 Silver Crash display an exuberance of arch detailing, bracketed and heavily corbelled cornices, highly decorated friezes, and elaborate window caps not seen in later buildings. After the Silver Crash, a depression followed when virtually all building activity ceased state-wide for several years. When the economy began its recovery, some construction activity resumed at the end of the late 19th century and early 1900's. The buildings reflected the mood of the times in their design with a sense of cautious optimism and a desire for stability seen in the restrained styles inspired by classical architectures. Mining activity waned after 1910, but enough continued, along with tourism, to maintain a moderate population in the community. With the construction of Interstate 70 and the development of the Henderson Molybdenum Mine, Idaho Springs has again assumed the role as supply center not only for miners, but for skiers, hunters, campers, tourists, travelers, and some residents who are now able to commute to jobs in the Denver area. The Miner Street Commercial District, though constructed for 19th century miners, still supports a viable economic community.

Commercial structures, as with residential, began with logs. However, as the city grew, these original rough buildings were either demolished or covered over by the lap sided, wooded faces of the false fronts for which western architecture is so noted. These buildings were termed "vernacular", which indicated that local custom and materials took precedence over any particular architectural style.

Soon, however, the influence of Revival designs began to take effect. Brick construction brought Italian and Romanesque styles into focus in large buildings finished with fine cornices, ornamental brackets and elaborately detailed arched windows.

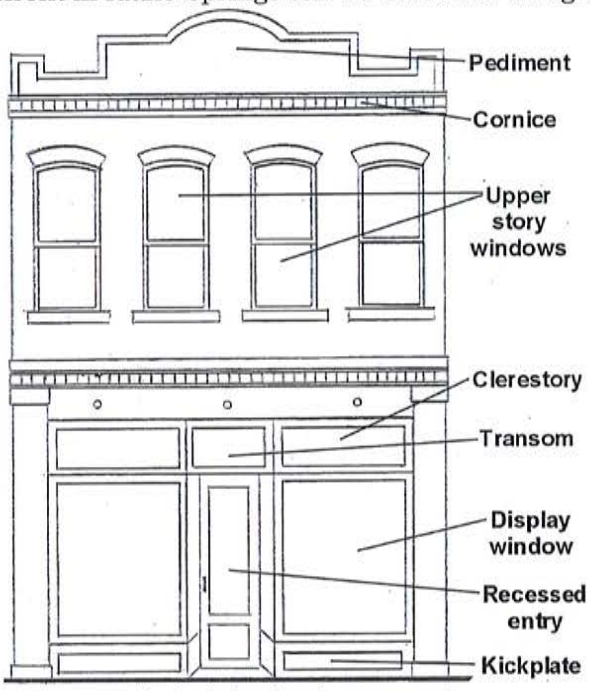
Colonial characteristics are rare but do appear on the Idaho Springs Carnegie Library.

The Elks Lodge is an excellent representation of mission style architecture.

Newer brick buildings in Idaho Springs reflect the later 19th century commercial style characterized by recessed entrances, large display windows, elaborate metal cornices, cast-iron pilasters, and intricate patterns of decorative brickwork. Later modifications, particularly on the first-floor storefronts, include the use of stucco, board and batten, plywood sheathing and composition stone. These alterations are, however, generally minor compromises to the tourist and automobile-oriented economy of the 20th century.

The buildings of the commercial district of Idaho Springs all assisted in establishing the city as something more than a western mining camp. It became a reflective piece of history.

A typical commercial storefront in Idaho Springs can be described using the following components:



Typical storefront components

~~~~~~

Much of the beauty of Idaho Springs lies not with its specific historic sites, but in the street after street of well-tended period homes. These homes accurately reflect the diversity of architecture in the last half of the 19th century.

Idaho Springs' mining camp period was characterized by the construction of simple log structures; more or less temporary shelters. The earliest permanent homes were built in a simplified version of the Gothic Revival style. These homes can be recognized by their steep, central gable roofs and tall narrow windows. The use of the lancet (pointed top) window under the central gable is also quite common. Narrow, four- inch siding was the most frequent exterior material and houses were small, without fireplaces, to conserve heat.
These houses are Country or Cottage style Gothic as opposed to Classic Gothic of massive churches and mansions.

As Idaho Springs became established, the simple Gothic home was embellished with porches, bay windows and cut out trim known as carpenter's lace.

The hipped, or four-sided roofs, often with double chimneys on top, mark the next wave of Victorian architecture: the Italian box style. These large square houses were built in the more prosperous time of the late 1870s and 1880s. Some were built of brick although many continued to use the wood lap siding. Windows, still tall and narrow, are often surmounted with a keystone arch. Bracketed cornices were also characteristic.
~~~~~~

Other styles are represented in details if not entire structures.

Many times, the residential styles are not distinct, being mixed in happy combination with each other. Fine native stonework and delicate wrought iron were used to accent any style.

HISTORIC PRESERVATION IN IDAHO SPRINGS

In the 1980s, the Idaho Springs City Council recognized the unique character and historical importance of the "downtown" area of the City. In January of 1984, the Idaho Springs Downtown Commercial District was added to the National Register of Historic Places.

Recognizing the need for the area to be preserved and protected, the City Council adopted Ordinance No. 4, Series 1988, establishing the Idaho Springs Historic Preservation District, creating the Idaho Springs Historic Preservation Review Commission and setting forth regulations and criteria for the consideration of applications for Certificates of Appropriateness. Adoption of that ordinance was the culmination of years of work and effort on the part of the City and its preservation-minded citizens.

Since that time, a number of other properties within the City have been locally designated for preservation outside the original District. Appendix B contains a list of all such locally designated properties.

Today, the Historic Preservation Review Commission (HPRC) continues its primary task of reviewing proposed changes in the District and at other locally designated sites and determining their appropriateness.

The regulations, criteria and guidelines for Historic Preservation in Idaho Springs are based on the U.S. Secretary of the Interior's Standards and Guidelines for Historic Preservation Projects. Those Standards and Guidelines are the basis for these guidelines and the City's comprehensive efforts to protect our historic properties and our heritage.

Historic preservation entails far more than simply keeping the historic structures standing. It assures that today's residents and visitors, and future generations, can have a sense of the past and the strong ties Idaho Springs has to Colorado history. With the goal to foster civic pride while also protecting the unique historic atmosphere and character of the City and strengthening the local economy, Idaho Springs strives to draw a reasonable balance between the desires of property owners and the preservation of the City's heritage.

The HPRC is the City Council-appointed group of volunteers charged with administering the standards, regulations and guidelines to reach the goal of preservation while avoiding the imposition of any unreasonable economic hardship.

The historic sites in Idaho Springs must be protected from changes that will erode their historic integrity, so that they can be held in trust for future generations to enjoy.

B. Purpose of the Guidelines and How to Use

PURPOSE OF GUIDELINES

The purpose of these guidelines and City regulations are to:

1. **Civic Pride**: Foster civic pride in the beauty and accomplishments of the past and promote the use of the Historic District and other designated sites for the education and pleasure of the City's citizens.
2. **Unique and Historic**: Protect the unique scenic and historic atmosphere and character of the City and protect the architectural, cultural and aesthetic heritage of the City.
3. Economy: Strengthen the City's economy by protecting and enhancing the City's attractions for visitors.
4. **Preservation**: Preserve and protect the continued existence of historic structures and sites within the Historic District and other designated sites.
5. **Balance**: Draw a reasonable balance between the desires of property owners and the preservation of the City's heritage, while avoiding the imposition of an unreasonable economic hardship.
6. **Materials and Design**: Prevent the use of materials or design in the repair, construction, reconstruction or remodeling of structures which:
   a. Adversely affect the desirability of the district or other designated site for business and residential purposes; or
   b. Are hazardous or incompatible with the historic character of the District or other designated site.

The Secretary of the Interior's Standards for the Treatment of Historic Properties, which guide the City of Idaho Springs' own preservation goals as a National Landmark Historic District embody two important objectives:

1. The preservation of historic materials and
2. the preservation of a building's distinguishing character.

The City believes that all historic structures, their historic materials, and the character of these structures are of great importance and these Guidelines are meant to ensure that these priorities are upheld.

The purpose of the design guidelines is to preserve the integrity of Idaho Springs' historic resources and allow compatible new construction, whether new buildings in the historic district or rehabilitation of existing structures. They indicate an approach to design that will help sustain the character of the community that is so appealing to residents and visitors. These guidelines may also provide information that property owners may use in making decisions about their properties.

Design guidelines form the backbone of the design review system. They are specific guidelines outlining the treatments that are appropriate and inappropriate for construction or renovation features. Design Guidelines are for use in the Historic District and at all other locally designated sites. They address a variety of construction and repair activities, including the rehabilitation of historic properties, alterations to noncontributing structures and the construction of new buildings. They also provide guidelines for landscape and site design. For a map of the Historic District, please see Appendix A. For a map of all historic resources in the City, see Attachment B.

The guidelines provide the City, through its Historic Preservation Review Commission (HPRC), a basis for making informed, consistent decisions about proposed new construction and alterations to buildings and sites in the District and other locally designated sites in its formal permitting processes. The guidelines help provide uniform review and increase predictability, and are a means to prevent delays and minimize added costs to developers and builders when they are followed carefully. The guidelines are administered by the HPRC and the Idaho Springs City Council so that applicants may understand the City's standards for historic preservation in the early stages of project development.

The local and national historic district designations recognize that the City of Idaho Springs' district is unique. The City's built environment is a fragile system of historic and natural features, which can be diminished with neglect of existing structures and inappropriate development.

All affected property owners who plan to make changes to the exteriors of buildings must be issued a Certificate of Appropriateness (COA) by the HPRC. In order to review each project in a consistent manner, the HPRC will use these guidelines as a basis for determining the appropriateness of the work proposed.

The guidelines are provided to property owners to aid in planning an approach to development in the City. Property owners are encouraged to review the guidelines when planning an improvement project. Owners must comply with the guidelines and receive their COA prior to securing a building permit. Although the design guidelines are written so that they can be used by the layman to plan improvements, property owners are strongly encouraged to enlist the assistance of qualified design and planning professionals, including architects and preservation consultants.

The City's historic resources – from its national historic district to the variety of nationally, state, and locally designated sites – bring visitors to the community and instill a sense of place that is worthy of protection. These guidelines are intended to direct design alternatives and indicate the range of approaches to yield results that are compatible with the character of Idaho Springs. The guidelines are not intended to unreasonably restrict creativity, nor to require residents to spend more money on their projects. Rather, they are intended to protect the District and other locally designated sites from designs incompatible with the existing historic structures to ensure that these historic structures and resources are maintained appropriately.

HOW TO USE THE GUIDELINES

While a primary focus of these guidelines is to provide the HPRC and City Council with resources by which to review requests for work on structures within the Historic District or on designated sites outside the District, these guidelines can also be used by property owners looking to perform work on their historic properties. These guidelines can be used as a framework by which property owners can structure their projects and ensure compliance with City, State, and Federal preservation standards. By following the guidelines and tailoring a project around the standards contained herein, a property owner can apply for a COA with knowledge that their project complies with the standards and thus will be supported and approved.

HOW TO UNDERSTAND THE GUIDELINES

A Typical Guideline

Guidelines are contained in Parts Two, Three and Four of this document. A typical design guideline will contain the following:

- First is the design element category (e.g., scale and proportion, porches and awnings, masonry) under which the design guideline falls.
- Next is a brief discussion of the design element and why it is important. Included in this discussion may be a policy statement that describes a desired state or condition of the design element being discussed. Policy statements are shown in italics.
- Third is the design guideline statement itself, which is typically performance-oriented, describing a desired design treatment.
- The design guideline statement is followed by supplemental information that may include additional requirements or may provide an expanded explanation.
- Additionally, a photograph or illustration may be provided to clarify the intent of the guideline.

It is important to note that *all* of the elements of the design guidelines constitute the material upon which the HPRC will make its determination of the appropriateness of a proposed project.

The numerical ordering of the guidelines does not imply a ranking of importance. The emphasis placed on individual guidelines varies on a case-by-case basis, depending on the context of the proposed project.

Definitions of Key Terminology

The degree to which a project must comply with design guidelines varies from guideline to guideline. The degree of compliance required is dictated by the language used in the guideline itself. The following terms related to compliance are used in the design guidelines. The definitions of these terms indicate the degree of compliance required.

Appropriate – In some cases, a stated action or design choice is defined as being "appropriate" in the text. In such cases, by choosing that design approach, the applicant will be in compliance with the guideline. However, in other cases, there may be a design that is not expressly mentioned in the text that also may be deemed "appropriate" by the HPRC.

Consider – When the term "consider" is used, a design suggestion is offered to the applicant as an example of one method of how the design guideline at hand could be met. Applicants may elect to follow these suggestions, but may also seek alternative means of meeting it.

Imperative mood – Throughout this document, many of the guidelines are written in the imperative mood. The applicant is often instructed to "maintain" or "preserve" an established characteristic. For example, one guideline states, "Preserve features such as original doors, windows and porches in their original form and position." In such cases, the user *must* comply.

Inappropriate – Inappropriate means not allowed. When the term "inappropriate" is used, the relevant design approach cannot be allowed. For example, one guideline states, "Use of metal, fiberglass or plastic awnings is inappropriate." In this case, the proposed use of such awnings would not be approved.

Integrity – Integrity is the ability of a property to convey its historic significance. The aspects of integrity include location, design, setting, materials, workmanship, feeling, and association. The aspect of design for buildings and districts includes form, plan, space, structure, proportion, scale, ornamentation, material, massing, fenestration, and the relationships of buildings and of sites.

Preferred – In some cases, the applicant is instructed that a certain design approach is "preferred". In such a case, the applicant is strongly encouraged, but not required, to choose the design option mentioned. Other approaches may be considered.

Shall – If the term "shall" appears in a design guideline, compliance is required.

Should – If the term "should" appears in a design guideline, compliance is strongly encouraged, but may not be not required.

When feasible – In some design guidelines, the applicant is asked to comply with the statement "when feasible". In these cases, compliance is required, except when the applicant can demonstrate that it is not physically or financially possible to do so. For example, one guideline states, "Repair metal features by patching, splicing or otherwise reinforcing the original metal when feasible." In this case, the applicant must retain and repair the existing material unless they can demonstrate that it has deteriorated to the extent that it is not practical to do so.

THE REVIEW PROCESS

The design review process is "reactive", in that it only applies to proposed actions initiated by the property owner. While it guides an approach to certain design problems by offering alternative solutions, it does not dictate a specific outcome and it does not require a property owner to instigate improvements that are not contemplated. For example, if an owner plans to repair a deteriorated doorway, the guidelines indicate appropriate methods for such work. If doorway repair is the only work proposed by the property owner, the process does not require that other building features that may be deteriorated, such as a roof in poor condition, be repaired.

Following these steps will result in an organized and, hopefully, more successful application process for a COA.

Step 1. Consider Professional Design Assistance

These guidelines are not intended to take the place of professional design assistance, which is highly recommended, but rather to assist the owner and designer in creating the best project. Property owners are strongly encouraged to engage licensed architects and other design and planning professionals to assist them in developing their concepts. Doing so may facilitate a quick review process and often will save the owner time and money. *Please note that the HPRC cannot design or assist in the design process of any project submitted for approval.*

Step 2. Check Other City Regulations

Remember that the guidelines supplement other adopted Idaho Springs ordinances. City Hall staff can provide information about these regulations. These other regulations also may affect the design character of a project. Examples include:

- Zoning Code
- Building Codes

Step 3. Become Familiar with the Design Guidelines

Review the basic organization of the guidelines book and determine which parts will apply to the project.

Step 4. Review the Site Context

Consider immediately adjacent properties and also the character of an entire block. The general character of an area is an important feature. Understanding the historic character of the area, as well as that of surviving historic resources, is vital to the development of an appropriate design.

Step 5. Develop a Design Concept Using the Guidelines

These guidelines form the basis for the HPRC's design review decisions.

Step 6. Preliminary Review with City Planner

Before submitting a complete application for review, a meeting with the City Planner is required to determine whether the project is sufficiently complete to move forward with a preliminary review with the HPRC and official submittal of an application.

Step 7. Preliminary Review (optional but encouraged)

Prepare a packet for preliminary review by the HPRC prior to the expenditure of drawings for final review. This step is highly recommended for new construction, accessory buildings and major alterations.

Step 8. Prepare and Submit a Complete Application Packet for Formal Review

An application packet shall be prepared (the contents of which are discussed in the following section) and submitted to the HPRC for review. A presentation of the proposed project to the HPRC is necessary to obtain a COA.

Step 9. Submit the design for formal review.

City Staff will review the application for compliance with Guidelines, then schedule a hearing with the HPRC. Presentation to the HPRC is the culmination of the design review process. The presentation shall focus on how the proposed work complies with the Guidelines.

APPLICATION PROCEDURES

An application for a building permit constitutes an application for a Certificate of Appropriateness when such Certificate is required. Applications, and HPRC checklists, can be obtained at City Hall or at the link here. For an application to be heard at a regularly scheduled HPRC meeting, a completed application, along with all required documentation, must be submitted to the City Administrator a minimum of five working days prior to that scheduled meeting. Applications submitted without the necessary information attached will be considered incomplete and will be returned to the applicant by City Staff. See Appendix E for a sample checklist. *The HPRC will not receive or consider incomplete applications.*

Preliminary Review

A preliminary review by the HPRC is highly recommended for new construction or major alterations, and is welcome for any level project. As with any application, preliminary review applications are due a minimum of five working days prior to the HPRC meeting for which they are to be reviewed. The review packet shall contain the following materials:

- ✓ Preliminary review request
- ✓ Scaled elevations with dimensions

- ✓ List of exterior materials
- ✓ Scaled floor plans with dimensions (for new construction or new addition)

Application for Approval

In addition to a completed building permit application, review packets shall contain the following:

- ✓ A drawing, picture or scale model which shows the exterior surfaces of the structure as proposed to be constructed, repaired, reconstructed or remodeled, in sufficient detail to depict the finished appearance of the structure.
- ✓ A detailed list of the type of exterior materials and finishes proposed to be used.
- ✓ For any new construction, a site plan showing the structure's relation to and location on its building site.

COMMISSION PROCEDURES

The HPRC meets monthly. Meeting schedules and agendas are properly posted at City Hall or are available online here: City of Idaho Springs Meetings and Agendas. Meetings may be cancelled if no completed applications or requests for preliminary reviews have been submitted.

All HPRC meetings are open to the public and consideration of all applications is as a public hearing.

The Commission will either approve or deny the application, based on the criteria set forth in Chapter 22 of the Idaho Springs Municipal Code, and listed below. It may also conditionally approve the application, with the agreement of the applicant to comply with such conditions. Such conditions will then become conditions of the COA and the building permit.

If the Commission determines that the criteria are met and no additional conditions need to be required, it will issue the COA and forward a copy of it to the Building Official. Following approval of the application and issuance of a COA, the Building Official may issue the building permit, provided that all other applicable requirements of the City building code and other regulations and ordinances are met.

A COA approval is granted for a one-year period, during which time building permits must be issued and work must commence. Renewal is possible when circumstances call for it.

IMPORTANT NOTE: A Certificate of Appropriateness *does not constitute a building permit*. Building Permits *must* be obtained and appropriate fees paid prior to construction.

The HPRC must review the following types of work proposed in the District or at other locally designated sites:

Rehabilitation and Alterations of Structures
Any alteration to the exterior of a building, including the construction of an addition to it, is subject to review.

New Construction
Construction of any new, freestanding structure, either as a primary or an accessory structure is subject to review.

Demolition or Relocation
Demolition of whole or parts of buildings, accessory structures, accessory features such as walls and fences, as well as relocation of structures, requires review.

Public Sector Projects
Any public sector project that proposes to alter the historic and/or visual character of the District or any other locally designated site is subject to review by the HPRC.

Maintenance and Repair Exception
Maintenance and repair generally are not reviewed by the HPRC. However, if the maintenance and repair activity changes the physical appearance of a building or involves the removal and replacement of significant materials and components on a structure, HPRC approval may be required.

Emergency Maintenance and Repair
Emergency repairs may be required from time to time in situations where imminent damage to a historic building would occur without emergency repairs. Prior to completion of the emergency repair work, consultation with the City Planner and the HPRC chair or vice chair is required. If a COA is determined to be required, only enough work to protect the building may be completed prior to the first COA meeting where the work can be scheduled for public hearing. This work shall be completed with consultation by the City's Building Official and if building permits are needed, all applicable permits shall be applied for and issued in accordance with City regulations and these Guidelines.

"Small Project" Exceptions
The HPRC has developed a list of "small projects" that will be deemed "appropriate" upon a required review by the City Planner, rather than through a review by the HPRC, except as noted. This list will continue to evolve; however, currently "small projects" are defined as the following:

- **Minor Amendments to an Approved COA** – Minor amendments that do not substantially alter the work approved by an existing COA may be reviewed administratively by the City Planner in consultation with the HPRC chair or vice chair. The City Planner may determine that the amendments require a new hearing with the HPRC.
- **Reroofing** – Any reroofing which uses the same material as the existing roof and does not in any other way alter the roof's appearance is appropriate. All other roofing, including all metal roofs, requires HPRC review.
- **Gutters and Downspouts** – Guttering is appropriate if painted to match the building AND if no exterior trim elements are altered or obscured in any way.
- **Mechanical Installations** (e.g., air conditioners, etc.) – Small unit mechanical systems that are placed on side or rear façades, painted to match the existing structure, have no reflective metallic surfaces and/or are screened from view and do not exceed 3' by 2 ½' by 2 ½' are appropriate.
- **Satellite Dishes** – Satellite dishes are appropriate if no more than 2 feet across and are mounted on sections of the roof or property that are not visible from the primary street running in front of the main entrance to the building.
- **Signs** – All signs that meet the requirements of Chapter 20 of the Idaho Springs Municipal Code, including size, materials, lighting and location, may be approved by the City's authorized agent. At the discretion of the City Planner in consultation with the HPRC chair or vice chair, a sign application may be referred to the HPRC when it requests alternative materials, extensive brackets, unusual lighting arrangements or unusual configurations.

CRITERIA

All proposed projects within the District or at any other locally designated site must satisfy the following:

1. The proposed work is consistent with and promotes the purposes of the Historic District, as set out in Chapter 22.
2. With respect to an existing structure, the proposed work must not adversely or materially affect its historic quality.
3. The proposed work must have no adverse material effect on the historic atmosphere and character of the District as a whole or on other locally designated sites.
4. The proposed work must be in compliance with all current, applicable design guidelines.
5. **The proposed project must not damage adjoining properties.**

In reviewing any application for a Certificate of Appropriateness, the HPRC will consider the following with reference to the Guidelines:

1. The effect on the general historic architectural character and aspects of integrety of the structure.
2. The architectural style, arrangement, texture and material used on the existing and proposed structures and their relation and compatibility with other structures in the District and other locally designated sites.
3. The effects of the proposed work in creating, changing, destroying or otherwise affecting the exterior architectural features of the structure upon which such work is done.
4. The effects of the proposed work on the protection, enhancement and perpetuation of the structure. New systems and code compliance in existing buildings is permitted but shall be planned/executed such that historical materials are not damaged or obscured.
5. The condition of existing improvements and whether they are a hazard to public health and safety.
6. The compatibility of accessory structures and fences with the main structure on the site, with other structures and with the character of the District or locally designated site.
7. Substantial compliance with the Secretary of the Interior's "Standards for Historic Preservation Projects" as they apply to building exteriors only, except those relating to paint color, which shall not apply. Paint color is not regulated by the guidelines but shall follow the historic color schemes as described in Part 2 and Part 3 of these guidelines.

PART TWO – GUIDELINES for REHABILITATION, RESTORATION or RENOVATION of CONTRIBUTING STRUCTURES

The City differentiates between contributing and non-contributing structures. Part Two of the Guidelines addresses contributing structures. Non-contributing structures are discussed in Part Three of these Guidelines.

Definitions:

Contributing structures: In general, a building that is at least fifty (50) years old or older or is associated with significant people or events. A contributing building is one eligible for designation, or formally designated, that has significance and that may have experienced some alterations which, while not seriously damaging the exterior integrity of the property, have altered the appearance enough to be noted. These sites, structures, or objects retain enough exterior integrity to contribute to the significant characteristics of the district.

Non-contributing structures: Buildings, regardless of age, which do not possess sufficient significance and/or exterior integrity necessary for designation, and is considered noncontributing to a district, or not eligible to be designated as an individual landmark.

Period of Significance: The City's period of significance for historic preservation, as listed in the City's National Register of Historic Places Nomination form from 1983, ranges from 1877 to 1920.

GENERAL PRINCIPLES

1. ***Architectural Character***

Buildings shall be visually compatible with other structures in the District or neighborhood. Use styles appropriate to the District or neighborhood. Part One of the guidelines show examples of typical styles found in Idaho Springs.

a. *Historically, most buildings in Idaho Springs were simple in character. Avoid stylistic ornamentation that are not compatible with the history of Idaho Springs.*
   1) Use ornamental details with constraint.
   2) Elaborate ornamentation, which is atypical in Idaho Springs, is discouraged.
   3) Other styles that would also be misleading about the history of Idaho Springs are inappropriate (for example, Brutalism).

b. *Respect the sense of time and place in all projects.*
   1) New construction should draw on the features and character of historic structures without being exact copies of historic styles.

2. ***Accessibility***

a. *While preserving significant historic features in existing buildings, provide accessibility as required by the International Existing Building Code (IEBC).*

TYPE OF PROJECT

3. ***General Principles for New Construction***

a. *Respect established building location, lot coverage and open space patterns when locating a new building.*
   1) Locate a new building to respect the alignment of historic building facades and

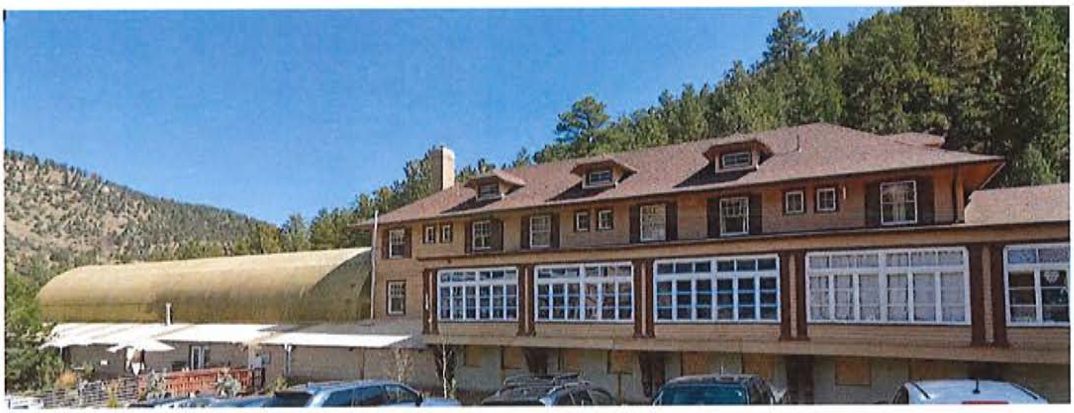
entrances in the surrounding context/block.

2) Design a building to include the typical features and rhythms of historic buildings in the surrounding context/block, using similar proportions and dimensions.
3) Design the height, mass and form of a new building to be compatible with the historic context.
4) Design a new building to be recognized as current construction, while respecting key features of the historic district as well as the surrounding historic context/block.
5) Use a roof form that is compatible with the historic context.
6) Use materials that appear similar in scale, color, texture and finish to those seen historically in the district.
7) Design windows, doors and other features to be compatible with historic contributing primary structures and the historic context.
8) Locate a new building to fit within the established setback (front and side) and yard patterns seen in the historic district.

4. ***Existing Additions***

Some changes to a building may be evidence of the history of the structure, its inhabitants and its neighborhood. Such changes may have developed significance in their own right, and this significance shall be recognized and respected.

a. *Preserve an older addition that has achieved historic significance in its own right.* Some later alterations that are at least fifty years old also may have achieved historical significance and shall be evaluated on a case-by-case basis for preservation. For example, a porch or a kitchen wing may have been added to the original building early in its history. Such an addition is usually similar in character to the original building in terms of materials, finishes and design.



The pool structure at the Indian Hot Springs is an example of a later addition that may have gained significance in its own right.

b. *A more recent addition that is not historically significant may be removed.*
For example, a sunroom or greenhouse may have been added within the last 50 years that has not achieved historic significance. In this case, removal of this addition and restoration of the original façade would be encouraged.

An example of an addition that is not historic in its own right and could be removed.

5. ***Existing Accessory Structures***

Accessory structures include garages, carriage houses, barns, sheds and mining structures. *Because accessory structures help interpret how an entire lot was used historically, their preservation is strongly encouraged.*

a. *If an existing accessory structure dates from the City's period of significance, then its preservation is required.*
   1. When treating an historic accessory building, respect its character-defining features such as primary materials, roof materials, roof form, historic windows, historic doors and architectural details.
   2. Avoid moving an historic accessory structure from its original location.
   3. If an accessory structure does not date from the period of significance, then its preservation is encouraged.

b. *If an existing accessory structure is beyond repair, then replacing it in-kind is encouraged.*
   1. An exact reconstruction of the accessory structure is not necessary in these cases.
   2. The replacement shall be compatible with the overall character of the historic structure, while accommodating new uses.
   3. If a new accessory structure is needed, refer to the design guidelines for New Accessory Structures in Part Three of this document.

c. *New uses that require minimal change and maintain the utilitarian character of an accessory structure are preferred.*
   1. New uses which significantly alter the character or size of an accessory structure are not appropriate.

6. ***Preservation of Historic Features***

Historic features, including building and architectural details, along with building form and scale contribute to the character and significance of a structure and shall be preserved. Distinctive stylistic features or examples of skilled craftsmanship shall be treated with sensitivity. Continued maintenance is the best preservation method. *Rehabilitation work shall not destroy or detract from the distinguishing qualities or character of the property and its environment.*

a. *Protect and maintain significant stylistic features.*
   1. The best preservation procedure is to maintain historic features from the outset so that intervention is not required.

2. Employ treatments such as rust removal, caulking, limited paint removal and reapplication of paint.
3. Retain the original shape of the clerestory as glass, a sign band or a decorative panel.
4. Where it exists, maintain the pattern created by recessed entrances.
5. Retain or restore the kickplate as a decorative or simple panel, coordinated with the rest of the façade.

b. *Avoid removing or altering any historic or significant architectural features.*
1. Preserve features such as original doors, windows and porches in their original form and position.

c. *Limit intervention with historic features.*
1. Maintain character-defining features. Repair only those features that are deteriorated. Replace only those features that are beyond repair.

2. Patch, piece-in, splice, consolidate or otherwise upgrade the feature, using recognized preservation methods when feasible.

3. Protect materials and features that are adjacent to the area being worked on.

d. *Parapet or false front walls shall not be altered, especially those on primary elevations or highly visible façades.*
1. When a parapet or false front wall becomes deteriorated, there is sometimes a temptation to lower or remove it.

e. *Avoid adding features that were not part of the original building.*
1. For example, decorative millwork shall not be added if it was not an original feature of that structure.

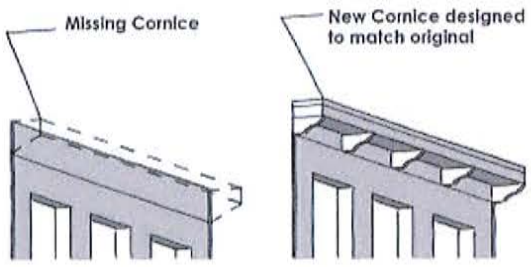
f. *When disassembly of an historic feature is necessary for its restoration, minimize damage to the original materials.*
1. Document the location of an historic feature if disassembly is required so it may be repositioned accurately.

7. ***Replacement of Missing Elements***

While restoration is the preferred alternative, replacement with a similar feature is an option. In the event replacement is necessary, the new material shall match that being replaced in design, color, texture and other visual qualities. Replacement shall occur only if the existing historic material cannot be reasonably repaired.

a. *Replacement of missing elements may be included in repair activities.*
1. Replace only those portions that are beyond repair.

b. *Replace missing original features in-kind.*
1. Use the same kind of material as the original. A substitute material may be acceptable only if the size, shape, texture and finish conveys



the visual appearance of the original material.

c. *Replacement of missing or deteriorated architectural elements shall be based on accurate duplications of original features.*
   1. The design shall be substantiated by physical or pictorial evidence to avoid creating a misrepresentation of the building's genuine heritage.
   2. If no pictorial evidence is available, this requirement can be waived.

d. *When reconstruction of an element is impossible, develop a new design that is a simplified interpretation of the original.*
   This is appropriate when inadequate information exists to allow for an accurate reconstruction of missing features. The new element shall be similar to comparable features in general size, shape, texture and finish.

e. *Conjectural designs for replacement parts that cannot be substantiated by written, physical or pictorial evidence are generally inappropriate.*
   However, consider designs that are based on details from similar buildings within the District or neighborhood, when there is evidence that a similar element once existed. For example, where "scars" on the exterior siding suggest the location of decorative brackets but no photographs exist of its design, then designs for historic brackets on historic buildings that are clearly similar in character may be used as a model.

CONTEXT AND LOCATION

8. ***Context***

   a. *Maintain the historic relationship with the surrounding district or neighborhood including buildings, streets, alleys, walks, and landscaping.*

9. ***Location***

   a. *Maintain historic setbacks from front and side property lines.*

   b. *Maintain historic vertical relationship between building first floor and grade elevation or street level.*

10. ***Site Relationship and Building Orientation***

A building's historic significance includes its orientation and physical relationship to the street, alley and other structures on the site and adjacent properties. An historic structure shall retain its original orientation on the site and its physical relationship with other structures.

   a. *Preserve a historic structure in its original location on the site, including orientation, setbacks, building height, and finished grade.*

   b. *Changing the grade of a site adjacent to a building to permit development of below-grade features is not appropriate if it changes the character of the site.*

BUILDING MASS AND PROPORTION

11. ***Scale and Proportion***

The height, width and proportions of a building shall conform generally with other buildings in the District or neighborhood. *Scale and proportion of a structure will be a primary consideration*

of the HPRC.

a. *Large façade designs shall be divided into segments to conform with established façade patterns in the District.*

b. *Cornice and clerestory alignment shall be maintained wherever possible.*

c. *Ratio of wall surface to openings shall also be consistent within the District or neighborhood.*

12. ***Roofs***

Typical residential roof shapes are gabled, hipped and shed. Gabled roofs are the most frequent, and usually the gable end is oriented toward the street. Most commercial buildings have gently sloping, almost flat, roofs, but some have gable and shed roofs. Because roof forms are often one of the most significant character-defining elements, their preservation is important.

a. *Preserve the original roof form.*
   1. Avoid altering the angle of the roof.
   2. In general, low gable, shed vaulted, domed, free form, A-frame and geometric shape roofs will be deemed inappropriate.
   3. Shed roof may be used for small additions or accessory buildings.
   4. All roofs shall have appropriate overhangs.
   5. Flat skylights mounted flush with the roof may be considered in areas that limit their visibility from public ways. Raised skylights are generally not appropriate.
   6. Placement of crickets or other snow guard devices shall be done in such a way that they do not alter the form of the roof. Preserve decorative roof accessories such as cresting, ridge caps and finials.

b. *Preserve the original eave depth.*
   1. The shadows created by traditional overhangs contribute to one's perception of the building's historic scale and therefore, these overhangs shall be preserved where possible.
   2. Cutting back roof rafters and soffits or in other ways altering the traditional roof overhang is inappropriate.

c. *Preserve original roof materials.*
   1. Avoid removing roof material that is in good condition.
   2. It is especially important to preserve historic materials, or replace them with similar materials when necessary.
   3. Roof materials shall be used in a manner similar to that seen historically and chosen based on its compatible appearance to the structure and the neighborhood.

d. *Replacement roof materials for an historic structure shall convey a size and texture similar to those used traditionally.*
   1. Roof materials shall have a matte, non-reflective finish.
   2. When choosing a roof replacement material the architectural style of the structure shall be considered.
   3. Roll roofing, built-up tar and gravel, plastic or fiberglass roofing materials are generally not appropriate; however, on flat roofs which are not visible from public areas, alternative roof materials may be considered.
   4. Where replacement is necessary, use similar materials to that seen historically.

e. *If they are to be used, metal roofs shall be applied and detailed in a manner that does not*

distract from the historic appearance of the building.

1. Metal roof materials shall have a matte, non-reflective finish.
2. Seams shall be of a thin profile.
3. The edges of a standing seam metal roof shall be bent downward at the edges of the roof and have a very slight overhang. In most cases the gutters shall hide this detail.

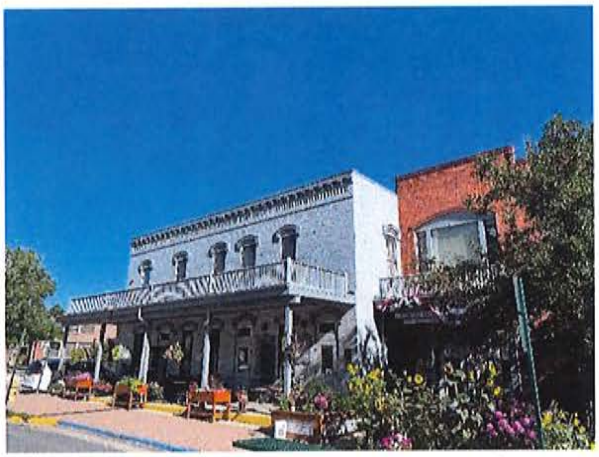
f. *Skylights installed on a historic roof should be as unobtrusive as possible and not visible from a public street. Flat skylights that blend with the roof are most appropriate. Sculptural or bubble-type skylights are not appropriate. It is not appropriate to install skylights in locations that compromise character-defining roofs, or on roof slopes that are prominently visible from the street.*

13. ***Porches, Balconies, and Awnings***

Projecting elements, such as porches, balconies, and awnings, help to provide visual interest to a building, can influence its perceived scale, protect entrances and pedestrians from rain or snow and provide shade in summer. A porch is often one of the most important character-defining elements of a residential façade. *Where porches exist on historic structures, they shall be maintained in their original condition and form. If a porch no longer exists on an historic structure, then it shall be replaced.*

a. *Preserve an original porch.*
   1. Replace missing posts and railings where necessary.
   2. Match the original proportions and the spacing of balusters.
   3. Avoid using wrought iron posts and railings unless photographic evidence can support the use.

b. *Avoid enclosing porches.*
   1. Enclosing a porch with opaque materials that destroy the openness and transparency of a porch is inappropriate.



An example of an original porch to be preserved

c. *If replacing a porch is necessary, reconstruct it to match the form and detail of the original using materials similar to the original.*
   1. Avoid decorative elements that are not known to have been used on the building.
   2. If it is known that a building had a porch, efforts shall be made to accurately reconstruct it.
   3. When it is unknown what the original looked like, it is important that new details be compatible with the design of the porch and the style of the house.

d. *The use of an awning on a commercial building may be considered.*
   1. The awning shall fit the dimensions of the storefront or window opening.
   2. It shall not obscure ornamental details.
   3. Avoid exotic forms that were not traditionally found in Idaho Springs.
   4. Coordinate the color of the awning with the color scheme of the entire building.
   5. Operable fabric awnings are appropriate.
   6. Use of metal, fiberglass or plastic awnings is inappropriate.
   7. Installing lighting in awnings so they effectively act as an internally lit sign is inappropriate.

14. ***Building Foundations***

Many of Idaho Springs's historic structures were built on stone foundations. Some of these have deteriorated and must be replaced. *When replaced, foundations shall be consistent with the original foundation as much as practicable.*

e. *When repairing or replacing a visible foundation wall, design it to be compatible with that seen on similar historic buildings.*
   1. The form, materials and detailing of a foundation wall shall be similar to the original foundation and of nearby historic buildings.
   2. Match the mortar in strength, detail, composition and color.
   3. New foundation walls shall not increase the height of the structure to the degree that the historic character or alignment of building fronts are compromised.
   4. If it is necessary to install windows and window wells in the foundation for egress, avoid placing them on the street façade.

15. ***Chimneys and Stovepipes***

The sole purpose of a chimney is the safe removal of smoke and sparks. Any major deterioration of a chimney compromises this purpose, with many implications for the comfort and safety of the building's inhabitants. *The proper maintenance and repair of historic chimneys is therefore important.*

a. *An historic chimney shall not be removed.*
   1. A chimney is an important exterior design element.

b. *If replacement is absolutely necessary, a chimney shall be replaced in the historic style.*
   1. The chimney shape shall match that of the historic one being replaced.
   2. The brick laying pattern and mortar shall match that of the historic chimney being replaced.

c. *A stovepipe, on any building, shall have a matte, non-metallic dark finish.*

FACADES

16. ***Vertical and Horizontal Emphasis***

The vertical or horizontal appearance of a structure is created by its proportion and scale, door and window openings.

a. *Buildings shall generally have a vertical emphasis, particularly in the City's Historic District. Deviations will be considered on a case-by-case basis.*

b. *Window and door openings shall reinforce the vertical emphasis of a building.*

17. ***Storefronts***

A pedestrian oriented storefront format shall be maintained, along with typical storefront components of display windows, recessed entrance and clerestory. The overall shape of the storefront establishes the proportions of the building. *Be certain to preserve its original lines.*

a. *Display windows shall be at the same height as other display windows on the street.*

b. *The original dimensions of a storefront shall be maintained.*

1. Avoid altering the size. If it has already been altered, restore it to its original shape so it will align with others in the District, if possible.
2. In some cases, an original storefront may have been altered early in the history of the building and may itself have taken on significance. Such alterations shall be preserved if significant.

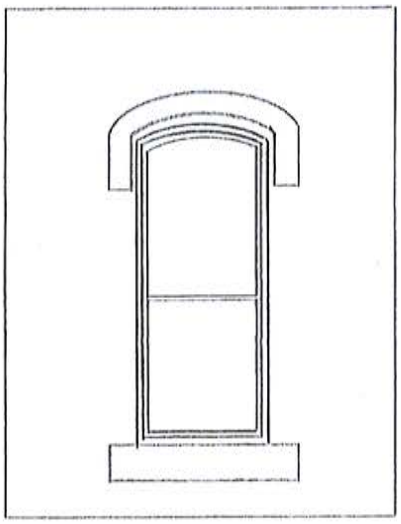
18. ***Windows, Doors and Other Openings***

Windows and doors are some of the most important character-defining features of a structure. They give scale to buildings and provide visual interest to the composition of individual façades. They cast shadows that contribute to the character of the building. *Because windows and doors so significantly affect the character of a structure, their size and shape shall be preserved on historic structures.*

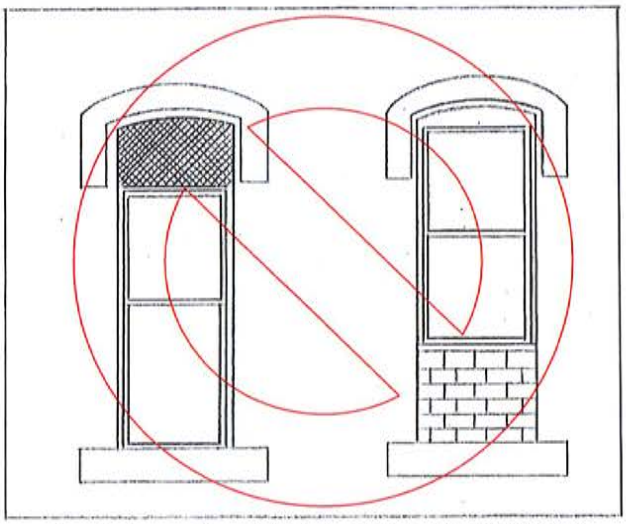
a. *Preserve the functional and decorative features of original windows and doors.*
   4. Repair frames and sash by patching, splicing or reinforcing.
   5. If replacement is necessary, replace with similar features, to match the original.
   6. Avoid the removal of historic windows and sash.
   7. Shutters shall be sized to match windows, but will be considered on a case-by-case basis only if photographic evidence can support their use.
   8. Be mindful that some existing windows or doors may not be original to the building and were inappropriate replacements. Replacement in accordance with these design guidelines is encouraged.

b. *Avoid changing the position of historic openings.*
   1. This is especially important on significant façades.
   2. Avoid adding additional openings or removing existing openings on façades that are visible from the street.

c. *Maintain original window and door proportions.*
   1. Altering the original size and shape is inappropriate.
   2. Do not close down an original opening to accommodate a smaller window.
   3. Restoring original openings which have been altered over time is encouraged.



Preserve the shape of original window openings.



Avoid closing the original opening to fit new window sizes. If the original opening is blocked, consider restoring it.

d. *Maintain the historic subdivisions of window lights.*
   1. Replacing multiple panes with a single pane or operable windows with fixed panes is inappropriate.

e. *Maintain the historic ratio of window and door openings to solid wall.*
   1. Large surfaces of glass are inappropriate on residential structures and on the upper floors and sides of commercial buildings.
   2. If necessary, divide large glass surfaces into smaller windows that are in scale with those seen traditionally.

f. *Preserve original exterior storm windows.*
   1. Where exterior storm windows are necessary, or when replacing originals, wood windows with a sash matching that of the original windows are appropriate.
   2. If storm windows were not an historic feature of a building, install new storm windows on the interior when feasible.
   3. Exterior storm windows may be considered only if the frames match the proportions of the original windows.

g. *When replacing a window or door is necessary on an historic structure, match the original design as closely as possible.*
   1. Preserve the original casing, and use it with the replacement.
   2. Use the same material (wood) as that used historically.
   3. Vinyl clad and aluminum windows are inappropriate.
   4. Simple paneled doors were typical.
   5. For residential buildings, very ornate doors are discouraged, unless photographic evidence can support their use.
   6. Match the number and size of divided lights and panels.
   7. Glass in a window or door shall be clear. Any type of tinting is inappropriate.

h. *A new opening shall be similar in location, size and type to those seen traditionally.*
   1. All buildings which face the street shall have a well-defined front entrance unless the building historically did not contain this feature.

2. A general rule for a window opening is that the height shall be twice the dimension of the width.
3. Windows shall be simple in shape, arrangement and detail.

i. *Windows and doors shall be finished with trim elements similar to those used traditionally.*
   1. This trim shall have a dimension similar to that used historically.
   2. Divided lights shall be formed from smaller mullions integral to the window.

j. *Maintain the pattern created by recessed entryways.*
   1. Set the door back from the front façade an adequate amount to establish a distinct threshold for pedestrians.
   2. Where entries are recessed, the building line at the sidewalk edge shall be maintained by the upper floor(s).

19. ***Alley Entrances***

Alley entrances shall be preserved.

a. *Consider developing back entrances for public access to new commercial uses.*
   1. Back entrances offer great potential for new entrances and store display windows. Development of these areas shall be in keeping with the style of the main building from and the simple functional quality of the alley.

MATERIALS AND DETAILS

20. ***Building Materials, in general***

Traditionally, a limited selection of building materials – wood, brick and stone – was used in Idaho Springs. Accessory structures were often constructed of a limited range of materials that were rustic and utilitarian in character. *The use of natural materials, especially brick for commercial structures, is preferred.*

a. Maintain the existing range of exterior wall materials found throughout the District or the neighborhood.
   1. Reflective materials, rustic shakes (shingles), and imitation or synthetic materials will generally be deemed inappropriate.
   2. Corrugated metal may be considered on accessory structures.

21. ***Wood Siding***

To preserve wood, its painted or stained finish shall be maintained.

a. Preserve original siding.
   1. Avoid removing siding that is in good condition or that can be repaired in place.
   2. Remove only siding which is deteriorated and must be replaced.
   3. If portions of wood siding must be replaced, be sure to match the style and lap dimensions of the original.

b. Protect wood features from deterioration.
   1. Provide proper drainage and ventilation to avoid rot.
   2. Maintain protective coatings to retard drying and ultraviolet damage.

3. If the building was painted historically, it shall remain painted, including all trim.

c. *Repair wood features by patching, piecing-in, consolidating or otherwise reinforcing the wood.*
   1. Avoid the removal of damaged wood that can be repaired.

d. *Use technical procedures that preserve, clean, refinish or repair historic materials and finishes.*
   1. Abrasive methods such as sandblasting are generally not appropriate, as it permanently erodes building materials and finishes and accelerates deterioration.
   2. A firm experienced in the cleaning of historic buildings shall be hired to advise on the best, lowest impact method of cleaning appropriate to the project.
   3. Property owners also shall note that early paint layers may be lead-based, in which case, special procedures are required for its treatment.
   4. If siding materials that contain asbestos were used to cover original material, it is highly recommended that they be removed. Please note that asbestos is a hazardous material and may require removal by a qualified contractor.

e. *Remove later covering materials that have not achieved historic significance.*
   1. If original materials are presently covered, consider exposing them. For example, asphalt siding that covers original wood siding is considered to be inappropriate.
   2. Once the non-historic siding is removed, repair the original, underlying material.
   3. If a structure has a stucco finish, removing the covering may be difficult and may not be desirable. Test the stucco to ensure that the original material underneath will not be damaged by removing the stucco.

f. *Original building materials shall not be covered.*
   1. Vinyl, aluminum, imitation brick, stucco or other composite materials are generally inappropriate.
   2. If a property already has a non-historic building material covering the original, it is not appropriate to add another layer of new material, which would further obscure the original.

g. *Where a covering of stucco has taken on historic significance, consider repairing damaged areas and periodically cleaning it.*
   1. New coatings of stucco that do not have historic significance shall not be applied.

An example of stucco that has taken on historic significance

22. ***Paint***

Wood residences and commercial buildings were usually painted to protect the wood. Only sheds and mills were left unfinished.

a. *Always prepare a good substrate.*
   1. Prior to painting, remove damaged or deteriorated paint only to the next intact layer, using the gentlest method possible, such as low-pressure water and detergent using natural bristle brushes. Avoid the use of harsh or abrasive chemicals or procedures that could damage existing wood, brick, or masonry.

b. *Do not allow frequent repainting to obscure architectural details.*
   1. When this occurs, consider stripping paint layers to retrieve details. However, the buildup of old paint layers is an important historic record of the building.

c. *Paint experts suggest that the wholesale removal of lead-based paint is not appropriate.*
   1. Lead-based paint is a toxic material.
   2. Remove, control or manage the lead hazard rather than implementing wholesale removal of historic features and finishes.
   3. Careful cleaning and treatment of deteriorating paint, friction surfaces, surfaces accessible to young children and lead in soil is a basic approach.
   4. Lead-based paint that is not causing a hazard is appropriate to remain on a building.

d. *Using the historic color scheme is required.*
   The HPRC will not review actual color selections. The historic color scheme shall include:
   1. Generally, one muted color is used as a background, which unifies the composition.
   2. One or two colors are usually used for accent, to highlight details and trim.
   3. A single color scheme shall be used for the entire exterior so upper and lower floors and subordinate wings of buildings are seen as components of a single structure.
   4. Muted colors can help reduce the perceived size of a building.

23. ***Masonry***

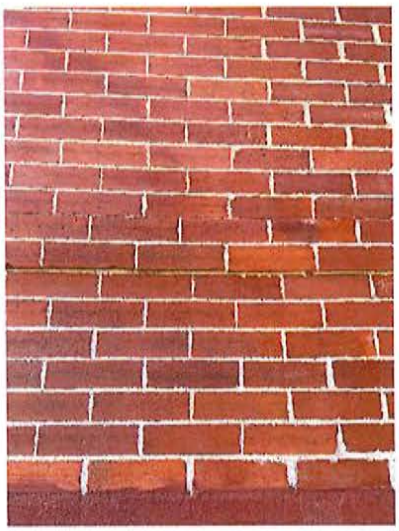
Many of the buildings in the District were built of brick or stone. Some of the houses in the residential areas were also constructed of masonry. *Masonry construction shall be preserved in its original condition.*

a. *Preserve masonry features that define the overall historic character of the building.* Examples are walls, cornices, pediments, steps and foundations.
   1. Avoid rebuilding a major portion of exterior masonry walls that could be repaired.
   2. Reconstruction may result in a building which is no longer historic and is essentially new construction.

b. *Preserve the original mortar joint and masonry unit size, the tooling and bonding patterns, coatings and color.*
   1. Original mortar, in good condition, shall be preserved in place.

c. *Repoint mortar joints where there is evidence of deterioration.*

1. Duplicate the old mortar in strength, composition, color, texture, joint width and profile.
2. Mortar joints shall be cleared with hand tools. Using electric saws and hammers to remove mortar can seriously damage the adjacent brick or stone.
3. Avoid using mortar with a high Portland cement content, because it will be substantially harder than brick and does not allow for expanding and contracting, nor does it allow the mortar to breathe. The result will be deterioration of the brick itself.



Repointing mortar joints ensures that brick construction is preserved long-term

d. *Brick or stone that was not painted historically shall not be painted.*
   1. Masonry naturally has a water-protective layer, or patina, to protect it from the elements.
   2. Painting masonry walls can seal in moisture already in the masonry, thereby not allowing it to breathe and causing extensive damage over the years.

e. *Protect masonry from water deterioration.*
   1. Provide proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in decorative features.
   2. Provide positive drainage away from foundations to avoid rising moisture.

f. Clean masonry with the gentlest methods possible.
   1. Clean masonry only as described below. Test cleaning procedures in sample patches first.
   2. Low pressure water and detergent cleaning, using bristle brushes, is encouraged.
   3. Abrasive cleaning methods, such as sand blasting, will not be allowed for brick structures. They may remove the water-protective outer layer of the brick and thereby accelerate deterioration.

24. ***Metal***

Metals were used for a variety of applications including columns, storefronts, siding, roofing, window hoods and decorative features. Metal applications shall be maintained where they exist(ed).

a. *Preserve architectural metal features that contribute to the overall historic character of the building.* Examples are columns, roofs, window hoods and storefronts.

b. *Protect metals from corrosion.*
   1. Provide proper drainage to avoid water retention.
   2. Maintain protective coatings, such as paint, on exposed metals.

c. *Repair metal features by patching, splicing or otherwise reinforcing the original metal when feasible.*

d. Use the gentlest cleaning method possible when removing deteriorated paint or rust from metal surfaces.
   1. Harsh abrasive cleaning methods shall be avoided.

SITE

24. ***Fences and Walls***

Where fences are used, they shall be of wood, iron, stone or plant materials.

a. *These shall not exceed four feet in height in the front yard.*
   1. Chain link or metal fences, concrete block, plastic, fiberglass or plywood fences are not acceptable.
   2. Solid (privacy) wood fences are discouraged except where they are necessary for screening, parking or storage.
   3. Retaining walls shall be of dry stone or stone masonry.
   4. Log and railroad ties may be used on a limited basis, provided that they are installed horizontally.
   5. Unfaced concrete or concrete blocks are not appropriate.

25. ***Sidewalks, Patios and Driveways***

Where walkways, patios and driveways are necessary, asphalt and concrete shall be avoided.

a. *Standard brick, flagstone and board are appropriate for walkways and patios.*

b. *In the District, sidewalk materials must match those existing.*

c. *Aggregate concrete, gravel or chip and seal are appropriate for driveways.*

26. ***Decks***

Generally there are three types of decks: decks at grade, second-story decks and roof decks. Care shall be taken with their design to make them fit into the traditional character of the neighborhood. Consider privacy impacts on neighboring properties.

a. *Minimize the appearance of any deck.*
   1. Decks shall be subordinate in terms of scale and detailing.
   2. Locate a deck to the rear of the building where feasible.
   3. Wherever possible, second-story decks shall be incorporated into the roof and mass of the building.

27. ***Roof Decks***

Roof decks are deck areas above the first floor contained fully or partially in a roof mass. Balconies are railed or balustraded platforms that project from the building. They may be compatible additions if located on the rear and if they are integrated into the primary structure. Second-story roof decks or balconies are not appropriate for free-standing accessory buildings and garages. Any decks or balconies above the second story are inappropriate unless based on historic precedent.

a. *Locate roof decks or balconies on the rear, not on the front, of the building. Front roof decks or balconies are appropriate only if recreating a documented historic element.*

b. *Integrate the roof deck or balcony into the structure by setting it into the building or incorporating it into the roof structure.*

c. *Avoid cantilevered projections from the building and use appropriately scaled brackets or supports.*

d. *While current code requirements must be met, new railings should be as close as possible to historic heights. In addition, sensitive design may give the appearance of lower railing heights found on historic structures.*

28. ***Landscaping***

a. *Preserve historic landscape and site features that are character-defining features of the property or historic district.*

b. *Provide landscaping that is consistent with the historic property or district.*

c. *Maintain the established spacing pattern of street trees when applicable.*

d. *Preserve street trees wherever possible.*

e. *Provide a front yard landscaped in a traditional manner with traditional materials.*
   1. *Avoid replacing sod with concrete or any hard surface.*
   2. *Edge areas with natural materials such as stone.*
   3. *Locate planting beds in traditional areas such as around foundations and along walkways.*

f. *Avoid landscaping that has the potential for damaging a historic structure, such as trees planted too close to a building.*

g. *Where existing retaining walls are important to the site's character, they should be preserved and incorporated into new landscape features.*

29. ***Snow Shedding***

a. *Provide for safe snow shedding and removal.*

EQUIPMENT AND DEVICES

30. ***Solar Energy and Wind Devices***

Where solar energy is to be used as a primary or supplementary source of heat or other energy, solar collection devices shall be mounted in a manner that preserves the property's character defining features. Solar and wind devices are encouraged but shall be installed in a way that is most compatible with the District while minimizing the visual impact to existing structures.

a. *Solar collection devices which are not attached to the building shall be located only in the side or rear yards and shall be screened.*

b. *Exposed hardware, frames and piping must be finished to be non-reflective and consistent with the color scheme of the building.*

c. *Wind generators or other energy devices shall be located in rear and side yards away from public view.*
   1. Their height will be determined by the height of the principal structure and they shall be painted to blend with or match the adjacent buildings or natural surroundings.

31. ***Security Devices***

Lighting and alarm systems are preferred because they will not alter the appearance of the building front.

a. *Permanently fixed security bars shall not be used on windows.*

32. ***Other Mechanical Equipment***

The impact of mechanical equipment on the appearance of the building and its surroundings shall be minimized.

a. *Window air conditioning units or condenser elements shall not be located on the front façades.*

b. *Antennas shall be located where they are not visible on the front façade.*

c. *Mechanical equipment on the ground shall be screened from view.*
   1. A fence, plant materials or a housing structure that is in harmony with the surroundings will be preferred.

d. *Mechanical equipment attached to the side or roof of a building, including heating vents, shall be kept as low as possible and covered or painted to blend with the background.*

33. ***Hot Tubs***

Hot tubs shall be placed entirely within an enclosure and not be visible from any public way. Other exterior hot tub installations may be considered.

34. ***Signs***

Although the HPRC will not routinely review sign applications (see small project exceptions in Part 1), business and property owners are encouraged to consider the following:

> A sign typically serves two functions; first, to attract attention, and second to convey information, essentially identifying the business or services offered within. If it is well designed, the building front alone can serve the attention- getting function, allowing the sign to be focused on conveying information in a well-conceived manner. Signs shall be developed with the overall context of the building and of the area in mind.
>
> The placement or location of a sign is perhaps the most critical factor in maintaining the order and integrity of the District. Consistent placement of signs according to building type, size, location and even building materials create a visual pattern that the pedestrian and passing motorist can easily interpret and utilize to the mutual benefit of merchants, tourists and customers.

When a sign application *is* referred to the HPRC, the following guidelines will be used to determine the sign's appropriateness.

a. *Coordinate a sign within the overall façade composition and with other signs on the property.*
   1. A sign shall be in proportion to the building such that it does not dominate the appearance.

b. *Position a sign to be a part of the overall building composition.*
   1. Locate a sign on a building such that it will emphasize design elements of the façade itself.
   2. Mount a sign to fit within existing architectural features. Use the shape of the sign to help reinforce the horizontal lines of moldings and transoms seen along the street.

c. *Preserve an historic painted sign where it exists, when feasible.*

d. *A sign shall not obscure or compete with architectural details of an historic building façade.*
   1. A sign shall be designed to integrate with the architectural features of a building, not distract attention from them.

e. *Signs that are out of character with those seen historically and that would alter the historic character of the District are inappropriate.*

f. *Sign materials shall be compatible with that of the building façade.*
   1. Painted or stained wood and metal are appropriate materials for signs. Their use is encouraged. Unfinished materials, including unpainted wood, are discouraged because they are out of character with the context.
   2. Highly reflective materials are inappropriate.

g. *A simple sign design is preferred.*
   1. Fonts that are in keeping with those seen in the District traditionally are encouraged. Photographic evidence of historic signs may be helpful.

h. *Flags shall not exceed 26 inches by 44 inches.*

i. *Flag poles attached to building façades shall not exceed 60 inches in length*

35. ***Utilities and Exterior Lighting***

a. *All utility lines shall be underground and entry fixtures located away from high use areas and main entrances or screened in an approved manner.*

b. *All lighting shall be appropriate to the building and its surroundings in terms of style, scale and intensity of illumination.*
   2. Low wattage systems, using a warm color spectrum similar in warmth to what was historically available are required, and site lighting shall be shielded.

c. *Necessary security lighting will be considered on an individual case-by-case basis.*

d. *Wireless communication facilities and antennae shall be installed in an appropriate location where they will not negatively impact the historic character of buildings, the site or the surrounding Historic District.*

36. ***Vacant Buildings***

If a building is unoccupied, secure it in a way that protects its historic character. When a building is to be unoccupied for an extended period of time, it may be secured in a way in which to preserve historically significant features and prevent deterioration from weathering ***or vandalism.***

a. *Maintain a weather-tight roof. Temporary roofing may be installed if needed.*

b. *Structurally stabilize the building, if needed.*
c. *Provide adequate ventilation to the interior of the building.*
d. *When closing off or boarding up a window or door opening, paint the boards and panels to match the building color.*
e. *When closing off a window or door opening, avoid mounting boards or panels on the exterior, especially if that may damage frames, sashes or other historic components.*
f. *Consider performing a Historic Building Assessment to document a building's condition and identify possible adaptive reuse scenarios.*

PART THREE – GUIDELINES for NEW CONSTRUCTION and REHABILITATION, RESTORATION or RENOVATION of NONCONTRIBUTING STRUCTURES

The City differentiates between contributing and non-contributing structures. Part Two of the Guidelines addressed contributing structures. Non-contributing structures are discussed below.

Definitions:

Contributing structures: In general, a building that is at least fifty (50) years old or older or is associated with significant people or events. A contributing building is one eligible for designation, or formally designated, that has significance and that may have experienced some alterations which, while not seriously damaging the exterior integrity of the property, have altered the appearance enough to be noted. These sites, structures, or objects retain enough exterior integrity to contribute to the significant characteristics of the district.

Non-contributing structures: Buildings, regardless of age, which do not possess sufficient significance and/or exterior integrity necessary for designation, and is considered noncontributing to a district, or not eligible to be designated as an individual landmark.

Period of Significance: The City's period of significance for historic preservation, as listed in the City's National Register of Historic Places Nomination form from 1983, ranges from 1877 to 1920.

GENERAL PRINCIPLES

1. ***Architectural Character***

Buildings shall be visually compatible with other structures in the District without being direct copies of historic buildings.

a. *Respect the sense of time and place in all projects.*
   1) In all new construction, one shall be able to perceive the character of the City as it was historically and how it has changed.
   2) Attempts to create an exact perception of a point of time in the past are discouraged. For example, a new addition built after the City's period of significance shall use similar materials and similar architectural styles but shall be distinct in some form from the original structure. Although

   3) *To avoid confusion with historic structures, new construction may be used to indicate the date of construction.*

b. *Avoid stylistic ornamentation that confuses the history of Idaho Springs.*
   1) Use ornamental details with constraint.
   2) Elaborate ornamentation, which is atypical in Idaho Springs, is discouraged.
   3) Other styles that would also be misleading about the history of Idaho Springs are inappropriate.

c. *New interpretations of traditional building styles are encouraged.*
   1) A new design that draws upon the fundamental similarities among historic buildings in the District or neighborhood, without duplicating them exactly, is preferred.
   2) This will allow new structures to be seen as products of their own time, yet compatible with their historic neighbors.
   3) The exact copying or replication of historic styles is discouraged.

d. *New construction shall not change the character of the area as seen from a distance.*

TYPE OF PROJECT

1. ***General Principles for New Construction***

   a. *Respect established building location, lot coverage and open space patterns when locating a new building.*
      1) Locate a new building to respect the alignment of historic building facades and entrances in the surrounding context/block.
      2) Design a building to include the typical features and rhythms of historic buildings in the surrounding context/block, using similar proportions and dimensions.
      3) Design the height, mass and form of a new building to be compatible with the historic context.
      4) Design a new building to be recognized as current construction, while respecting key features of the historic district as well as the surrounding historic context/block.
      5) Use a roof form that is compatible with the historic context.
      6) Use materials that appear similar in scale, color, texture and finish to those seen historically in the district.
      7) Design windows, doors and other features to be compatible with historic contributing primary structures and the historic context.
      8) Locate a new building to fit within the established setback (front and side) and yard patterns seen in the historic district.

2. ***New Additions***

When planning an addition to an historic building, consider the effect the addition will have on the historic building itself. The negative effects that may occur to the historic building fabric as well as to its character shall be minimized. Loss of historic materials, when part of constructing an addition, must be avoided to the extent possible. A design for a new addition that would create an appearance inconsistent with the historic character of the building is inappropriate.

   a. *Design an addition such that it will not obscure or destroy the character of the original building.*
      1) An addition that seeks to imply an earlier or later period than that of the building is inappropriate.
      2) An addition that conveys an inaccurate variation on the historic style is inappropriate. For example, introducing very ornate "Victorian" details is inappropriate on simple homes.
      3) An addition shall not obscure or damage character-defining features such as windows, doors, porches, brackets or roof lines.

   b. *An addition shall be visually subordinate to the main building.*
      1) An addition shall respect the proportions, massing and siting of the historic building.
      2) The form and detailing of an addition shall be compatible with the existing building.
      3) Simpler details on an addition can help distinguish it from the original structure.
      4) When feasible, set an addition back from the primary façade in order to allow the original proportions, form and overall character of the historic building to remain prominent.
      5) If an addition is taller than the main building, set it back substantially from primary character-defining façades.
      6) A small "connector" linking the existing building and the addition may be considered.
      7) When constructing a rooftop addition, keep the mass and scale subordinate to the scale of the historic building.

   c. *A substantial addition shall be distinguishable from the existing building so it can be understood as a more recent change.*
      1) This can be accomplished with a jog in the wall planes, or by using a cornerboard to

define the connection, or a subtle change in material or a subtle differentiation between historic and more current styles.

d. *The materials of an addition shall be similar to that of the primary structure.*
   1) The materials shall also be similar to those seen historically in the District or the neighborhood.
   2) Match the lap dimension, finish and size of materials on the existing structure.

e. *Windows in an addition shall be generally the same as those of the existing structure.*
   1) The window-to-wall ratio shall be similar to that of the historic structure.

f. *Preserve historic alignments that may exist on the street.*

g. *The roof form and slope of a new addition shall be in character with the historic building.*

3. ***New Accessory Structures.***

Accessory structures include garages, carriage houses, barns and sheds. *A new accessory structure shall be subordinate to the primary structure on a site.*

a. *Locate an accessory structure to the rear of a lot when feasible.*
   1) Locating an accessory structure to the side of a primary structure, but set back substantially may also be considered.

b. *Construct an accessory structure that is subordinate in size and character to the primary structure.*
   1) In general, accessory structures shall be unobtrusive and not compete visually with the primary structure.
   2) While the roof lines do not have to match, it is best that it not vary significantly.
   3) An accessory structure shall remain subordinate, in terms of mass, size and height, to the primary structure.
   4) Tuff Sheds® and other pre-manufactured storage structures are generally not deemed appropriate.

c. *An accessory structure shall be similar in character to those seen traditionally.*
   1) Basic rectangular forms, with hip, gable or shed roofs, are appropriate.

d. *Maintain the traditional range of building materials on accessory structures.*
   1) Appropriate materials for secondary buildings include but are not limited to: unpainted or stained wood siding, wood planks, vertical board and batten siding or corrugated metal.
   2) These materials shall be utilitarian in appearance.
   3) The use of muted, natural colors and finishes is particularly encouraged.

e. *Maintain the simple detailing found on accessory structures.*
   1) Ornate detailing on accessory structures is inappropriate.
   2) Avoid details that may give an out building a residential appearance.
   3) Accessory structures shall not mimic primary structures.

CONTEXT AND LOCATION

4. ***Context***

a. *Maintain the historic relationship with the surrounding district or neighborhood including buildings, streets, alleys, walks, and landscaping.*

5. ***Location***

a. *Maintain historic setbacks from front and side property lines.*

b. *Maintain historic vertical relationship between building first floor and grade elevation or street level.*

6. ***Site Relationship and Building Orientation***

A building's historic significance includes its orientation and physical relationship to the street, alley and other structures on the site and adjacent properties. An historic structure shall retain its original orientation on the site and its physical relationship with other structures.

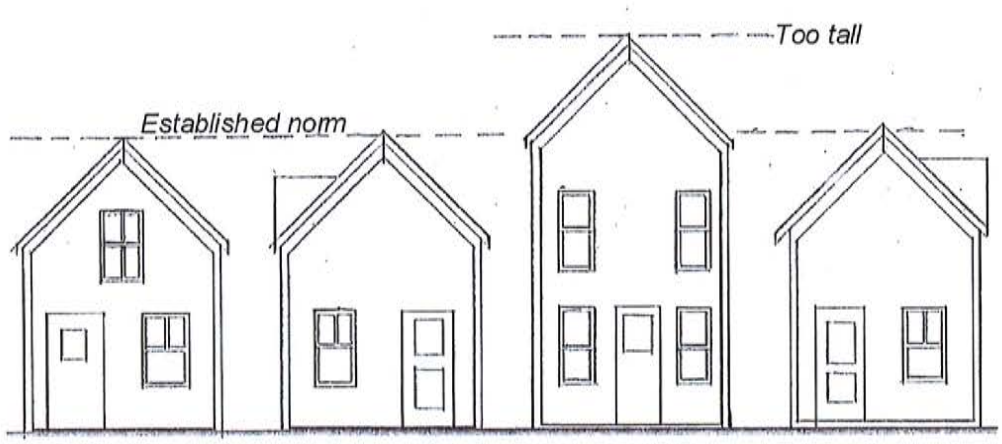
a. *Preserve a historic structure in its original location on the site, including orientation, setbacks, building height, and finished grade.*

b. *Changing the grade of a site adjacent to a building to permit development of below-grade features is not appropriate if it changes the character of the site.*

BUILDNG MASS AND FORM

7. ***Scale and Proportion***

The Scale and proportion of a structure will be a primary consideration of the HPRC.



New buildings should not overwhelm historic buildings in terms of height or proportion.

a. *The height, width and proportions of a building shall conform generally with other buildings in the District or neighborhood.*
   1) Large façade designs shall be divided into segments to conform with established façade patterns.
   2) Cornice and clerestory alignment shall be maintained wherever possible.
   3) Ratio of wall surface to openings shall also be consistent within the District or neighborhood.
   4) Avoid a blank wall appearance that does not provide interest to pedestrians.
   5) New structures shall not appear appreciably larger in mass than existing buildings in the area.
   6) Similarities in heights among prominent building features, such as cornices and porches, are equally as important as the similarity of overall building heights. These features often appear to align along the block and this characteristic shall be respected.

b. *Respect the building scale established by historic structures within the District or the neighborhood.*

1) An abrupt change in scale within the area is inappropriate, especially where a new, larger structure would directly abut smaller historic buildings.

c. *New structures should be subordinate to historic buildings in their perceived length on the site. The length of the proposed building should not be seen to be appreciably greater than the historic buildings in the neighborhood.*

d. *New structures should not overwhelm historic or supporting buildings in the character area, in terms of perceived facade width. Therefore, the perceived width of new buildings should not be appreciably greater or smaller than historic buildings in the neighborhood.*
   1) New buildings must be in scale with historic buildings in the immediate vicinity. In some cases, a new project may abut a single historic structure. In this case, the project should be especially sensitive to that edge. In other situations, a collection of historic buildings in a block may establish a broader context of scale that should be respected.

8. ***Height of Buildings***

New buildings shall not overwhelm historic structures in terms of building height but rather should be within the range of heights historically found along the block.

a. *Note that the typical historic building height will vary for each character area.*

b. *The back side of a building may be taller than the established norm if the change in scale will not be perceived from major public viewpoints.*

c. *Maintain the alignment that is created by similar heights of primary roofs and porches.*

d. *When viewing the city as a whole, building heights should reflect the land contours.*

9. ***Porches, Balconies, and Awnings***

Projecting elements, such as porches and awnings, help to provide visual interest to a building, can influence its perceived scale, protect entrances and pedestrians from snow and provide shade in summer. A porch is often one of the most important character-defining elements of a residential façade. *These features shall also be provided in new construction and shall be compatible in size and shape and type to those seen historically.*

a. *The use of an awning on a commercial building may be considered.*
   1) The awning shall fit the dimensions of the storefront or window opening.
   2) It shall not obscure ornamental details.
   3) Avoid exotic forms that are not traditionally found in Idaho Springs.
   4) Coordinate the color of the awning with the color scheme of the entire building.
   5) Operable fabric awnings are appropriate.
   6) Use of metal, fiberglass or plastic awnings is generally inappropriate.
   7) Installing lighting in awnings so they effectively act as an internally lit sign is generally inappropriate.

10. ***Building Foundations***

Many of Idaho Springs's historic structures were built on stone foundations. *Foundations shall be appropriate to the building design.*

a. *In new construction, a clear distinction between foundation and wall material shall be present.*
   1) For example, wood siding shall not extend to the ground.

b. *Exposed foundation walls on new construction shall be as inconspicuous as possible.*
   1) In general, the maximum exposure of smooth concrete shall be ten inches.

11. ***Roofs***

Typical residential roof shapes are gabled, hipped and shed. Gabled roofs are the most frequent, and usually the gable end is oriented toward the street. Most commercial buildings have gently sloping, almost flat, roofs, but some have gable and shed roofs. Roof forms are often one of the most significant character-defining elements of a structure.

a. *Design a roof form similar to those seen in the District or the neighborhood.*

b. *In the District, use flat rooflines as the dominant roof form.*
   1) Parapets on side façades shall step down toward the rear of the building.
   2) Gable roof forms may be considered if they are obscured by a false front storefront similar to those seen historically.

c. *In residential areas, consider incorporating dormers in the roof design.*
   1) Dormers must be in scale with those used traditionally in the neighborhood.
   2) Dormers must be in proportion, such that they do not overwhelm the building as seen from adjacent properties.

d. *Flat skylights mounted flush with the roof may be considered in areas that limit their visibility from public ways. Raised skylights are generally inappropriate.*

12. ***Roof Decks***

Roof decks are deck areas above the first floor contained fully or partially in a roof mass. Balconies are railed or balustraded platforms that project from the building. They may be compatible additions if located on the rear and if they are integrated into the primary structure. Second-story roof decks or balconies are not appropriate for free-standing accessory buildings and garages. Any decks or balconies above the second story are inappropriate unless based on historic precedent.

a. *Locate roof decks or balconies on the rear, not on the front, of the building. Front roof decks or balconies are appropriate only if recreating a documented historic element.*

b. *Integrate the roof deck or balcony into the structure by setting it into the building or incorporating it into the roof structure.*

c. *Avoid cantilevered projections from the building and use appropriately scaled brackets or supports.*

d. *While current code requirements must be met, new railings should be as close as possible to historic heights. In addition, sensitive design may give the appearance of lower railing heights found on historic structures.*

13. ***Connectors***

Use a connector to link smaller modules and for new additions to historic structures.

a. *The connector and addition shall be located at the rear of the building or in the event of a corner lot, shall be set back substantially from significant front facades.*

b. *No more than one connector is allowed.*

c. *The connector shall be designed in a single straight line and shall step in from the historic building sidewall planes a minimum of four feet on each side of the historic structure.*

d. *Within the connector, a cut into the historic fabric may be made to allow for the width of a typical doorway, to preserve most historic fabric. The remainder of the historic fabric, beyond the doorway opening, shall be preserved in perpetuity.*

e. *The connector shall be a minimum of ten feet in length and shall be appropriate in proportion to the historic property.*

f. *The height of the connector should be clearly lower than that of the masses to be linked and should follow the topography. The connector shall not exceed one story in height and shall be a minimum of two feet lower than the ridgeline of the modules to be connected.*

g. *A connector shall be visible as a connector. It shall have a simple design with minimal features and a gable roof form. A simple roof form (such as a gable) is allowed over a single door.*

FACADES

14. ***Vertical and Horizontal Emphasis***

The vertical or horizontal appearance of a structure is created by its proportion and scale, door and window openings. *This shall be continued in new construction.*

a. *Buildings shall generally have a vertical emphasis.*
   1) Deviations will be considered on a case-by-case basis.

b. *Window and door openings shall reinforce the vertical emphasis of a building.*
   1) Upper story windows in new construction shall relate to the window proportions seen historically.

c. *Maintain the distinction between the street level and the upper floor of commercial buildings.*
   1) The first floor of the primary facade shall be predominantly transparent glass.
   2) Upper floors shall be perceived as being more opaque than the lower floor.
   3) Express the traditional distinction in floor heights between the street level and upper levels through detailing, materials and fenestration.

15. ***Windows, Doors and Other Openings***

Windows and doors are some of the most important character-defining features of a structure. They give scale to buildings and provide visual interest to the composition of individual façades. They cast shadows that contribute to the character of the building. *Because windows and doors so significantly affect the character of a structure, their appropriate use in new construction is a very important consideration.*

a. *Windows shall be similar in location, size and type to those seen traditionally.*
   1) A general rule for a window opening is that the height shall be twice the dimension of the width.
   2) Windows shall be simple in shape, arrangement and detail with dimensions similar to those used traditionally.
   3) Unusually shaped windows, such as triangles and trapezoids may be considered as accents only.
   4) Windows shall align with others in a block.

b. *Windows on the first floor of the primary façade shall be predominantly transparent glass.*
   1) Highly reflective or darkly tinted glass is inappropriate.

b. *Residential buildings that appear to face the street need to be compatible with the established context.*

1) A primary entry that is clearly visible from the street will also help to convey a sense of connection with the neighborhood.
2) In some cases, the front door itself is positioned perpendicular to the street, whereas the entry shall still be clearly defined with a walkway that orients to the street.

c. *Commercial building entrances shall appear similar to those used historically.*
1) Clearly define the primary entrance, i.e., with an awning or other architectural feature.
2) A contemporary interpretation of a traditional building entry, which is similar in scale and overall character to those seen historically, is encouraged.
3) Secondary public entrances are also encouraged on a larger building, on a corner lot and along an alley.

d. *Maintain the pattern created by recessed entryways.*
1) Set the door back from the front façade an adequate amount to establish a distinct threshold for pedestrians.
2) Where entries are recessed, the building line at the sidewalk edge shall be maintained by the upper floor(s).

e. *Windows and doors shall be finished with trim elements appropriate to the building design.*

16. ***Storefronts***

A pedestrian oriented storefront format shall be maintained, along with typical storefront components of display windows, recessed entrance and clerestory.

a. *Display windows shall be generally at the same height as other display windows on the street.*

17. ***Alley Entrances.***

a. New buildings shall be developed with public access to commercial uses front and rear. Existing alley entrances shall be maintained.

MATERIALS AND DETAILS

18. ***Building Materials, in general***

Traditionally, a limited selection of building materials – wood, brick and stone – was used in Idaho Springs. Accessory structures were often constructed of a limited range of materials that were rustic and utilitarian in character. *The use of natural materials, especially brick for commercial structures, is preferred.*

a. *Maintain the existing range of exterior wall materials found throughout the District or the neighborhood.*
1) Reflective materials, rustic shakes and imitation or synthetic materials will generally be deemed inappropriate.
2) Corrugated metal may be considered on accessory structures and as additive forms on commercial buildings.

b. *Use materials that appear to be the same as those used historically.*
1) New materials that appear to be the same in scale, texture and finish as those used historically may be considered.
2) Imitation materials that do not successfully repeat these historic material characteristics are inappropriate.

19. ***Paint***

Wood residences and commercial buildings were usually painted to protect the wood. Only sheds and mills were left unfinished. *Similar treatments are preferred for new construction.*

a. *Using the historic color scheme is encouraged.*
   The HPRC will not review actual color selections, however, if an historic scheme is not to be used, then consider the following:
   1) Generally, one muted color is used as a background, which unifies the composition.
   2) One or two colors are usually used for accent, to highlight details and trim.
   3) A single color scheme shall be used for the entire exterior so upper and lower floors and subordinate wings of buildings are seen as components of a single structure.
   4) Muted colors can help reduce the perceived size of a building.

20. ***Masonry***

Many of the buildings in the District were built of brick or stone. Some of the houses in the residential areas were also constructed of masonry. *Similar materials are preferred for new construction.*

21. ***Metal***

Metals were used for a variety of applications including columns, storefronts, siding, roofing, window hoods and decorative features. Metal applications shall be maintained where they exist(ed), and used in new construction where they were seen historically.

a. *Protect metals from corrosion.*
   1) Provide proper drainage to avoid water retention. Maintain protective coatings, such as paint, on exposed metals.

SITE

22. ***Fences and Walls***

Where fences are used, they shall be of wood, iron, stone or plant materials.

a. *These shall not exceed four feet in the front yard.*
   1) Chain link or metal fences, concrete block, plastic, fiberglass or plywood fences are not acceptable.
   2) Solid (privacy) wood fences are discouraged except where they are necessary for screening, parking or storage.
   3) Retaining walls shall be of dry stone or stone masonry.
   4) Log and railroad ties may be used on a limited basis, provided that the horizontal method of construction is utilized.
   5) Unfaced concrete or concrete block are not appropriate.

23. ***Sidewalks, Patios and Driveways***

Where walkways, patios and driveways are necessary, asphalt and concrete shall be avoided.

b. *Standard brick, flagstone and board are appropriate for walkways and patios.*

c. *Aggregate concrete, gravel or chip and seal are appropriate for driveways.*

24. ***Decks***

Generally there are three types of decks: decks at grade, second-story decks and roof decks. Care shall be taken with their design to make them fit into the traditional character of the neighborhood. Consider privacy impacts on neighboring properties.

a. *Minimize the appearance of any deck.*
   1) Decks shall be subordinate in terms of scale and detailing.
   2) Locate a deck to the rear of the building where feasible.
   3) Wherever possible, second-story decks shall be incorporated into the roof and mass of the building.

25. ***Landscaping***

a. Preserve historic landscape and site features that are character-defining features of the property or historic district.

b. Provide landscaping that is consistent with the historic property or district.

26. ***Snow Shedding***

c. Provide for safe snow shedding and removal.

EQUIPMENT AND DEVICES

27. ***Utilities and Exterior Lighting***

a. *All utility lines shall be underground unless infeasible and entry fixtures located away from high use areas and main entrances or screened in an approved manner.*

b. *All lighting shall be appropriate to the building and its surroundings in terms of style, scale and intensity of illumination.*
   4) Low wattage systems are recommended and site lighting shall be shielded.

c. *Necessary security lighting will be considered on an individual case-by-case basis.*

28. ***Solar Energy and Wind Devices***

Where solar energy is to be used as a primary or supplementary source of heat or other energy, solar collection devices shall be mounted in a manner that preserves the property's character defining features.

a. *Solar collection devices which are not attached to the building shall be located only in the side or rear yards.*

b. *Exposed hardware, frames and piping must be finished to be non-reflective and consistent with the color scheme of the building.*

c. *Wind generators or other energy devices shall be located in rear and side yards away from public view.*
   1) Their height will be determined by the height of the principal structure and they shall be painted to blend with or match the adjacent buildings or natural surroundings.

29. ***Security Devices***

Lighting and alarm systems are preferred because they will not alter the appearance of the building front.

a. *Permanently fixed security bars shall not be used on doors or windows.*

30. ***Other Mechanical Equipment***

The impact of mechanical equipment on the appearance of the building and its surroundings shall be minimized.

a. *Window air conditioning units or condenser elements shall not be located on the front façades.*

b. *Antennas shall be located where they are not visible on the front façade.*

c. *Mechanical equipment on the ground shall be screened from view.*
   2) A fence, plant materials or a housing structure that is in harmony with the surroundings will be preferred.

d. *Mechanical equipment attached to the side or roof of a building, including heating vents, shall be kept as low as possible and covered or painted to blend with the background.*

31. ***Hot Tubs***

a. Hot tubs shall be placed entirely within an enclosure and not be visible from any public way. Other exterior hot tub installations may be considered.

32. ***Signs***

Although the HPRC will not routinely review sign applications, business and property owners are encouraged to consider the following:

A sign typically serves two functions; first, to attract attention, and second to convey information, essentially identifying the business or services offered within. If it is well designed, the building front alone can serve the attention- getting function, allowing the sign to be focused on conveying information in a well-conceived manner. Signs shall be developed with the overall context of the building and of the area in mind.

The placement or location of a sign is perhaps the most critical factor in maintaining the order and integrity of the District. Consistent placement of signs according to building type, size, location and even building materials create a visual pattern that the pedestrian and passing motorist can easily interpret and utilize to the mutual benefit of merchants, tourists and customers.

When a sign application *is* referred to the HPRC, the following guidelines will be used to determine the sign's appropriateness.

a. *Coordinate a sign within the overall façade composition and with other signs on the property.*
   3) A sign shall be in proportion to the building such that it does not dominate the appearance.

b. *Position a sign to be a part of the overall building composition.*
   4) Locate a sign on a building such that it will emphasize design elements of the façade itself.
   5) Mount a sign to fit within existing architectural features. Use the shape of the sign to help reinforce the horizontal lines of moldings and transoms seen along the street.

c. *Preserve an historic painted sign where it exists, when feasible.*

d. *A sign shall not obscure or compete with architectural details of an historic*

building façade.

6) A sign shall be designed to integrate with the architectural features of a building, not distract attention from them.

e. *Signs that are out of character with those seen historically and that would alter the historic character of the District are inappropriate.*

f. *Sign materials shall be compatible with that of the building façade.*

7) Painted or stained wood and metal are appropriate materials for signs. Their use is encouraged. Unfinished materials, including unpainted wood, are discouraged because they are out of character with the context.

8) Highly reflective materials are inappropriate.

g. *A simple sign design is preferred.*

9) Typefaces that are in keeping with those seen in the District traditionally are encouraged. Photographic evidence of historic signs may be helpful.

h. *Flags shall not exceed 26 inches by 44 inches.*

i. *Flag poles attached to building façades shall not exceed 60 inches in length.*

PART FOUR – DEMOLITION

Idaho Springs Municipal Code, Chapter 22, Section 22-2. Regulations.
No person shall demolish a historic building or structure located within the District, or otherwise designated as a historic building or structure, without first obtaining a COA therefor from the Commission and the appropriate permit from the Building Official. Any requests for such demolition permits must be submitted to the Commission and shall be considered by the Commission at its next regularly scheduled meeting, but in any event, within thirty (30) days of submittal. Any application not considered by the Commission within thirty (30) days of submittal shall be deemed approved.

Nothing contained herein shall prevent the demolition of any building or structure which the Building Official shall certify, in writing, to the Commission is required for the public health, safety or welfare because of an unsafe or dangerous condition.

This Part of the guidelines will apply to the demolition, complete or partial, or the relocation of any structure in the Historic District or at any other locally designated site.

APPLICATION
In addition to the standard application form, the application must include the following:

1. A completed Colorado Cultural Resource Survey Architectural Inventory Form for the property, which will be provided by City Staff for completion by the applicant.
2. A report regarding the effect that the removal or demolition of the structure, or portion thereof, will have on the character of the site and the adjacent properties.
3. A report outlining the plan to salvage any reusable materials from the structure and reuse them in proposed reconstruction.
4. A plan for the redevelopment of the property. *Note: Allowing the property lie vacant is not preferred.*

INITIAL CONSIDERATION
Before the HPRC considers whether to issue or deny a COA for any demolition or relocation, the applicant and the HPRC must be equally satisfied that the proposed work is the minimum that will address the needs of the property with respect to its historic significance, the Historic District or neighborhood where the structure is located and still allow the property owner reasonable use and enjoyment of their property. The following issues may be considered:

1. Feasibility of modification of the plans.
2. Feasibility of any alternative use of the structure which would substantially preserve the original character.

The HPRC is not empowered to consider, or pass approval on, the current or proposed use of any property. Such matters are addressed in the City's Zoning Code and questions shall be directed to the City Building Official and City Planner.

CRITERIA
The following criteria will be considered by the HPRC when considering whether or not to grant a COA for demolition or relocation of a structure in the Historic District or on any other locally designated site.

1. The effect of the proposed work on the general historical and/or architectural character of the structure and adjacent properties.
2. The architectural style, design, construction, arrangement and materials of existing and proposed structures.
3. The effect of the proposed work in creating, changing or destroying the exterior characteristics of the structure upon which work is to be done.
4. The effect of the proposed work on the protection, enhancement, perpetuation and use of the structure.

5. The effect of the proposed work on adjacent and surrounding structures and the plans to mitigate such effects.
6. The extent to which the proposed work meets the standards of the City and the United States Secretary of the Interior then in effect for the preservation, reconstruction, restoration or rehabilitation.

Demolition may be considered acceptable only under the following conditions:

1. If the building is so deteriorated that the owner cannot feasibly restore it.
2. No alternative site is available for relocation of the building.

Relocation may be considered acceptable, or even desirable, under the following conditions:

1. If the building is threatened in its present setting because of hazardous conditions and the potential to preserve the building will be enhanced by relocating it.
2. If the building will continue to deteriorate through neglect, or if it is particularly susceptible to vandalism on the original site.
3. If the historic context of the building has been so radically altered that the present setting does not appropriately convey its history, and relocation would enhance the ability to interpret the historic character of the building.

The original condition of the building and its setting must be accurately recorded before removal of the structure. Detailed photographs, notes and drawings must be prepared which accurately record the exterior design, character of interiors, finishes and general structural system. Reference measurements shall be included of overall building dimensions, set backs and relationships to adjacent buildings. A copy of this documentation must be filed permanently with the City.

GUIDELINES FOR THE DEMOLITION OR RELOCATION OF STRUCTURES

1. ***Existing Site Conditions.*** Demolition or relocation must be merited because of site conditions.

   a. *It is not the intent of the City to allow demolition or relocation of historic structures simply to facilitate new construction on the original site.*

   b. *It is the duty of property owners within the City to maintain their historic structures. It is not acceptable that a property owner allow a structure to deteriorate to the point where demolition is the best option. Preservation and rehabilitation in-place is required except in extraordinary circumstances.*

2. ***Preservation Potential.***

   a. *Where the current setting has been radically altered from the historic character, the building may be enhanced if the receiving site is more similar to the historic setting.*
      1) Adequate historic documentation of the historic condition must be provided.

3. ***Moving Procedures.***

   a. *Removal procedures must minimize damage to the historic materials.*

   b. *Removal procedures must minimize damage to surrounding buildings.*

4. ***Relocation Site.***

   a. *The new site shall convey a character similar to that of the historic site in terms of scale of neighboring buildings, materials, site relationships and age.*

   b. *The building shall be located on the new site in an orientation similar to the historic setting.*

5. ***Rehabilitation Plan.***

   a. *Often termed "mothballing," a building cannot be unoccupied for an extended period of time and secured and weatherized for later rehabilitation. Rather, plans for immediate demolition of relocation shall be submitted and approved. Before relocation of a building may occur, plans to rehabilitate the building once relocated must be submitted and approved, with rehabilitation planned for no more than 60 days after relocation is complete.*

   b. *A complete rehabilitation plan must be submitted to the HPRC for review using the appropriate guidelines for rehabilitation found elsewhere in this document.*
      1) The rehabilitation plan shall be submitted at the same time the application for relocation is submitted.

6. ***Replacement Materials.***

   a. *If subordinate additions or trim must be removed during relocation, these materials must be preserved and re-assembled at the new site if feasible.*

   b. *Replacement materials, if necessary must match the original material.*
      1) A substitute material may be acceptable only if the size, shape, texture and finish conveys the visual appearance of the original material.

7. ***Original Site.***

   a. *After the historic building is removed, redevelopment of the historic site shall commence within 60 days.*

b. *Impact of the demolition or removal on surrounding properties must be minimized.*
   1) Plans for impact mitigation will be considered before granting approval for the proposed work.
   2) This may involve cooperation of adjacent property owners.

c. *The redevelopment plan will be reviewed by the HPRC using the guidelines in Part Three of this document.*

Demolition can create an undesirable impact on an adjoining structure. Careful planning for mitigation can prevent similar results. The example on the left is one such example of an opportunity for rehabilitation of an adjoining structure that is not to be demolished.

PART FIVE – GLOSSARY OF TERMS

Addition, substantial. Any new construction which increases the total square footage or foundation footprint of a structure.

Alignment. The arrangement of objects along a straight line.

Alteration. Any act or process which changes one (1) or more of the exterior characteristics of a designated site, structure, object, or district or a site, structure, object or district eligible for designation.

Baluster. A short, upright column or urn-shaped support of a railing.

Board and Batten. Vertical plank siding with joints covered by narrow wood strips.

Bracket. A supporting member for a projecting element or shelf, sometimes in the shape of an inverted L and sometimes as a solid piece or a triangular truss.

Building. A resource created principally to shelter any form of human activity, such as a house. (*See also*, Structure)

Certificate of Appropriateness (COA). The official document issued by the Historic Preservation Review Commission approving an application or permit for the erection, moving, demolition, alteration or addition to, or the external construction or external restoration of, any building or structure in the Historic District or any other locally designated site. A COA, once issued, will expire under the same conditions as its associated building permit.

Character-Defining Features. A series of design features that, taken together, form the visual identity of an historic district, site or structure. On an historic structure for example, the character-defining features might include the size, materials, details and window and door openings of the building.

Characteristics. The visible and tangible attributes of a site, structure, object or district, including but not limited to the architectural design, style, general arrangement and components of all the outer surfaces of a site, object, structure or improvement, including but not limited to the color, texture, materials, type and style of all windows, doors, lights, signs and other fixtures appurtenant to said site, object, structure or improvement.

Clerestory. The upper portion of a display window that is separated from the main window by a frame.

Column. A slender upright structure, generally consisting of a shaft, a base and a capital; pillar: It is usually a supporting or ornamental member in a building.

Commission (HPRC). The Idaho Springs Historic Preservation Review Commission.

Contributing building. In general, a building that is at least fifty (50) years old or older or is associated with significant people or events. A *contributing building* is one eligible for designation, or formally designated, that has significance and that may have experienced some alterations which, while not seriously damaging the exterior integrity of the property, have altered the appearance enough to be noted. These sites, structures, or objects retain enough exterior integrity to contribute to the significant characteristics of the district.

Cornice. The continuous projection at the top of a wall. The top course or molding of a wall when it serves as a crowning member.

Demolition. Any act or process that destroys in part or in whole an eligible or designated site, structure or object, or a site, structure or object within an eligible or designated district.

Dentil. One of a series of small rectangular blocks projecting like teeth from a molding or a cornice.

Design. As related to the determination of "integrity" of a property, design refers to the elements that create the physical form, plan, space, structure and style of a property.

District. The Historic Preservation District, as defined in Section 22-3 of the Idaho Springs Municipal Code. (see Appendix A of these guidelines) *District* may also mean a geographically definable area possessing a significant concentration, linkage, or continuity of sites, structures, or objects and their surrounding environs united by past events or aesthetically by plan or physical development. A district may also comprise individual elements separated geographically but linked by association or history.

Eave. The underside of a sloping roof projecting beyond the wall of a building.

Elevation. A mechanically accurate, "head on" drawing of a face of a building or object, without any allowance for the effect of the laws of perspective. Any measurement on an elevation will be in a fixed proportion, or scale, to the corresponding measurement on the real building.

Façade. Front or principal face of a building, any side of a building that faces a street or other open space.

Fenestration. The arrangement of windows on a building.

Form. The overall shape of a structure (i.e., most structures are rectangular in form).

Frame. A window or door component. See window parts. *Also*, describes a structure with wood siding, as opposed to brick or other masonry material.

Gable. The portion, above eave level, of an end wall of a building with a pitched or gambrel roof. In the case of a pitched roof this takes the form of a triangle. The term is also used sometimes to refer to the whole end wall.

Historic Resource. A building, site, structure or object adding to the historic significance of an historic district.

In-Kind Replacement. To replace a feature of a building with materials of the same characteristics, such as material, texture, color, etc.

Integrity. Results when a sufficient percentage of a structure dates from the period of significance. The majority of a building's structural system and materials shall date from the period of significance and its character-defining features also shall remain intact.

Kickplate. The horizontal element or assembly at the base of a storefront parallel to a public walkway. The kickplate provides a transition between the ground and storefront window area.

Lintel. A horizontal structural member, such as a beam or stone, that spans an opening, as between the uprights of a door or window or between two columns. Also referred to as a "header".

Maintenance. Work done on a site, structure or object in order to correct any deterioration, decay or damage to any part thereof in order to restore the same as nearly as practical to its condition prior to such deterioration, decay or damage.

Mass. The physical size and bulk of a structure.

Masonry. Construction materials such as stone, brick, concrete block or tile.

Mullion. See Window Parts.

Muntin. A bar member supporting and separating panes of glass in a window or door. (*See also*, Window Parts)

New construction. Any complete construction of a building or any substantial addition to an existing building. A "substantial" addition is one which increases the total square footage or the foundation footprint of the building.

Noncontributing buildings. Buildings, regardless of age, which do not possess sufficient significance and/or exterior integrity necessary for designation, and is considered noncontributing to a district, or not eligible to be designated as an individual landmark.

Orientation. Generally, orientation refers to the manner in which a building relates to the street. The entrance to the building plays a large role in the orientation of a building; whereas, it shall face the street.

Paneled door. A door having a sunken or raised portion with a frame-like border.

Pediment. A triangular section framed by a horizontal molding on its base and two sloping moldings on each of its sides. Usually used as a crowning member for doors, windows and mantles.

Period of Significance. Span of time in which a property attained the significance. In Idaho Springs, the original Period of Significance is from 1877 to 1920.

Preservation. The act or process of applying measures to sustain the *existing* form, integrity and materials of a building or structure, and the existing form and vegetative cover of a site. It may include initial stabilization work, where necessary, as well as ongoing maintenance of the historic building materials.

Property. Area of land containing a single historic resource or a group of resources.

Protection. The act or process of applying measures designed to affect the physical condition of a property by defending or guarding it from deterioration, loss or attack or to cover or shield the property from danger of injury. In the case of buildings and structures, such treatment is generally of a temporary nature and anticipates future historic preservation treatment; in the case of archaeological sites, the protective measure may be temporary or permanent.

Reconstruction. The act or process of reproducing by new construction the exact form and detail of a vanished building, structure or object, or part thereof, as it appeared at a specific period of time.

Rehabilitation. The act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural and cultural value.

Relocation. Moving all or part of a structure or object to a different location.

Remodeling (exterior only). The act or process of making over the design image of a building. The appearance is changed by removing original detail and/or by adding new features that are out of character with the original. A remodeling project is inappropriate in the District or on any other locally designated site.

Renovation. The act or process of returning a property to a state of utility through repair or alteration which makes possible a contemporary use. The basic character and significant details are respected and preserved, but some sympathetic alterations may also occur.

Restoration. The act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

Roof. The top covering of a building. Following are some types:

- o **Flat roof** has only enough pitch so that rain water or melting snow can drain.
- o **Gable roof** has a pitched roof with ridge and vertical ends.
- o **Hip roof** has sloped ends instead of vertical ends.
- o **Shed roof** (lean-to) has one slope only and is built against a higher wall.

Sash. See window parts.

Scale. The size of structure as it appears to the pedestrian.

Shape. The general outline of a building or its façade.

Siding. The narrow horizontal or vertical wood boards that form the outer face of the walls in a traditional wood frame house. Horizontal wood siding is also referred to as clapboards. The term "siding" is also more loosely used to describe any material that can be applied to the outside of a building as a finish.

Size. The dimensions in height and width of a building's face.

Soffit. The underside of a part of a building, such as an arch or overhang or beam etc., most commonly used to define the underside of the eave.

Standing Seam Metal Roof. A standing seam roof is a roof with vertical panels. Historically, the panels were fitted together with hand rolled seams.

Structure. That which is built or constructed, an edifice or building of any kind or any piece of work artificially built up or composed of parts joined together in some definite manner. (*See also*, Building)

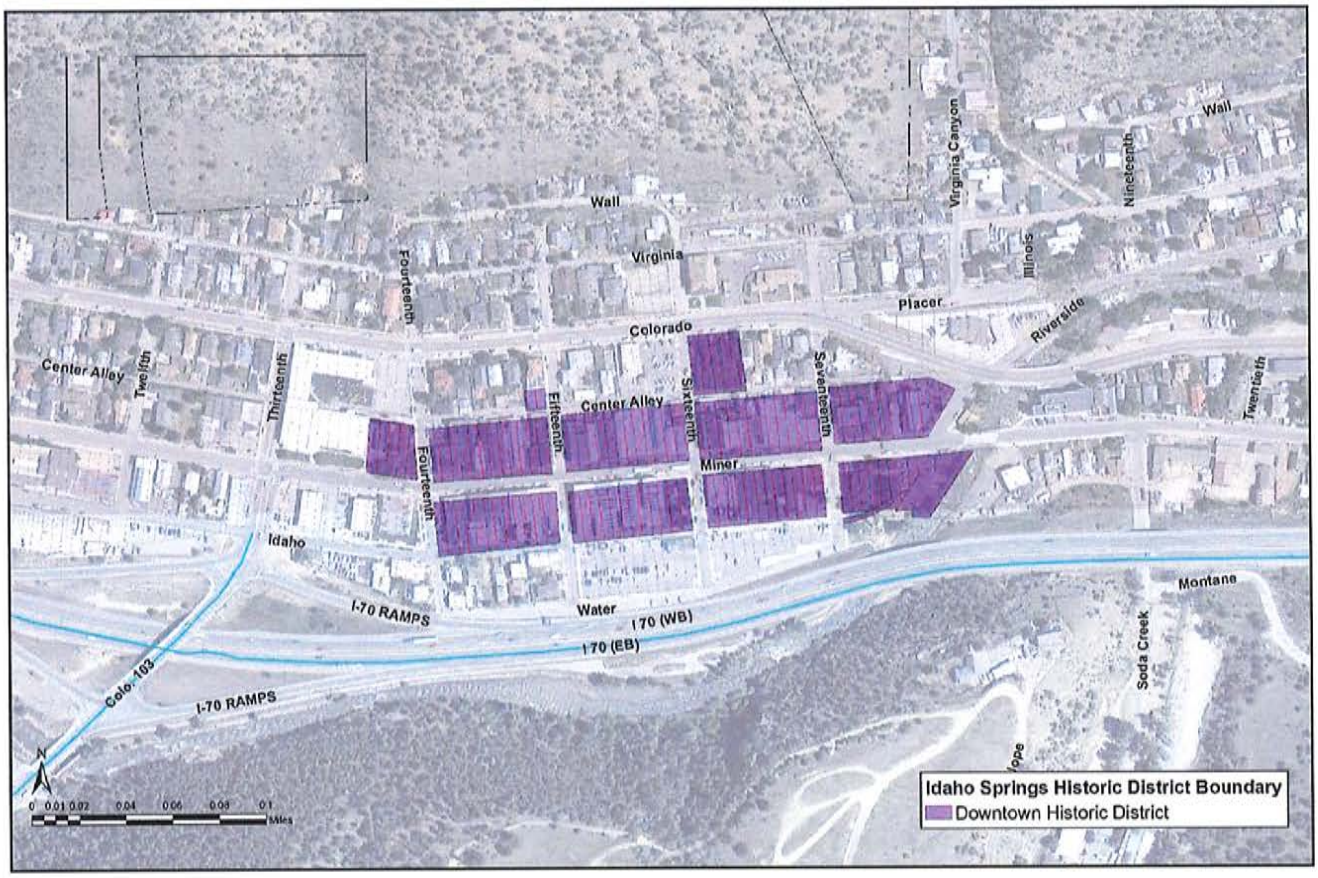
Traditional. Based on or established by the history of the area.

Transom. A panel of glass above a door or above a casement or double hung window. A *transom* is usually moveable to allow air flow.

Vernacular. This means that a building does not have details associated with a specific architectural style, but is a simple building with modest detailing and form. Historically, factors often influencing vernacular building were things such as local building materials, local climate and building forms used by successive generations.

Window Parts. The moving units of a window are known as sashes and move within the fixed frame. The sash may consist of one large pane of glass or may be subdivided into smaller panes by thin members called muntins or glazing bars. Sometimes in nineteenth-century houses windows are arranged side by side and divided by heavy vertical wood members called mullions.

APPENDIX A – Map of Idaho Springs Historic Preservation District



APPENDIX B – Additional Locally Designated Historic Sites in Idaho Springs
(as of 2024)

804 Colorado Blvd., *Private residence*

1520 Virginia Street, *Private residence*

1414 Colorado Blvd. – *Methodist Episcopal Church, United Center*

600 Colorado Blvd. - *Hose House No. 2*

1921 Virginia Street, *Zion Lutheran Church*

302 Soda Creek Road, *Indian Hot Springs*

1600 Colorado Boulevard – *Elks Lodge #607*

1711 Miner Street – *City Hall*

Illinois and Virginia Streets - *Bryan Hose House*

Charlie Tayler Waterwheel

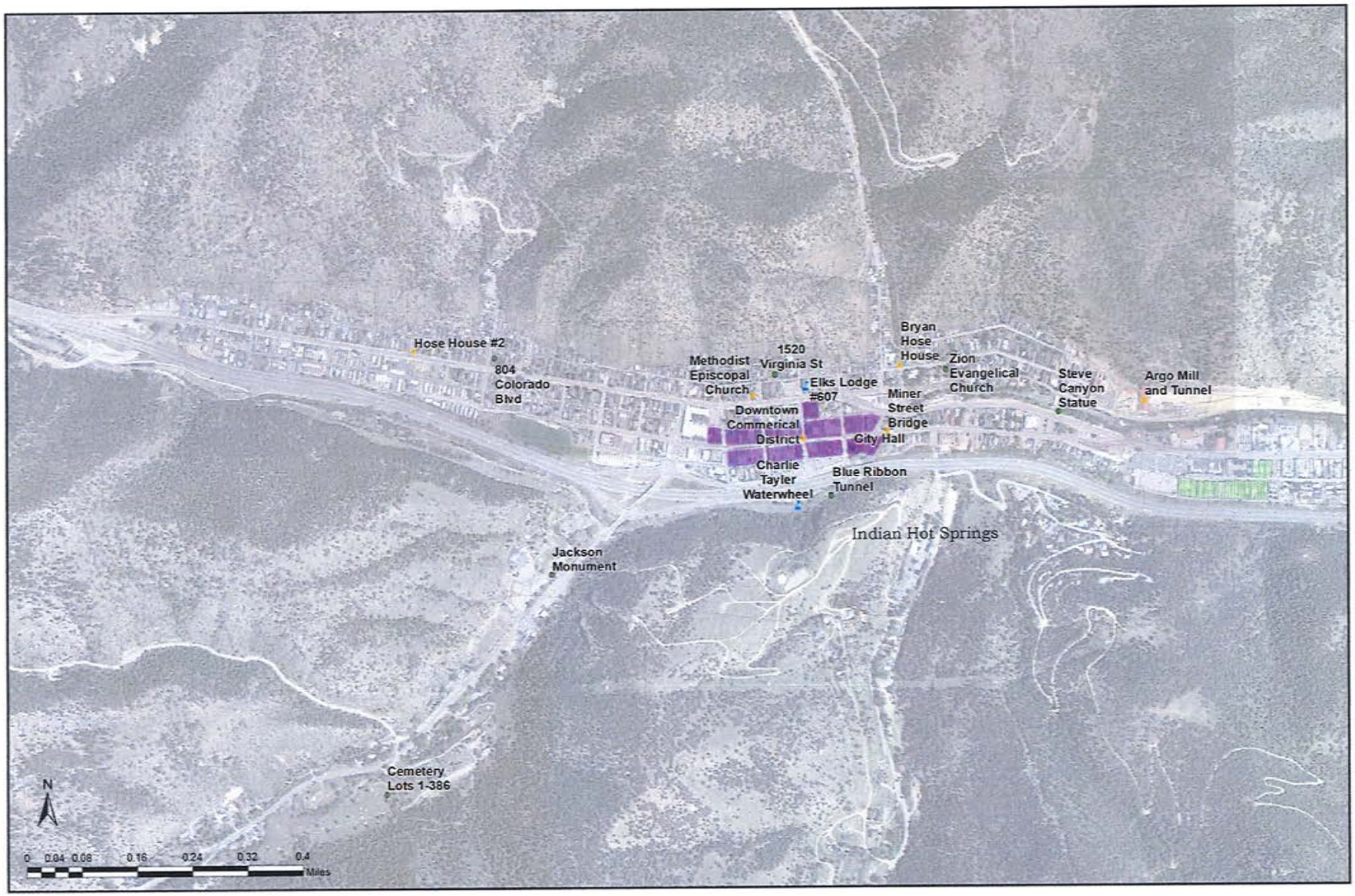
Jackson Monument

Blue Ribbon Tunnel

Steve Canyon Statute

Idaho Springs Powder House

Map showing Idaho Springs Registered Historic Resources on following page:


Hose House #2
804 Colorado Blvd
Methodist Episcopal Church
1520 Virginia St
Elks Lodge #607
Downtown Commerical District
Bryan Hose House
Zion Evangelical Church
Miner Street Bridge
City Hall
Steve Canyon Statue
Argo Mill and Tunnel
Charlie Tayler Waterwheel
Blue Ribbon Tunnel
Indian Hot Springs
Jackson Monument
Cemetery Lots 1-386
N
0 0.04 0.08 0.16 0.24 0.32 0.4
Miles

APPENDIX C – Designated noncontributing structures within the District
Based on a 1976 survey conducted by the Colorado Office of Archaeology & Historic Preservation

1438 - 1446 Miner Street

1534 Miner Street

1536 Miner Street

1601 - 1607 Miner Street

1608 – 1612 Miner Street

1631 - 1633 Miner Street

1743 Miner Street

APPENDIX D – Secretary of Interior's Standards

Standards for Preservation

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.

2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Standards for Rehabilitation

1. A property should be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property should be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property should be avoided.

3. Each property should be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, should not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right should be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property should be preserved.

6. Deteriorated historic features should be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features should be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic

materials should not be used. The surface cleaning of structures, if appropriate, should be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project should be protected and preserved. If such resources must be disturbed, mitigation measures should be undertaken.

9. New additions, exterior alterations, or related new construction should not destroy historic materials that characterize the property. The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction should be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Standards for Restoration

1. A property will be used as it was historically or be given a new use which reflects the property's restoration period.

2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.

3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.

4. Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.

6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.

7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.

8. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

9. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

10. Designs that were never executed historically will not be constructed.

The complete text of the Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties can be found online at

www.cr.nps.gov/hps/tps/Standards/standards_complete.pdf

or a photocopy of the entire document can be purchased at City Hall.

APPENDIX E – Application Checklist

Applications for review by the HPRC must include the following, along with an application for a building or sign permit.

Complete applications must be submitted a minimum of 5 working days prior to a meeting date.

- ☐ Complete list of exterior materials and finishes with samples of all materials that are different in any way from the original.
- ☐ Drawings. Professional drawings are not required as long as the necessary information is adequately conveyed. *All drawings must contain dimensions.* Two sets of drawings must be submitted. One copy will be returned to the applicant upon approval and issuance of a permit. Drawings shall include the following:
  - ☐ Each affected elevation must be presented.
  - ☐ Scaled drawings must show the dimensions of all existing and proposed features (i.e., windows, doors, total height and width of façade, spacing of columns, roof pitch, chimneys, porches and decks, placement of signs when applicable).
  - ☐ Scale and relation to neighboring structures.
  - ☐ Requests for amendments must be accompanied by new scaled drawings of all affected elevations.
  - ☐ Site plans are required for any new structure, addition, fence, sidewalk, retaining wall, hard landscaping elements or building relocation. Site plans must show the structure's relation to and location on its building site.

NOTE: *This checklist is in reference to applications for Certificates of Appropriateness only. The Idaho Springs Building Department may require additional information. Contact City Staff for details.*

Copies of this Checklist will be provided by City Staff to all applicants prior to submission of any application for review by the HPRC.

TO:	City Council
CC:	City Administrator Andrew Marsh
FROM:	Dylan Graves, Community Development Planner
SUBJECT:	Extended Stay Hotels/Motels Regulations
ATTACHMENTS:	Proposed Ordinance
MEETING DATE:	November 25, 2024, Regular Meeting

The scope of this public hearing item is to consider the draft ordinance prepared for extended stay hotels and motels within the City of Idaho Springs. The ordinance seeks to create operational requirements and a licensing system by which these requirements would be enforced. It would create a new section of the Idaho Springs Municipal Code (ISMC), Section 21-35. The intent of the proposed ordinance is to create minimum standards and requirements for long-term, extended stays in hotel and motel rooms that were built for overnight, short-term, transient lodging, rather than for long-term stays. The hope is that this ordinance will provide residents of these types of housing with higher standards of living and provide higher levels of health, safety, and welfare by requiring routine inspections, requiring registration of extended stay units, and by requiring minimum facilities for residents.

If City Council is in favor of this ordinance as written, you may refer to the Staff suggested motion provided below.

The Idaho Springs Planning Commission, after several meetings, recommended that these regulations be adopted at the August 7, 2024, Planning Commission meeting by a vote of 4-0.

Since that meeting, we held second reading of the proposed ordinance on September 23, 2024. At that meeting, City Council decided to continue the item and requested a joint work session with Council and Planning Commission. This joint work session was held on November 12, 2024. At this meeting, a variety of issues were discussed, which are detailed below. The major change to the ordinance between the September 23 meeting and now is that the timeline for application and compliance by operators was amended. This is discussed below, as well.

BACKGROUND

The Planning Commission has been working on regulations related to extended stay hotel and motel occupancy since approximately 2021, but it had been tabled for some time before being picked back up in early 2024. Since then, the Planning Commission had several meetings this year to discuss this topic. They discussed extended stay hotels and motels currently operating within City Limits and discussed the best ways to manage and regulate this type of housing.

The Idaho Springs Municipal Code (ISMC) currently only permits transient hotel and motel stays. In the City's short term rental regulations, "transient" is defined as a period of less than 30 days. The definition of a hotel or motel in the ISMC is: "*Any commercial building or buildings intended or designed to be used, rented, or hired out to be occupied for transient purposes, or which are occupied for sleeping purposes for guests, which may contain kitchen facilities for food preparation including but not limited to such facilities as refrigerators, stoves and ovens. Motel and hotels contain lobbies for guest check-in, and onsite maintenance and management.*"

The following definitions are proposed:

Sec. 21-35. – Extended Stay Lodging.

(A) Definitions.

(1) *Extended Stay Lodging* means the renting of a room, unit or other portion of a hotel or motel for a duration of stay greater than twenty-nine (29) consecutive days. The duration of stay shall be calculated based upon the number of nights of occupancy by a guest within the licensed premises as a whole rather than within one particular room, unit or defined area.

(2) *License* means an extended stay lodging license issued pursuant to this Section.

The proposed ordinance will require any lodging operators wishing to rent extended stay rooms to file a completed application form with the City Clerk's office, which includes the business name and address; a floor plan of the establishment illustrating the specific rooms, units or areas to be used for extended stay lodging; individual floor plans of each extended stay room, unit, or area, including square footage calculations; and a detailed floor plan illustrating all amenities and features included as part of the extended stay operation. Licenses are proposed to require renewal annually. The Deputy City Clerk would issue extended stay lodging licenses in consultation with the Community Development Planner, the Building Official, and other relevant parties. Inspections would be conducted by the City's Building Department, the Fire Authority, and City Staff. This ordinance would only apply to hotel and motel (lodging) businesses that are classified as such and offer rooms to the public on a nightly basis. It would not apply to facilities that are offered solely as long-term residences for community residents.

An operator would be able to designate their entire premises as extended stay lodging or could designate specific rooms, units, or areas if the proposal meets all required standards. Operators could also choose not to obtain a license at all and only offer short-term stays.

Minimum standards are required for extended stay lodging, including:

- Extended stay lodging areas shall be designated on a building floor plan and no other areas may be offered or used for such purpose.
- Every room licensed for extended stay lodging shall prominently display on the inside of the main entrance door of the room a statement that such room is licensed pursuant to this Section.
- Guest personal possessions may not be stored on exterior balconies, interior corridors, or in a manner that prohibits adequate movement and ingress/egress within a unit and/or licensed premise.
- The following amenities shall be available to all extended stay lodging guests:
    - Twenty-four hour desk staffing;
    - Universal wireless internet included within rental rate;
    - In-room or common area laundry facilities; and
    - Secure storage (either in-unit or in a common area).
- Cooking facilities must be available on the premises, either in each individual room approved for extended stay lodging or in a shared, communal kitchen accessible at all times. Kitchen facilities shall include, at minimum:
    - Cooktop, stove unit, or equivalent cooking appliance;
    - Full-size refrigerator;
    - Full-size kitchen sink; and
    - Communal seating space.

COMPLIANCE TIMELINE

At the joint work session, an item of discussion was the timeline by which operators interested in Extended Stay Lodging would need to apply for a license and then be in full compliance to operate. Originally, the ordinance had proposed that operators must apply by January 1, 2025, and be fully in compliance by March 1, 2025.

Council thought that this was onerous and wanted to give additional time to operators to get into compliance. As such, Council settled on the application deadline being January 1, 2025, and compliance being required by July 1, 2025, to give operators additional time to get building permits – if necessary – and make arrangements. Council also requested that City Staff be authorized to grant an additional six months to operators who needed additional time to get into compliance if they had good cause for the extension. For example, if an operator couldn't get a contractor scheduled until after the July 1 deadline but had tried to get it scheduled, an extension may be reasonable.

This is written into the ordinance as presented, but with one minor change. Carmen (city attorney) questioned whether the roll out could occur by January 1 without undue stress for Staff and for potential applicants. She recommended that we push the initial application date slightly, to February 28, 2025, to account for the time needed to work with applicants to get them a final draft of the application, finalize the inspection process, and be ready to implement the new licensing program. Given the holidays coming

up, she thought that this might be wise. Staff would plan to notify hotel/motel operators in the next week or two that the changes are coming so that operators can start working, but this would give them some additional time to get the application in.

If Council believes that this change is suitable, it is already written into the proposed ordinance. Otherwise, the motion will need to be modified to revert the date back to January 1, 2025.

PROPOSED MOTION:

Motion to approve Ordinance No. 18, Series 2024 AN ORDINANCE ADOPTING EXTENDED STAY LODGING LICENSING AND OPERATIONAL REQUIREMENTS AS A NEW SECTION 21-35 OF THE IDAHO SPRINGS MUNICIPAL CODE.

CITY OF IDAHO SPRINGS
Clear Creek County, Colorado

Ordinance No. 18, Series 2024

AN ORDINANCE ADOPTING EXTENDED STAY LODGING LICENSING AND OPERATIONAL REQUIREMENTS AS A NEW SECTION 21-35 OF THE IDAHO SPRINGS MUNICIPAL CODE

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 Article 23 of Title 31, C.R.S., the City possesses the authority to regulate the zoning and use of land within its jurisdiction; and

WHEREAS, pursuant to C.R.S. § 31-15-501, the City possesses the authority to regulate and license any commercial enterprise conducted within the City; and

WHEREAS, the City has recently experienced a proliferation of hotels and motels which provide lodging for guests outside of the traditional short-term transient lodging experience; and

WHEREAS, as more citizens continue to occupy hotels and motels for long-term residential purposes, the City Council desires to ensure City motels and hotels are safe and suitable for extended stays; and

WHEREAS, the Council desires to regulate those hotels and motels within the City that offer extended stay lodging in order to better ensure the welfare of people who reside in the same.

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

Section 1. Division I of Article III of Chapter 21 of the Idaho Springs Municipal Code is hereby amended by the addition of a new Section 21-35, to read in its entirety as follows:

Sec. 21-35. – Extended Stay Lodging.

(A) Definitions.

(1) *Extend Stay Lodging* means the renting of a room, unit or other portion of a hotel or motel for a duration of stay greater than twenty-nine (29) consecutive days. The duration of stay shall be calculated based upon the number of nights of occupancy by a guest within the licensed premises as a whole rather than within one particular room, unit or defined area.

(2) *License* means an extended stay lodging license issued pursuant to this Section.

(B) Extended Stay Lodging License Required. It is unlawful for any person, either directly or indirectly, to conduct or provide extended stay lodging without first obtaining and maintaining a license.

(C) License application form; processing.

(1) License applicants shall file a completed application with the City Clerk's office on a form provided by the City.

(2) A completed license application shall contain the following information:

(a) The business name and address of the applicant;
(b) A floor plan of the establishment illustrating the specific rooms, units or areas to be used for extended stay lodging;
(c) Individual floor plans for each proposed extended stay lodging room, unit or area, including square footage calculations; and
(d) A detailed floor plan illustrating all amenities and features required pursuant to subsection (D) below.

(D) Minimum Standards for Operation.

(1) Extended stay lodging areas shall be designated on a building floor plan and no other areas may be offered or used for such purpose.

(2) Every room licensed for extended stay lodging shall prominently display on the inside of the main entrance door of the room a statement that such room is licensed pursuant to this Section.

(3) Guest personal possessions may not be stored on exterior balconies, interior corridors, or in a manner that prohibits adequate movement and ingress/egress within a unit and/or licensed premise.

(4) The following amenities shall be available to all extended stay lodging guests:
(a) Twenty-four hour desk staffing;
(b) Universal wireless internet included within rental rate;
(c) In-room or common area laundry facilities; and
(d) Secure storage (either in-unit or in a common area).

(5) Cooking facilities must be available on the premises, either in each individual room approved for extended stay lodging or in a shared, communal kitchen accessible at all times. Kitchen facilities shall include, at minimum:
(a) Fixed cooktop appliance;
(b) Full-size refrigerator;
(c) Full-size kitchen sink; and
(d) Communal seating space.

(6) Each licensed premise shall otherwise remain compliant with all other requirements and standards of the City and of this Code.

(E) License Renewal and Inspection Requirements.

(1) The City shall perform an inspection of the proposed licensed premises prior to the issuance of an extended stay lodging license.

(2) Thereafter, the City shall perform annual compliance inspections of the licensed premises at time of license renewal.

(F) Implementation Schedule.

(1) It is the intention of the City that existing hotels and motels offering extended stay lodging be given sufficient time to make the operational and physical modifications and improvements necessary to satisfy the eligibility requirements of this section. Accordingly, the following implementation schedule for this section is adopted:

(a) Existing hotels offering extended stay lodging shall have until February 28, 2025, to file a license application and until July 1, 2025 to obtain a license and to be compliant with the operational standards set forth in subsection (D) of this Section.

(b) Hotels in existence as of the effective date of this Code Section 21-35 that timely apply for a license as required by subparagraph (F)(1)(a) above may file a written request for a one-time extension of the compliance deadline of July 1, 2025. Such written request must be filed with the City Administrator not later than July 1, 2025 and may request up to six (6) additional months, to a date not later than January 1, 2026.

(c) The City Administrator shall review all timely written requests for compliance deadline extensions and administratively approve, with or without conditions, or deny the same. The Administrator may approve a request, with or without conditions, only upon a find that the applicant has adequately demonstrated good cause. "Good cause" in this context shall mean events or circumstances outside of the applicant's reasonable control that render timely compliance either impossible or overly burdensome. Excessive financial burden may constitute good cause to extend the initial compliance deadline one time, but shall not constitute cause to exempt an applicant from the requirements of this Section nor constitute a legal defense to prosecution or other enforcement actions for failure to comply with the same.

(G) Suspension and revocation; appeal

(1) Each license is subject to suspension and revocation proceedings as follows:

(a) The City Administrator is authorized to suspend or revoke any license, upon at least seven (7) calendar days' written notice via United States Postal Service first class mail to the licensee stating specific date of the hearing, the contemplated action and, in general, the grounds therefor, and after a reasonable opportunity for the licensee to be heard, upon a finding that:

1. The licensee has failed to pay the annual license fee or any other applicable tax;
2. The license application has been found to contain a falsehood or material misrepresentation or omission;
3. The licensed premises are found to have been constructed, altered or operated in a manner contrary to the application or in violation of any term or condition of the license or in violation of this Section or of this Code;
4. The licensee has failed to furnish any information that is required to be provided to the City under this Section or this Code; or
5. Any fact or condition exists which, if it had existed or had been known to exist at the time of the application for the license, would have warranted the refusal of the issuance of the license.

(b) The City Administrator shall issue a written decision within ten (10) days of the date upon which the licensee is provided the opportunity to be heard, and shall provide the same to the licensee to the mailing address indicated on the license application or such other address or by such other means (such as electronic mail) as requested by the licensee.

(c) A licensee may appeal a decision by the City Administrator to suspend or revoke his or her license by filing written notice of such appeal, including the specific reasons the Administrator's decision is in error, with the City Clerk within ten (10) days of the date of the Administrator's decision.

(d) Any appeal timely filed under subsection (G)(iii) above shall be heard and decided by the Planning Commission at their next regularly scheduled meeting, applying the same procedural and substantive guidelines as the City Administrator under subsections (b) and (c) hereof. The Planning Commission's decision shall be the City's final decision on the matter.

Section 2. Any and all Ordinances 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 part thereof shall not revive any other section or part of any Ordinance heretofore repealed or superseded.

Section 3. Should any one or more sections or provisions of this Ordinance be judicially determined invalid or unenforceable, such judgment shall not affect, impair or invalidate the remaining provisions of this Ordinance, the intention being that the various 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 26th day of August, 2024.

_____
Chuck Harmon, Mayor

ATTESTED AND CERTIFIED:

_____
Diane Breece, City Clerk

PASSED, ADOPTED AND APPROVED, after public hearing at Regular Meetings of the City Council of the City of Idaho Springs, Colorado, held on the 23rd day of September and the 25th day of November, 2024.

_____
Chuck Harmon, Mayor

ATTESTED AND CERTIFIED:

_____
Diane Breece, City Clerk

CITY OF IDAHO SPRINGS
Clear Creek County, Colorado

Ordinance No. 21, Series 2024

AN ORDINANCE VACATING A PORTION OF THE ALLEY WAY BETWEEN LOT 1 OF THE BLOCK 57/FORMER GOLDDIGGER FIELD SUBDIVISION AND BLOCK 55 OF THE CITY OF IDAHO SPRINGS, COLORADO

WHEREAS, on April 11, 2022, the Idaho Springs City Council ("City Council") approved an application from Four Points Funding, LLC for approval of an FDP and final subdivision plat for Block 57 and parts of Blocks 45, 55, 56, 66 and S of the City of Idaho Springs, a Portion of the Nancarrow Placer M.S. No. 1345, and Portions of vacated City Rights-of-Way (Former Golddigger Field, Property West of Field and Bus Barn Property) (the "Property") for a mixed-use residential, commercial and public park-space project (the "Project"); and

WHEREAS, as development of the Project has progressed, the current owner of the Property, 2350 Riverside Drive, LLC ("Owner"), has discovered that it would benefit both the Project and adjacent properties outside of the Project, located within Block 55 of the original City of Idaho Springs plat, to place backfill and other stability-related improvements on top of the alley way located between said properties; and

WHEREAS, the City Council finds and determines that the area of alley way that the Owner wishes to locate dirt, fill and other stability-related improvements upon is not currently needed by the City or the public for public travel or for other public utility related purposes; and

WHEREAS, the City Council further finds that the alterations that Owner wishes to make to the alley way are designed and intended to improve the stability of adjacent properties over time, particularly after the Project has been fully developed, to the benefit of all area properties and owners; and

WHEREAS, C.R.S. § 43-2-303 requires the City Council to act by ordinance to vacate any municipal right-of-way; and

WHEREAS, the City Council therefore wishes to vacate a portion of the dedicated alley right-of-way located between Lot 1 of the Block 57/Former Golddigger Field Subdivision and Block 55 of the City of Idaho Springs plat, as further shown on **Exhibit A**, 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 incorporated herein by reference as findings and determinations of the City Council.

Section 2. That portion of the alley way located between Lot 1 of the Block 57/Former Golddigger Field Subdivision and Block 55 of the City of Idaho Springs, Colorado, as more particularly

described and illustrated on **Exhibit A**, attached hereto and incorporated herein by reference, is hereby vacated.

Section 3. Upon the effective date of this Ordinance, the Deputy City Clerk is directed to record a copy of this Ordinance with the Clear Creek County Clerk and Recorder's office as required by C.R.S. § 43-1-202.7. Upon the recording of this Ordinance and Exhibit, title to the right-of-way area vacated by this Ordinance shall vest in the Owner of Lot 1 of the Block 57/Former Golddigger Field Subdivision pursuant to C.R.S. § 43-2-302(1)(b).

INTRODUCED, READ, AND ORDERED PUBLISHED at a Regular Meeting of the City Council of the City of Idaho Springs, Colorado on the 28th day of October, 2024.

_____
Chuck Harmon, Mayor

ATTESTED AND CERTIFIED:

_____
Diane Breece, City Clerk

PASSED, ADOPTED AND APPROVED, after publication, at a Regular Meeting of the City Council of the City of Idaho Springs, Colorado, held on the 25th day of November, 2024.

_____
Chuck Harmon, Mayor

ATTESTED AND CERTIFIED:

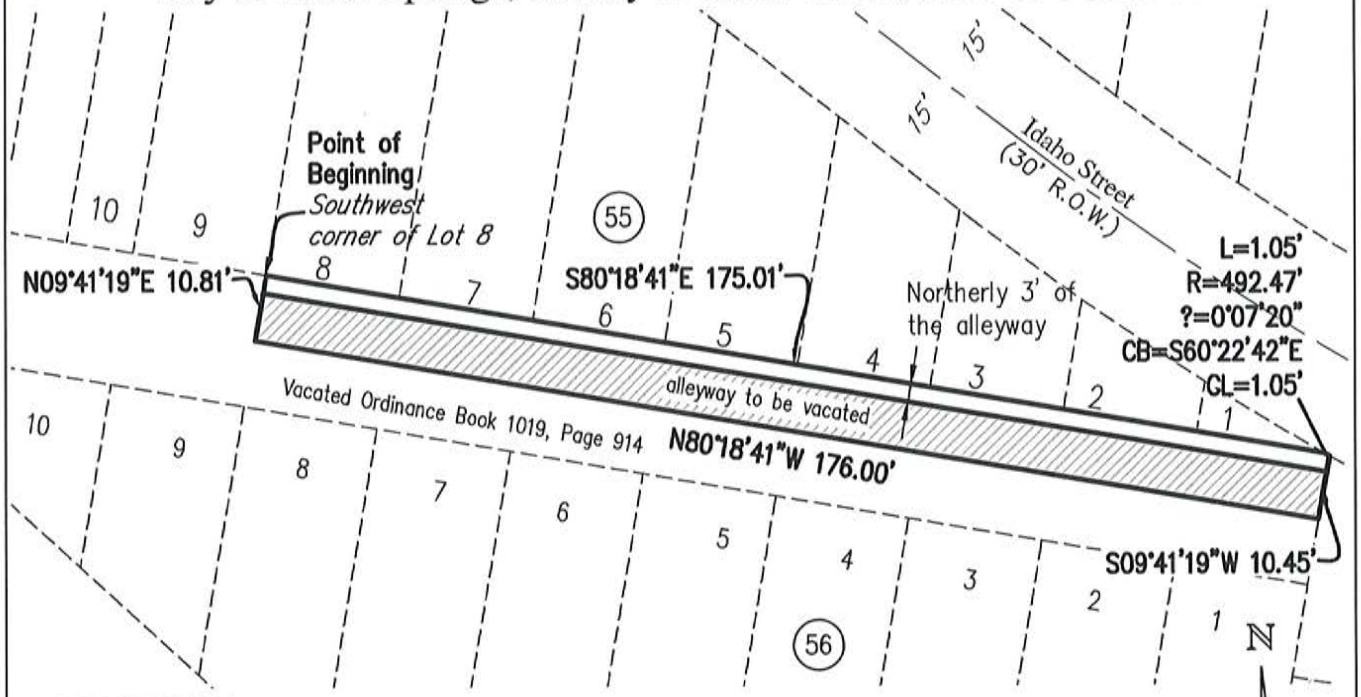
_____
Diane Breece, City Clerk

EXHIBIT A

[Illustration + legal description of vacated ROW Area]

EXHIBIT A

Vacation of a portion of an alleyway in the vicinity of Blocks 55 and 56 City of Idaho Springs, County of Clear Creek, State of Colorado



DESCRIPTION:

Vacation of a portion of an alleyway in the vicinity of Blocks 55 and 56, City of Idaho Springs, County of Clear Creek, State of Colorado, more particularly described as follows:

BEGINNING at the Southwest corner of Lot 8, Block 55, City of Idaho Springs; thence along the South line of said Block 55, S80°18'41"E, a distance of 175.01 feet to the Southwesterly Right-of-Way line of Idaho Street and a point of a non-tangent curve; thence along said curve to the left 1.05 feet having a radius of 492.47 feet, a central angle of 00°07'20" and which chord bears S60°22'42"E a distance of 1.05 feet; thence along a line non-tangent to said curve, S09°41'19"W, a distance of 10.45 feet; thence N80°18'41"W, a distance of 176.00 feet; thence N09°41'19"E, a distance of 10.81 feet to the POINT OF BEGINNING.

Except the Northerly 3 feet thereof.

COLORADO LICENSED
WESTON D. SPEARS
10/18/2024
38056
PROFESSIONAL LAND SURVEYOR

THE ABOVE DESCRIBED PARCEL CONTAINS 1,375 SQUARE FEET OR 0.032 ACRES, MORE OR LESS.

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

DRAWN BY: WDS	SCALE: 1"=30'	JOB NUMBER: 20-70
CHECKED BY: WDS	DATE: 10/18/2024	

CLEAR CREEK SURVEYING
P.O. BOX 3184
IDAHO SPRINGS, CO 80452
(303) 567-4755

PROJECT NO.: D:_Survey_Projects\2020\20GEN70 Idaho Springs Goldiger Field\Office\CAD\20GEN70 Vacation Exhibit add alley.dwg

Office of the City Administrator

To: Mayor and City Council
From: Andrew Marsh
Date: November 25, 2024
Subject: City Administrator Update

Requests for Action:

- None

Updates:

- The Mayor, Ed and I traveled to Wray, Colorado on October 29 for the Colorado Department of Local Affairs Energy Impact Assistance Fund grant hearing to present our application for $1,000,000 to replace the Montane Water Storage Tank. We have received official notification that the City was awarded the grant!
- Staff and I met on October 23 with JVA Engineering regarding the Chicago Creek Waterline Project.
- Maria attended on October 24 an Emerging Managers Workshop in Golden.
- Staff and I attended on October 24 a Shelly-Quinn Ballfields Redevelopment progress meeting.
- After reviewing 27 applications for Assistant City Administrator, I interviewed nine candidates on October 24.
- Met on October 28 with the Recreation District and community members about the plan to relocate the stage to the west ballfield.
- The Mayor and I attended on October 30 the joint meeting with Clear Creek County and its municipalities regarding the organizational analysis of the Clear Creek Fire Authority.
- Attended on October 30 the grand opening of the new Public Works Facility.
- Staff met on October 31 with Argo representatives regarding the design of the lower gondola terminal.
- The Mayor and I attended on November 12 the monthly Mayors and Commissioners meeting.
- Staff and I met on November 12 with the contractor regarding the final walk through for the City Hall exterior rehabilitation project.
- Attended on November 12 with HDR Engineering a Mobility Hub check-in meeting.
- Staff and I attended on November 14 a kick-off meeting for the new work order and asset management software.
- The architecture team, Nate and I reviewed on November 14 the submittals from contractors for the Police Station Remodeling Project.
- The Mayor and I attended on November 14 the east end community meeting at Yards Taphouse sponsored by the Business and Community Promotion Board.
- Staff and I attended on November 15 the kick-off meeting for the meeting and agenda management software.
- The Mayor, Sadie and I interviewed on November 18 the four finalists for Assistant City Administrator.

- The Mayor and I attended on November 18 the monthly Business and Community Promotion Board meeting.
- The Mayor and I met on November 19 with the interim Clear Creek District Ranger for Arapahoe National Forest regarding access to the Forest Service maintenance facility next to the Shelly-Quinn Ballfields.

Upcoming Events:

- City offices will be closed for Thanksgiving on November 28 and 29.
- November 30 and December 1 have been designated a Holiday Ramble Weekend. On Saturday, Santa's visit and story time will be held at the Club Hotel from 3:00 to 5:00 p.m. and reindeer will be at Citizen's Park during the same period. Carolers will sing at Citizen's Park at 4:00 p.m. and will be followed by the tree lighting at 5:00 p.m. On Sunday, an Under the Tent Holiday Market will be held at the Argo from 10:00 a.m. to 4:00 p.m. and will be followed by a bike parade at 5:00 p.m. from the Argo to downtown.
- Save the Date - The City's annual holiday party will be held on Tuesday, December 17 from 5:00 to 7:00 p.m. at Yards Tap House.

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: November 25, 2024
To: City Council Members
From: Dylan Graves, Community Development Planner
RE: Community Development Monthly Report
Action Requested: None

- Clear Creek Schools Foundation Early Childhood Education Project: Environmental Review Complete

I wanted to give this item as the key update item for the month. Otherwise, business as usual. Several projects are in the works and are under review and more updates on ongoing projects are to come in the next few months.

The Clear Creek Schools Foundation has a grant from HUD for ~1.6 million dollars to construct an Early Childhood Education Center at the new Carlson Elementary School building, at 420 CO 103. This will contain approximately 11,000 square feet of space for early childhood education and childcare, from infants to pre-school ages. As part of the HUD award, the department requires the grant awardee to undertake an Environmental Review to determine any environmental impacts of the development, in accordance with National Environmental Protection Act (NEPA) requirements. This is required to be completed before the grant awardee can use any of the awarded funds.

This process is required to be carried out by a Responsible Entity, which is a local jurisdiction in which the project is taking place. Because the project is within the City of Idaho Springs, the Clear Creek Schools Foundation requested that the City undertake this review.

The process is now complete and public notice of the Foundation's request to release HUD funding will be posted on December 5 in accordance with Public Notice requirements. This gives the public a chance to review the documentation and make comments, if applicable. If no comments are received, we will send the completed documentation and the notice of funding release to HUD for final review and acceptance.

The project is intended to break ground in the Spring, assuming all goes well. Permitting will go through the State's permitting authority, similar to how the school rehabilitation was handled. The Foundation's intent is to have build-out complete and programming in place some time during the 2025-2026 school year.

If anyone has any questions, please let me know.

Office of the Deputy City Clerk

To: Mayor and City Council
From: Wonder Martell, Deputy City Clerk
Date: November 25, 2024
Subject: Staff Report Regular Meeting

- ✓ City Hall will be closed Thursday and Friday November 28th and 29th for Thanksgiving
- ✓ The next and last meeting of City Council in 2024 will be Monday December 9th, 2024
- ✓ Clear Creek Library has sent the City of Idaho Springs a thank you postcard for our support of ballot measure 6A.
- ✓ The City of Idaho Springs employee christmas party will be held on Tuesday December 17th at Yard's Tap House from 5pm to 7pm.

Thanks for your endorsement. Chris

We appreciate your support. Libby

Thanks a Bunch! Kandy

THANK YOU! Allison

Thank you for your support- Carolyn

Thank you for your support

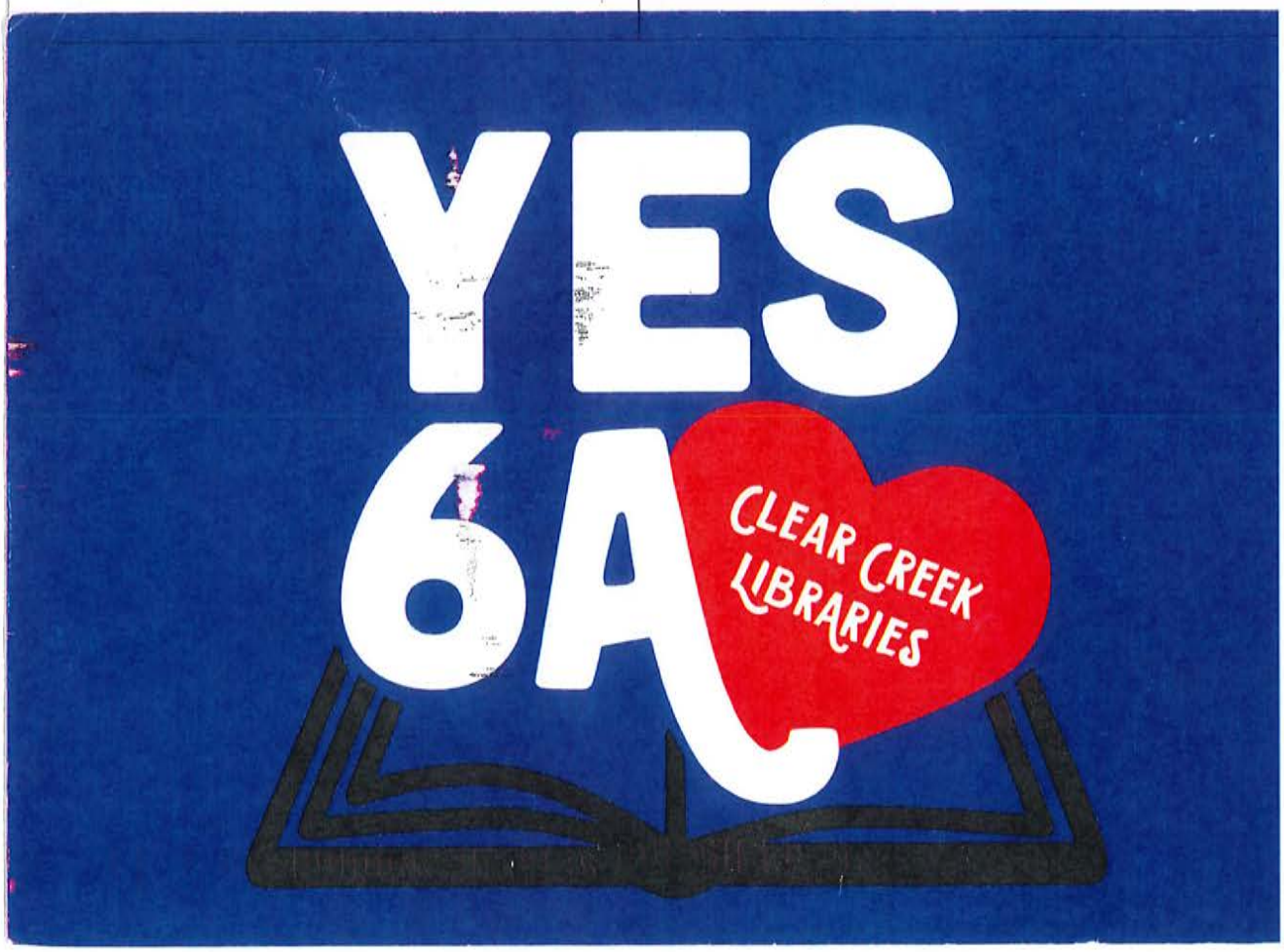
Jan

DENVER CO 802
1 NOV 2024 PM 9 L

USA
postcard

City of Idaho Springs
PO Box 907
Idaho Springs, CO 80452

0452-090707



YOU ARE INVITED!

City of Idaho Springs Employee Holiday Party

Where: Yard's Tap House, 2731 Colorado Blvd.

When: Tuesday December 17th 5:00 to 7:00 pm.

Employees and their immediate families are welcome! We will have a variety of BBQ, sides and cobbler dessert for everyone to enjoy.

See you there!

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: November 21, 2024

Subject: City Council Report for November 25, 2024

Requests for Action:

Chief Buseck Attended:
11/08: Police Station RFQ
11/13: Police Station RFQ
Department Heads
CCHAT Community Meeting
11/14: Brightly Work Order Software
CDOT Toll Meeting
Police Station RFQ
11/18: Business & Community Promotion Board
Mountain Youth Network
11/19: Avalanche Training, Vehicle/Roadways
11/20: Police Station CMGC Interview Prep
11/21: CCHAT and LE Meeting

Training:
11/12/24-11/14/24: One officer attended New Detective School (Commerce City, CO)

Upcoming Training:

Code Enforcement:

- Abandoned Vehicle/Parking Complaints
- Snow Removal
- Junk Yards

Staffing:

- ISPD has one Patrol Officer position open

Significant Incidents:

On November 11, 2024, an ISPD officer was informed of a vehicle traveling on Interstate 70 near mile marker 243 that was a possible REDDI report. The vehicle failed to maintain a single lane, was weaving, and collided with the concrete guardrail. ISPD and CCSO deputies initiated a traffic stop and observed that the male driver showed impairment. After conducting a series of field sobriety tests, the driver was arrested for DUI and reckless driving.

On November 13, 2024, an officer from ISPD observed a vehicle near mile marker 241 on westbound I-70 traveling at a high rate of speed. The driver entered an active construction zone, reaching speeds between 95 and 100 MPH. The officer conducted a traffic stop, and while speaking with the driver, the officer noticed open marijuana containers and detected the smell of alcohol coming from the vehicle. The driver admitted to using both substances. As a result, the driver was taken to a nearby hospital for evaluation and issued a summons for DUI, speeding, reckless driving, and possession of open containers of marijuana.

On November 14, 2024, an ISPD officer was monitoring an active work zone on eastbound I-70 when the officer observed a vehicle traveling at a high rate of speed through the area. The driver's excessive speed made it difficult for the officer to safely catch up for a traffic stop. The vehicle exited the highway at mile marker 243, where the officer was able to initiate the stop. During the interaction with the driver, the officer noticed signs of impairment and saw multiple open containers of alcohol in the vehicle. It was revealed to the officer that the male suspect's driving privileges had been revoked and that he was a habitual traffic offender. The driver was transported to a nearby detox facility and was issued a summons for DUI, careless driving, no insurance, driving under revocation (Habitual Traffic Offender), and possession of open containers (Alcohol and Marijuana).

On November 14, 2024, an ISPD officer was patrolling westbound on I-70 when he noticed a vehicle traveling without visible license plates. The officer initiated a traffic stop on the vehicle. Upon contacting the driver, the officer observed drug paraphernalia within the driver's reach. The driver admitted to using illicit drugs. During a search of the suspect and the vehicle, the officer found an illegal quantity of narcotics and additional drug paraphernalia. The suspect was arrested and charged with the following offenses: unlawful possession of a controlled substance, possession of drug paraphernalia, no proof of insurance, failure to display the required number of license plates, and displaying expired plates.

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

TO: MAYOR and COUNCIL
FROM: Paul Crain
DATE: November 25th, 2024
Re. STAFF REPORT PUBLIC WORKS

---

1 Action Item:

Idaho Springs Public Works has been very busy with the many facets that make up the maintenance objectives of the City Crew.

Parks and streets are geared up for winter maintenance. Trucks are equipped for plow duties.

Our Distribution and Collection team are quite active with Routine Maintenance including flushing of dead end lines to improve water age, Monitoring areas of concern for SSO, and continued work on the water meters.

Construction on Virginia Canyon is making progress, F and F has been able to keep a lane of travel open with only periodic stops to traffic. Progress is slow as the F and F crew threads the needle between walls and existing utilities without damaging either. The water main for Phase 1 of Virginia Canyon is nearly complete, Tie-ins and Testing are the next steps.

Paul Crain
Public Works Superintendent

Move to approve reimbursement to Mountain West Contractors to replace sewer services for addresses in the 1000 Block of Miner St as they relate to the sewer main upgrade for the Fieldhouse project, in the amount of $24000.00 from line item 52-74-7420.

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: 11/25/2024
Re. STAFF REPORT WATER FACILITIES DEPARTMENT

2024/ 2025 Records organization

WASTEWATER

	BOD	TSS	NH4	PO4	TIN
Goal	10	10	3	1	10
Current	ND	5	0.06	0.51	0.06

Reactor #2 inspection plan

Automated Digester discussions

WATER

Disinfectant Byproducts	TOC	COAGULANT dose	TOC removal	CL2 dose Actual	HAA5 Annual average	TTHM Annual average
Goal	<2		25%	system residual (0.7)	<60	<80
Current	1.4	0	0	3.4	37	42

CWCB grant pay app #3

2 additional DBP samples selected and approved

Lead/ Copper sampling plan

Clark J. Strickland

1548 Locust Street
Denver, CO, 80220-1628

303-393-0915 home
720-300-7789 cell
clark.strickland@msn.com

November 19, 2024

Andrew Marsh, City Administrator
City of Idaho Springs
1711 Miner Street
PO Box 907
Idaho Springs, CO 80452

Dear City Administrator Marsh:

Please place my name into consideration for appointment to the City of Idaho Springs Historic Preservation Review Commission.

As the attached resume describes, my employment background includes extensive professional experience in historic preservation. I served as Deputy State Historic Preservation Officer for the Sate of Connecticut, Director of the Mountains/Plains Regional Office of the National Trust for Historic Preservation and President of the Preservation League of New York State.

I believe that with my professional qualifications and work history, I can make a positive contribution to on-going community efforts to honor, utilize and preserve the historic character of Idaho Springs. I am not aware of any conflicts of interest that would complicate my service on the Historic Preservation Review Commission.

Thank you for your consideration.

Sincerely,

Clark J. Strickland

Clark J. Strickland

1548 Locust Street
Denver, CO 80220-1628
Home phone: 303-393-0915
Mobile phone: 720-300-7789
clark.strickland@msn.com

Born: August 13, 1948
Married, two children

Education

University of Connecticut	Ph.D. course work completed, 1974
College of William and Mary	M.A., American History, 1973
University of Rochester	B.A., History, 1970

Additional course work: Institute of Government, University of North Carolina; Institute of Public Service, University of Connecticut; Practicing Law Institute; The Grantsmanship Center; Denver Community Leadership Forum

Employment History

2012-Present Retired
1999-2012 College of Arts & Media, University of Colorado Denver
- 2003-2012 Assistant Dean for Programs and Administration
- 1999-2002 Director, Center for Arts and Public Policy

1997-1998 Foundation for the Denver Performing Arts Complex, Executive Director
1991-1996 Preservation League of New York State, President
1982-1991 National Trust for Historic Preservation, Director, Mountain/Plains Regional Office
1974-1982 Connecticut Historical Commission
- 1977-1982 Preservation Programs Coordinator and Deputy State Historic Preservation Officer
- 1976-1977 National Register Specialist/Historian
- 1974-1976 Historic Sites Researcher

Consulting

2001 Cultural Spending in Parker
Principal, with Christine Martell, Ph.D.
Town of Parker Cultural Commission, client

2001 Scientific and Cultural Facilities District: Projected Growth, Organizations and Revenue, 1989-2020
Principal, with Franklin James, Ph.D. and Christine Martell, Ph.D.
Scientific and Cultural Facilities District, client

1998-1999 Elitch's Theatre Reuse Study
Co-principal, with Chris Wineman and Jeanne Hathaway
Perry Affordable Housing Corporation, client

1998-1999 Four-Mile Historic Park Board Planning and Focus Group process
Co-principal facilitator, with Jim Copenhaver
Four-Mile Historic Park, client

Other Activities

Denver Elections Division, Office of the Clerk and Recorder, Registration Judge, 2022-2024
Governor's Arts Awards, jury, 2009
Denver Public Schools Bond and Mill Levy Oversight Committee member, 2009-2014
Arts for Colorado, board member, 2008-2012
Colorado Film Commission, Pre-incorporation advisory board member, 2005 and board member, 2006-2009
University of Colorado Denver, College of Arts & Media Search Committee, 2013
University of Colorado Denver and Health Sciences Center, Academic Advisor Search Committee chair, 2005
University of Colorado Denver, Academic Master Plan Steering Committee, sub-group co-chair, 2004-2007
University of Colorado Denver and Health Sciences Center, Emerging Leaders Program, 2004-2005
University of Colorado Denver and Health Sciences Center, Associate Vice Chancellor for Enrollment and Student Affairs Search Committee chair, 2004-2005
University of Colorado Denver, Vice Chancellor for Finance and Administration, Search Committee member, 2003
Denver Film Society, Board of Directors, 2003-2010 and Secretary, 2006-2010
Denver Public Schools Citizens Committee for Facilities Needs and Mill Levy Oversight Committee (Bond and Mill Levy Advisory Committee), 2003-2008
Arts Resource Council, Denver Public Schools, chair, 2000-2007, member 2007-2012
Scientific and Cultural Facilities District, Millennium Grants Committee, member, 2000-2001
Mayor's Great Futures Committee, Program Task Force, member, 2000-2003
Metro Denver Chamber of Commerce, Public Affairs Committee, member, 1999-2003
Denver Comprehensive Plan Update, Arts and Culture Task Force, Chair, 1998-2000
Cultural Policy Network, Center for Arts and Culture, member, 1999-2003
Denver Mid-downtown Planning Committee, Chair, 1998-1999
Denver Public Schools Shakespeare Festival, Grand Marshal, 1998
Colorado Preservation, Incorporated, Board of Directors, 1997-2002
New York State Board for Historic Preservation, 1991-1996, Vice Chairman 1995-1996
New York State Legislative Commission on Rural Resources, Land Use Advisory Committee, 1991-1996
Preservation Action, Board of Directors, 1991-1996

Troy Public Library Foundation, Board of Directors, 1994-1996
New York State Council on the Arts, panel member, 1992-1995
Preservation Leadership Training Institute, leader and co-designer, 1990, 1994
Denver Community Leadership Forum, 1984-1985
National Trust for Historic Preservation, National Honor Awards Jury, 1985
Connecticut Humanities Scholar, 1981
Consulting Humanities Scholar for Connecticut Humanities Council, 1980

Speaker at national and regional meetings, including:
National Conference of State Legislatures
North and South Dakota Boards of Realtors
Colorado Governor's Main Street Conference
Regional Plan Association
New York Planning Federation
National Trust for Historic Preservation
Connecticut Bar Association
National Park Service Staff Training
National Guild of Community Schools of the Arts

Congressional testimony as invited witness:
House Committee on Ways and Means
Subcommittee on Select Revenue Measures, 1980
Subcommittee on Oversight, 1978

State Legislative testimony:
Colorado
New York
Wyoming
Connecticut
Texas