



City Council Regular Meeting Agenda

Monday, January 26, 2026

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

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

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

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

- 1. Work Session Agenda & Packet (6:30 PM)**
 - a. Parking Space Sizes
 - b. Recreational Trail Sponsorship Policy
 - c. Sister City Proposal with Bartholomaberg, Austria
- 2. Call to Order Regular Meeting (7:00 PM)**
- 3. Roll Call**
- 4. Pledge of Allegiance**
- 5. Agenda Approval**
- 6. Conflict of Interest**
- 7. Approval of Minutes**
 - a. Motion to approve the minutes from January 12th, 2026
- 8. Approval of Bills**
 - a. Motion to approve bills through January 26th, 2026.
- 9. Public Comment**
- 10. Unscheduled Public Comment**
- 11. Finance Officer**
 - a. Preliminary December 2025 Financial Statements
- 12. Resolutions**
 - a. Motion to approve Resolution #5, Series 2026 A Resolution Adopting City Employee Job Descriptions for Public Works Maintenance Supervisor and Water Facilities Lead Operator.
 - b. Motion to approve Resolution #6, Series 2026 A Resolution approving a Reciprocal Access Easement Agreement between the City and Multiple Property Owners concerning an Historic Access Route in the vicinity of the

Virginia Canyon Mountain Park.

13. Ordinance First Reading

- a. Motion to approve Ordinance #2, Series 2026 An Ordinance Adopting by reference the 2025 Colorado Wildfire Resiliency Code (CWRC), including Appendices A through C, providing penalties for violations of the same, and making conforming amendments to Chapter 10 of the Idaho Springs Municipal Code.

14. Ordinance Second Reading

15. City Attorney

16. City Administrator

- a. Staff report submitted with one request for action. Motion to approve a Recreational Trail Sponsorship Policy.

17. Administration Department

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

Motion to support the Clear Creek Center for Art & Education’s (CCCAE) application for a \$150,000 grant from the Rural Economic Development Initiative (REDI) program and to approve the City serving as the fiscal agent for the grant if awarded.

- b. Community Development Planner - No staff report submitted.
- c. Deputy City Clerk – No staff report submitted.

18. Police Department

19. Public Works Department

- a. Staff report with no requests for action

20. City Clerk/Treasurer

21. Mayor/Council

22. Adjourn

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

Participation

- To provide scheduled public comment, either in person or remotely, please fill out and return the Public Comment Form on the City’s website. All requests must be

submitted to the City Clerk (cityclerk@idahospringsco.com) by 6 p.m. (Six) the Wednesday before the scheduled meeting.

- To provide unscheduled public comment, please join the Zoom Meeting, identify yourself with your full first and last name, and use the “Raise Hand” feature to indicate your desire to speak.

General Guidelines

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



TO: City Council
FROM: Dylan Graves, Community Development Planner
SUBJECT: Potential Code Amendment – Section 21-131 – Required Parking Space Widths
MEETING DATE: January 26, 2026 Work Session

SCOPE OF DISCUSSION

The scope of this work session is to discuss a minor change to Section 21-131 of the Idaho Springs Municipal Code (“ISMC”) to consider reducing the required width of parking spaces from 9’ to 8.5’.

The purpose of this amendment would be to fit additional parking spaces in city lots to improve the downtown parking situation. This change would also allow private developers to reduce the size of their parking spaces, allowing them to either fit additional spaces on their property or reduce the amount of impervious paving on the lot.

BACKGROUND

City Council has asked us to consider this amendment to increase the amount of parking we could provide in the Idaho Springs downtown area. Parking improvements are being designed as part of the city’s existing RAISE planning grant and this could have an impact on their design, allowing additional spaces to be fit in the existing city lots and in future lots proposed downtown and elsewhere in the city.

Staff analyzed the width of parking space stalls in other communities and found a range of required widths. An analysis of 20+ municipalities and counties around the state along the I-70 and I-25 corridors found that there are at least 12 other communities that allow 8-8.5’ parking space widths. The remaining municipalities largely allow 9’ widths that would match our current regulations and only one community requires spaces to be wider than 9’. There is clear precedent around the state that would support a reduction in required minimum parking space widths across the city.

From a brief review of existing city lots, reducing the parking space widths by 6 inches would increase the number of spaces available in the city’s downtown lots by at least 13 spaces just through restriping. A few additional spaces could likely be added in the Highway 103 lot, along Soda Creek Road, and along Colorado Boulevard, too.

Staff researched the widths of common passenger vehicles available on the market today. The widest commercially available vehicle is approximately 82.1” wide, or 6’ 10.1” (Dodge Ram), though there are larger vehicles, like Ford F-350s and other work-oriented trucks and some cargo or sprinter vans. These larger vehicles would already be poorly accommodated in existing 9’ spaces and are better suited to parallel spaces or oversized spaces that are found around the city.

Another potential benefit to a parking space width reduction is for private developers. Developers are required to provide off-street parking spaces. By reducing the width of those required spaces by 6 inches, we can reduce the total square footage of parking areas or fit more parking spaces on private properties in the same amount of space. This could make it easier for developers to provide the necessary off-street parking spaces required as part of a development proposal.

COMPACT SPACES:

The topic of compact spaces is also one worth consideration. In general, compact spaces are 1-1.5’ narrower and 2-3’ shorter than full standard spots. For Idaho Springs, this would allow 7.5-8’ wide spaces with a 15-16’ depth. The city allowed the Habitat for Humanity homes on Virginia Street to construct “compact” spaces that were 8’ by 16’, showing that compact spaces have been considered in the past.

In cities that allow compact spaces, they typically cap the total number of spaces that can be “compact spaces”. A 20-40% cap is typical based on a review of 5-6 spaces, though Denver allows only 10% at maximum to be compact. Denver allows 7.5’ wide spaces with a depth of 15.5’ for normal spaces (longer for angled or parallel spaces).

In Idaho Springs, allowing compact spaces may allow the city to further maximize the total number of spaces provided in municipal lots and within private developments. Allowing a small percentage – perhaps up to 10% of the total number of required spaces – would allow paved areas to be maximized. Compact spaces would not work everywhere but may be a way to maximize space in the city’s various lots and on private properties with limited space for off-street parking.

PLANNING COMMISSION FEEDBACK:

I brought this up with the Planning Commission at the January 8th Planning Commission meeting. They agreed that this would be a reasonable way of adding additional parking in the city’s municipal lots while allowing private developers to either build more parking spaces or reduce the amount of paving that they need for their private developments. There was a small amount of concern about this leading to more vehicles getting dinged in the parking lot because vehicles are only getting larger, but ultimately, they agreed that this would be a simple way of increasing parking in Idaho Springs.

REQUEST FOR DIRECTION: Should staff proceed with this proposed amendment that would reduce required parking lot widths from 9’ to 8.5’?

Should staff consider the introduction of an allowance for compact spaces that could be as small as 7.5’ wide and may have reduced depths?



RECREATIONAL TRAIL SPONSORSHIP POLICY

This policy memorializes the purpose and guidelines of the City of Idaho Springs Recreational Trail Sponsorship program.

Purpose: Periodically, the Idaho Springs City Council (“City Council”) receives proposals from private parties to donate funds to assist with the construction, maintenance or other costs related to recreational trails located within City parks and other City property. On occasion, the donor requests recognition for their donation in the form of trail signage. The City Council wishes to allow the donations and associated signage under terms and guidelines that restrict the content of and designate such signage as a non-public forum, as further set forth herein.

Guidelines:

- Signage posted by the City upon City property in recognition of a monetary donation from a private party to the City in support of a recreational trail located therein is a non-public forum.
- The City Council may review and approve language proposed by donors to be placed upon signs associated with recreational trails when the Council reasonably concludes that the proposed sign language:
 - References the donor’s name, whether corporate, business (d/b/a) or individual; and/or
 - References, celebrates or otherwise memorializes or recognizes a person, place, thing or event that positively contributes or contributed to the culture, history, lore or community of Idaho Springs; and
 - Does not contain obscene, profane or patently offensive language; and
 - Does not contain a political or religious message.
- The City Council shall reject any proposed language that does not satisfy these guidelines, in its sole and absolute discretion; in such event, the prospective donor may withdraw the offered donation, if contingent upon trail signage recognition.
- The decision of the City Council is final.

EXAMPLE - Proposal

Statutes of the partnership between the mining sites **Idaho Springs** and **Bartholomäberg**

Preamble

The partner sites **Idaho Springs** and **Bartholomäberg** recognize the shared history, culture, and significance of mining and seek to work closely together to protect, research, and communicate their mining and cultural heritage.

These statutes form the basis of the partnership.

Article 1 – Partnership

The partnership is named "Partnership of Mining Sites Idaho Springs – Bartholomäberg" and is an informal, non-legal entity cooperation based on mutual agreement

(or alternatively: a registered association according to the provisions of the respective country).

These statutes form the basis of the partnership.

Article 2 – Objectives of the Partnership

Promote exchange on mining history,

technology, and culture. Develop joint educational, exhibition, and research projects.

Promote sustainable tourism in the participating regions.

Strengthen mutual understanding and cooperation among the participating institutions.

Protect and preserve the tangible and intangible mining heritage.

Article 3 – Members

are the signing institutions of the mining sites [Idaho Springs] and [Bartholomäberg]. Additional mining sites or institutions can be admitted with the consent of all partners.

Article 4 – Bodies of the Partnership

Partnership Council: consists of two representatives from each partner site.

Coordination Group: takes care of the practical implementation of joint projects.

Working Groups: are formed as needed for specific topics (e.g., tourism, education, conservation).

Article 5 – Meetings

The Partnership Council meets at least once a year, alternately at the partner sites.

Decisions are made by consensus or, if necessary, by a simple majority.

Article 6 – Financing

Each partner site bears its own costs for participation and implementation of joint projects, unless otherwise agreed.

For specific projects, joint funding applications may be submitted.

Article 7 – Communication

The partners commit to regular communication, to the exchange of information, research results, and publications.

Article 8 – Duration and Termination

The partnership is concluded for an indefinite period.

Termination is possible in writing with six months' notice. Article

9 – Final Provisions

Amendments to these statutes require the written consent of all partner locations.

The signing of these statutes is done in two copies.

Place, Date, and Signatures

Place, Date

N.N.

Representative of Mining Site [Idaho Springs]

Place, Date

Martin Vallaster - Mayor

Representative of Mining Site [Bartholomäberg]

**IDAHO SPRINGS CITY COUNCIL
REGULAR MEETING
January 12, 2026**

The City Council of the City of Idaho Springs held a work session and regular meeting on January 12th, 2026, in the city council chambers. Mayor Chuck Harmon called the regular meeting to order at 7:11 p.m.

Answering the roll were: Mayor Chuck Harmon, Councilmember Lisa Manifold, Mayor Pro Tem Jeremy Jones, Councilmember Jim Clark, Councilmember Scott Pennell, Councilmember Kate Collier and Councilmember Janine Mariani. Staff present were City Administrator Andrew Marsh, Assistant City Administrator Guy Patterson, Community Development Planner Dylan Graves, Deputy City Clerk Wonder Martell, Chief of Police Nathan Buseck. Public Works Director Edward Sigward and City Attorney Carmen Beery.

The Pledge of Allegiance was recited by all present.

AGENDA APPROVAL

Mayor Harmon stated that the agenda was to be amended to move the City Attorney section to right after approval of the minutes. Councilmember Manifold moved to approve the amended agenda. Councilmember Collier seconded the amended agenda, second followed by an all in favor voice vote.

CONFLICT OF INTEREST

Councilmember Pennell has a conflict with the bills to the Car Wash. Councilmember Pennell will abstain from voting on the bills.

APPROVAL OF MINUTES

Councilmember Collier moved to approve the minutes of December 8th, 2025, Councilmember Pennell seconded. Second followed by an all in favor voice vote.

CITY ATTORNEY

City Attorney Carmen Beery was in attendance with two items on the agenda.

1. City Attorney Office Rate Increase – Attorney Beery stated that she started working for the City when she graduated Law School, 25 years ago. Attorney Beery stated that her fees have remained the same for the past 4 years. Attorney Beery passed out an attorney memo showing the fee increases proposed for her firm. Attorney Beery respectfully asks that her fee be increased from \$205.00 per hour to \$240.00 per hour and that the associate attorneys’ fees be increased from \$185.00 per hour to \$212.75 per hour. Attorney Beery advised council that she does not need a motion to approve this increase just a nod of the majority of heads will do. All of council nodded yes to the proposed attorney fee increase.
2. Marijuana license transfer procedure – Attorney Beery mentioned that our current city code states that City Council is required to conduct public hearings and formally vote on certain kinds of Marijuana license related issues and new licenses would have to come to council for approval. Similarly, under the current code transfers of ownership have to come to you for approval after a public hearing. We as staff have talked about how we internally process applications for transfers of ownership when it’s a transfer of ownership within an existing corporate structure. For example, Corporation B owns a retail MJ store, and corporation B undergoes some sort of corporate restructuring where a new individual may acquire a certain percentage of ownership within the corporate entity. To this point, we as staff have made the call to bring those to you for hearing and approval. The Marijuana industry has changed and grown quite a bit and is now much more sophisticated than it was a decade ago, and it’s very common for internal restructuring or changes of ownership to occur within these corporations. To give another example in the liquor context, when there is a proposed internal change in the ownership interest, we typically do not bring those to you if the actual license holder does not change. Before we pivoted as staff, to take that approach with marijuana licenses as well, we wanted to make sure that council was comfortable with that change. In other words bringing to you changes in marijuana license applications only when the named entity or actual owner and holder of the license would change. So, we as staff are looking for

your comfort level and input on what sorts of ownership changes and transfers you want to see. City Council all nodded in agreement that this type of change, to a corporate structure, can be processed at City Staff level. Changes of ownership will still require a hearing with Council but change to the corporate structure can be completed at staff level.

APPROVAL OF BILLS

Councilmember Mariani moved to approve the bills to December 22nd, 2025. Mayor Pro Tem Jeremy Jones seconded. Second followed by an all in favor roll call vote, with councilmember Pennell abstaining from the vote.

Mayor Pro Tem Jeremy Jones moved to approve the bills to January 12th, 2026. Councilmember Manifold seconded, second followed by an all in favor roll call vote, with councilmember Pennell abstaining from the vote.

PUBLIC COMMENT – SCHEDULED UNSCHEDULED PUBLIC COMMENT

APPOINTMENT TO WARD 1 COUNCILMEMBER AND CITY CLERK/TREASURER VACANCIES Clerk/Treasurer

Mayor Harmon mentioned that he was going to motion to appoint Diane Breece to the 2-year vacancy as that seems to be the will of the voters as they voted her in back in 2021. Councilmember Collier mentioned that she was leaning towards appointing Jennie Kim as she is a new face and may have fresh ideas. Mayor Pro Tem Jeremy Jones stated that he would like to see Phyllis be appointed to the 2-year vacancy. Councilmember Manifold stated she was with Councilmember Collier, for Jennie Kim, new and fresh.

Mayor Harmon moved to appoint Diane Breece as City Clerk/City Treasurer. There was no second so motion failed.

Jeremy Jones moved to appoint Phyllis Adams to City Clerk/City Treasurer. There was no second so motion failed.

Councilmember Collier moved to appoint Jennie Kim to City Clerk/City Treasurer vacancy. Councilmember Mariani seconded, second followed by a roll call vote. Mayor Pro Tem Jeremy Jones and councilmember Clark both voted no. Motion carries 5-2. Jennie Kim is the newly appointed City Clerk/City Treasurer.

Ward 1 Council Vacancy

Mayor Pro Tem Jeremy Jones stated that he was in full support of Scott Pennell, but the applicants in the audience should run for election. Sharron Bassist is a second choice for him. Councilmember Manifold mentioned that they have all been appointed, and then they all have run. Being appointed is not necessarily a bad thing, and that she was really impressed by Briana as she is a young person who is choosing to stay in this community. Councilmember Mariani stated that the easiest choice would be Scott Pennell, but the hard choice may be the best choice. Councilmember Clark seconded choosing Breanna as she is choosing to stay here and has an interest in joining council.

Mayor Harmon moved to appoint Scott Pennell to the Ward 1 council vacancy. Councilmember Clark seconded, second followed by a roll call vote. Motion fails 2-5.

Mayor Pro Tem Jeremy Jones moved to appoint Sharon Bassist to the Ward 1 Council Vacancy. Councilmember Collier seconded, second followed by an all in favor roll call vote. Motion carries. Sharon Bassist is the newly appointed Ward 1 councilmember.

SWEARING IN OF ELECTED MAYOR, COUNCILMEMBERS, and CITY CLERK/TREASURER

Deputy City Clerk Wonder Martell swore in re-elected Mayor Harmon, re-elected Councilmembers Kate Collier and Janine Mariani. Deputy City Clerk Martell then swore in newly appointed City Clerk/City Treasurer Jennie Kim and newly appointed Ward1 Councilmember Sharon Bassist.

RESOLUTIONS

1. Councilmember Collier moved to approve Resolution #1, Series 2026 A Resolution Designating the Public Place for Posting of Notice of Regular and Special meetings of Local Public Bodies of the City of Idaho Springs. Mayor Pro Tem Jeremy Jones seconded, second followed by an all in favor roll call vote.
2. Councilmember Mariani moved to approve Resolution #2, Series 2026 A Resolution Repealing The Existing Three-Mile Area Plan and Adopting a New 2026 Three-Mile Area Plan For The City of Idaho Springs. Councilmember Manifold seconded. Second followed by discussion: Councilmember Manifold asked if they were moving forward on the 3 mile plan and if these items are legitimate, and if any of these items are on the table. Community Development Planner Dylan Graves advised that state statute requires that this plan be adopted annually. Discussion followed by an all in favor roll call vote.
3. Mayor Pro Tem Jeremy Jones moved to approve Resolution #3, Series 2026 A Resolution Approving an Access and Maintenance Easement Agreement between the City of Idaho Springs and Mighty ARGO Metropolitan District NO. 2 Concerning approximately 71 square feet of City Property occupied by a District Waste Water Treatment Plant. Councilmember Mariani seconded, second followed by an all in favor roll call vote.

ORDINANCE FIRST READING

Councilmember Collier moved to approve Ordinance #1, Series 2026, an Ordinance amending rates and charges for Water and Sewer Service and making conforming amendments to the Idaho Springs Municipal Code. Mayor Pro Tem Jeremy Jones seconded, second followed by a roll call vote. Motion Carries 6-1 with Councilmember Clark voting no.

CITY ADMINISTRATOR

Staff report submitted with one request for action.

Mayor Pro Tem Jeremy Jones moved to approve a proposal and engagement letter from DMC Auditing and Consulting, LLC in the amount of \$22,200 to audit the City's financial statements for the year ending December 31, 2025. Councilmember Mariani seconded. Second followed by discussion. Councilmember Manifold asked Mr. Marsh why the change was made to move away from Mayberry which the city has used for years. Mr. Marsh advised council that these services were put out to bid and the city received 7 proposals. This one was the top firm. Councilmember Collier mentioned that this was a strange time to go with someone new. Mayor Pro Tem Jeremy Jones brought up that this was best practice, to swap auditors. Councilmember Collier asked if there was a relationship between this new firm and anyone currently at the city. Mr. Marsh advised council that this firm did come with a recommendation of the Finance Director Lorraine Trotter as she has worked with this firm before. Mr. Marsh also mentioned that for many years, utilizing the services from the prior Auditor, the report was not filed on time. Discussion followed by an all in favor roll call vote.

ADMINISTRATIVE DEPARTMENT

Assistant City Administrator – Staff report submitted with two requests for action.

1. Councilmember Mariani moved to approve an Agreement for Services between the City of Idaho Springs and Chamomile & Sage Consulting Corporation to serve as a contract Director of the Business and Community Promotions Board. Councilmember Collier seconded, second followed by a roll call vote. Motion carries 6-1 with Mayor Pro Tem Jeremy Jones voting no.
2. Councilmember Collier moved to approve the appointment of Lindsey Valdez, Tara Worley and Lana Hearne to the Business and Community Promotion Board for a two-year term to expire on February 29th, 2028, and to appoint Andrew Marsh to a one-year term to end February 28, 2027. Councilmember Mariani seconded, second followed by an all in favor roll call vote. Mayor Harmon mentioned that being a new board, they are doing a sensational job.

Community Development Planner- Staff report submitted with no requests for action. Community Development Planner Dykan Graves advised council that the city did receive a \$25,000.00 grant from the America250 – Colorado 150 to use for Historic Media at the cities historical sites.

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

POLICE DEPARTMENT

Staff report submitted with no requests for action. Councilmember Collier brought up that on the news, Highway 119 near Boulder had a big decrease in speeding by using cameras and if that is something that can be utilized up here. Chief Buseck advised that he could reach out to CDOT to see, and that this was a brand new program.

PUBLIC WORKS DEPARTMENT

Staff report submitted with one request for action

1. Councilmember Manifold moved to approve cost increase estimate from JVA for \$38,700.00 to cover the cost of CDOT permits and environmental consulting. Councilmember Collier seconded, second followed by an all in favor roll call vote. Public Works Director Edward Sigward mentioned that his department was short staffed as there are three open positions within Public Works / Water-Wastewater.

COMMITTEE REPORTS

CITY CLERK/TREASURER

MAYOR/COUNCIL

Mayor Harmon moved to reappoint Janine Mariani to the Clear Creek Regional Housing Authority Board. Councilmember Clark seconded, second followed by an all in favor roll call vote.

Councilmember Collier moved to appoint Breanna Reagon as alternate to the Clear Creek Housing Authority. Mayor Chuck Harmon seconded, second followed by an all in favor roll call vote.

Councilmember Manifold wanted to thank all of the applicants for submitting letters of interest

ADJOURN

Mayor Harmon adjourned the regular meeting at 8:13 pm.

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Alsco - Denver Linen (13)								
3228870								
3228870	Invoice	Carpets	01/13/2026	01/23/2026	105.27	Open	01/26	10-30-5108
Total 3228870:					105.27			
Total Alsco - Denver Linen (13):					105.27			
AmeriGas (1478)								
3185292005								
3185292005	Invoice	Propane Water Plant	01/07/2026	02/06/2026	885.62	Open	01/26	51-00-6001
Total 3185292005:					885.62			
3185765821								
3185765821	Invoice	Propane	01/16/2026	02/15/2026	3,726.34	Open	01/26	10-10-6001
Total 3185765821:					3,726.34			
Total AmeriGas (1478):					4,611.96			
Angel Armor (2260)								
16891-TE								
16891-TE	Invoice	New Vest - Sonnenberg	01/15/2026	02/14/2026	1,268.16	Open	01/26	10-30-6030
Total 16891-TE:					1,268.16			
Total Angel Armor (2260):					1,268.16			
Aqua Aerobic Systems Inc (2261)								
1051035								
1051035	Invoice	Controller Replacement	01/12/2026	02/12/2026	45,962.00	Open	01/26	52-72-7310
Total 1051035:					45,962.00			
Total Aqua Aerobic Systems Inc (2261):					45,962.00			
Blackwell Oil (284)								
12.31.2025								
12.31.2025	Invoice	Diesel For Water Plant	01/08/2026	02/08/2026	1,516.33	Open	13/25	51-00-6012
12.31.2025	Invoice	Diesel for WWTP	01/08/2026	02/08/2026	258.04	Open	13/25	52-00-6012
12.31.2025	Invoice	Parks - Red	01/08/2026	02/08/2026	28.28	Open	13/25	10-10-6012
12.31.2025	Invoice	Streets - Fuel	01/08/2026	02/08/2026	74.64	Open	13/25	10-10-6191
12.31.2025	Invoice	Streets - Red	01/08/2026	02/08/2026	340.28	Open	13/25	10-10-6012
12.31.2025	Invoice	Water - Fuel	01/08/2026	02/08/2026	36.90	Open	13/25	51-00-6191
12.31.2025	Invoice	WW - Fuel	01/08/2026	02/08/2026	36.90	Open	13/25	52-00-6191
Total 12.31.2025:					2,291.37			
Total Blackwell Oil (284):					2,291.37			
Blue to Gold, LLC (2054)								
B2G-BVC-173357								
B2G-BVC-173357	Invoice	training - Hardey	01/07/2026	02/22/2026	495.00	Open	01/26	10-30-5212
Total B2G-BVC-173357:					495.00			
B2G-LV-175946								
B2G-LV-175946	Invoice	training - robinson	01/13/2026	02/28/2026	495.00	Open	01/26	10-30-5212
Total B2G-LV-175946:					495.00			

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total Blue to Gold, LLC (2054):					990.00			
Certified Languages International (2112)								
334110123125								
334110123125	Invoice	Translator	12/31/2025	01/30/2026	49.50	Open	13/25	10-30-5108
Total 334110123125:					49.50			
Total Certified Languages International (2112):					49.50			
CIRSA (1511)								
INV1003094								
INV1003094	Invoice	Property Casualty Premium - PD	01/01/2026	02/15/2026	117,588.64	Open	01/26	10-30-5301
INV1003094	Invoice	Property Casualty Premium - Stre	01/01/2026	02/15/2026	30,111.81	Open	01/26	10-10-5301
INV1003094	Invoice	Property Casualty Premium - Wat	01/01/2026	02/15/2026	15,310.16	Open	01/26	51-00-5301
INV1003094	Invoice	Property Casualty Premium - WW	01/01/2026	02/15/2026	15,310.16	Open	01/26	52-00-5301
INV1003094	Invoice	Property/Casualty Coverage - Ad	01/01/2026	02/15/2026	29,861.81	Open	01/26	10-20-5301
Total INV1003094:					208,182.58			
WINV1000925								
WINV1000925	Invoice	Workmen's Comp Coverage - Ad	01/01/2026	02/15/2026	335.62	Open	01/26	10-20-5300
WINV1000925	Invoice	Workmen's Comp Coverage - Par	01/01/2026	02/15/2026	671.23	Open	01/26	10-60-5300
WINV1000925	Invoice	Workmen's Comp Coverage - PD	01/01/2026	02/15/2026	6,376.73	Open	01/26	10-30-5300
WINV1000925	Invoice	Workmen's Comp Coverage - Stre	01/01/2026	02/15/2026	6,712.34	Open	01/26	10-10-5300
WINV1000925	Invoice	Workmen's Comp Coverage - Wat	01/01/2026	02/15/2026	1,342.47	Open	01/26	51-00-5300
WINV1000925	Invoice	Workmen's Comp Coverage - W	01/01/2026	02/15/2026	1,342.47	Open	01/26	52-00-5300
Total WINV1000925:					16,780.86			
INV1003400								
INV1003400	Invoice	excess cyber security - admin	01/07/2026	02/21/2026	1,539.50	Open	01/26	10-20-5301
INV1003400	Invoice	excess cyber security - pd	01/07/2026	02/21/2026	1,539.50	Open	01/26	10-30-5301
INV1003400	Invoice	excess cyber security - streets	01/07/2026	02/21/2026	1,539.50	Open	01/26	10-10-5301
INV1003400	Invoice	excess cyber security - wastewater	01/07/2026	02/21/2026	769.75	Open	01/26	52-00-5301
INV1003400	Invoice	excess cyber security - water	01/07/2026	02/21/2026	769.75	Open	01/26	51-00-5301
Total INV1003400:					6,158.00			
WINV1000993								
WINV1000993	Invoice	Workers Comp - Injury Deductible	01/07/2026	02/21/2026	3,679.78	Open	13/25	10-30-5314
Total WINV1000993:					3,679.78			
Total CIRSA (1511):					234,801.22			
Clear Creek County Clerk & Rec (61)								
1.5.2026								
1.5.2026	Invoice	Titles - 2025 Explorer	01/05/2026	02/04/2026	29.16	Open	01/26	10-30-6100
Total 1.5.2026:					29.16			
Total Clear Creek County Clerk & Rec (61):					29.16			
Clear Creek Supply (291)								
16942								
16942	Invoice	wd40	12/18/2025	01/17/2026	10.99	Open	12/25	52-16-6005
Total 16942:					10.99			
17310								
17310	Invoice	flag clip	01/03/2026	02/02/2026	11.98	Open	01/26	10-30-5208

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total 17310:					11.98			
17429								
17429	Invoice	nuts and bolts	01/07/2026	02/06/2026	9.04	Open	01/26	52-16-6005
Total 17429:					9.04			
17636								
17636	Invoice	quikrete	01/14/2026	02/13/2026	41.94	Open	01/26	10-70-7100
Total 17636:					41.94			
Total Clear Creek Supply (291):					73.95			
Colorado Analytical Lab (945)								
260107162								
260107162	Invoice	E-coli Testing	01/08/2026	02/07/2026	24.30	Open	01/26	51-00-5201
Total 260107162:					24.30			
260107167								
260107167	Invoice	total coliform P/A compl	01/08/2026	02/07/2026	103.50	Open	01/26	51-00-5201
Total 260107167:					103.50			
260107198								
260107198	Invoice	TSS/testing	01/09/2026	02/08/2026	14.40	Open	01/26	51-00-5201
Total 260107198:					14.40			
260107193								
260107193	Invoice	bod-5	01/13/2026	02/12/2026	66.60	Open	01/26	52-00-5201
Total 260107193:					66.60			
260107159								
260107159	Invoice	Water Testing	01/15/2026	02/14/2026	512.11	Open	01/26	52-00-5201
Total 260107159:					512.11			
Total Colorado Analytical Lab (945):					720.91			
Colorado Rangers (1905)								
2026-01013								
2026-01013	Invoice	Annual Service Fee	01/10/2026	02/09/2026	7,000.00	Open	01/26	10-30-5108
Total 2026-01013:					7,000.00			
Total Colorado Rangers (1905):					7,000.00			
Comcast (1486)								
0194987-152026								
0194987-152026	Invoice	Pd internet	01/05/2026	01/30/2026	268.88	Open	01/26	10-30-5335
Total 0194987-152026:					268.88			
Total Comcast (1486):					268.88			
Denver KDVR (2262)								
5052878-1								
5052878-1	Invoice	Paid Advertising	11/30/2025	01/30/2026	5,580.00	Open	12/25	10-21-5108

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total 5052878-1:					5,580.00			
5052878-2								
5052878-2	Invoice	Paid Advertising	12/28/2025	01/28/2026	4,420.00	Open	12/25	10-21-5108
Total 5052878-2:					4,420.00			
Total Denver KDVR (2262):					10,000.00			
DP Media (1968)								
0000438976								
0000438976	Invoice	Notice of Budget	01/01/2026	01/31/2026	562.25	Open	13/25	10-20-5312
Total 0000438976:					562.25			
Total DP Media (1968):					562.25			
Employee (2093)								
1.6.26								
1.6.26	Invoice	coffee and plates	01/06/2026	01/30/2026	48.78	Open	01/26	10-30-6010
Total 1.6.26:					48.78			
Total Employee (2093):					48.78			
Ferguson Waterworks (2210)								
1658652								
1658652	Invoice	coax	01/06/2026	02/05/2026	805.38	Open	01/26	51-15-7006
Total 1658652:					805.38			
1662598								
1662598	Invoice	wall miu	01/09/2026	02/08/2026	3,225.76	Open	01/26	51-15-7006
Total 1662598:					3,225.76			
Total Ferguson Waterworks (2210):					4,031.14			
FlowRide Concepts (2028)								
208								
208	Invoice	Trails construction	12/04/2025	01/06/2026	57,060.74	Open	13/25	21-00-6024
Total 208:					57,060.74			
Total FlowRide Concepts (2028):					57,060.74			
Goodyear Auto Service Center (131)								
47477								
47477	Invoice	2018 Ford TPMS	01/17/2026	02/16/2026	160.02	Open	01/26	10-30-6100
Total 47477:					160.02			
Total Goodyear Auto Service Center (131):					160.02			
HDR Engineering, Inc (1605)								
1200773973								
1200773973	Invoice	Mobility Hub	11/13/2025	01/13/2026	76,847.04	Open	12/25	59-70-5108
Total 1200773973:					76,847.04			
Total HDR Engineering, Inc (1605):					76,847.04			

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Home Depot Credit Services (578)								
12/28/25								
12/28/25	Invoice	batteries and drill bits	12/28/2025	01/31/2026	73.71	Open	12/25	10-10-6010
12/28/25	Invoice	hand soap and bucket	12/28/2025	01/31/2026	45.70	Open	12/25	10-60-5208
12/28/25	Invoice	pvc adapter	12/28/2025	01/31/2026	10.42	Open	12/25	52-00-5109
12/28/25	Invoice	pvc pipe cutters and pvc glue	12/28/2025	01/31/2026	27.90	Open	12/25	52-00-5204
12/28/25	Invoice	tapcon	12/28/2025	01/31/2026	66.70	Open	12/25	10-10-6091
12/28/25	Invoice	water heater for library	12/28/2025	01/31/2026	386.95	Open	12/25	21-00-7042
Total 12/28/25:					611.38			
Total Home Depot Credit Services (578):					611.38			
HRS Water Consultants (851)								
31292								
31292	Invoice	Engineering Services	01/14/2026	02/13/2026	1,384.50	Open	12/25	52-00-5104
Total 31292:					1,384.50			
Total HRS Water Consultants (851):					1,384.50			
IC Group (2180)								
1022534								
1022534	Invoice	Parking Tickets	01/16/2026	02/15/2026	2,463.45	Open	01/26	10-30-5325
Total 1022534:					2,463.45			
Total IC Group (2180):					2,463.45			
JVA Incorporated (1110)								
27724								
27724	Invoice	Police Station	12/31/2025	01/31/2026	673.20	Open	12/25	21-00-7045
Total 27724:					673.20			
27733								
27733	Invoice	montane tank construction	12/31/2025	01/31/2026	10,381.20	Open	12/25	51-72-7320
Total 27733:					10,381.20			
27773								
27773	Invoice	Highway 103 Waterline	12/31/2025	01/31/2026	1,100.00	Open	12/25	51-72-7320
Total 27773:					1,100.00			
Total JVA Incorporated (1110):					12,154.40			
Kumar & Associates Inc. (1852)								
239954								
239954	Invoice	Construction Observersation	01/09/2026	02/08/2026	5,450.10	Open	12/25	21-00-7045
Total 239954:					5,450.10			
Total Kumar & Associates Inc. (1852):					5,450.10			
Maria Mitchell (2263)								
00042								
00042	Invoice	2 Reels and Stories	01/09/2026	02/08/2026	800.00	Open	01/26	10-21-5108
Total 00042:					800.00			
Total Maria Mitchell (2263):					800.00			

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Milo's Speed Shop (2157)								
1099								
1099	Invoice	2018 Ford - Oil and filter and tires	01/13/2026	02/12/2026	447.97	Open	01/26	10-30-6100
Total 1099:					447.97			
1130								
1130	Invoice	2016 Ford - Control arms and valv	01/13/2026	02/12/2026	1,549.41	Open	01/26	10-30-6100
Total 1130:					1,549.41			
1137								
1137	Invoice	2025 Ford - Oil and filter change	01/15/2026	02/14/2026	294.40	Open	01/26	10-30-6100
Total 1137:					294.40			
1150								
1150	Invoice	2018 Ford - Tires	01/19/2026	02/18/2026	807.97	Open	01/26	10-30-6100
Total 1150:					807.97			
Total Milo's Speed Shop (2157):					3,099.75			
Overland Diving Services LLC (2248)								
121725-01								
121725-01	Invoice	Diving Services Remove damage	01/08/2026	02/07/2026	9,580.00	Open	01/26	51-15-6003
Total 121725-01:					9,580.00			
Total Overland Diving Services LLC (2248):					9,580.00			
Peak Digital Office Solutions (409)								
73682								
73682	Invoice	PD meter billing for printer	01/13/2026	01/28/2026	34.95	Open	12/25	10-30-5309
Total 73682:					34.95			
Total Peak Digital Office Solutions (409):					34.95			
Pitney Bowes (1758)								
3321950434								
3321950434	Invoice	meter rental	01/09/2026	02/09/2026	189.24	Open	01/26	10-20-5310
Total 3321950434:					189.24			
Total Pitney Bowes (1758):					189.24			
Ramey Environmental Compliance, INC (898)								
30687								
30687	Invoice	Grease Trap Inspections/McDonal	12/31/2025	01/31/2026	77.00	Open	12/25	52-00-5000
Total 30687:					77.00			
Total Ramey Environmental Compliance, INC (898):					77.00			
Safe Restraints (2064)								
CH011526ISPD								
CH011526ISPD	Invoice	red training wrap	01/15/2026	02/14/2026	1,657.12	Open	01/26	10-30-5212
Total CH011526ISPD:					1,657.12			
Total Safe Restraints (2064):					1,657.12			

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Safeguard Business Systems (821)								
9009757039								
9009757039	Invoice	deposit slips	01/15/2026	02/13/2026	109.95	Open	01/26	10-20-5325
Total 9009757039:					109.95			
Total Safeguard Business Systems (821):					109.95			
Staples Business Advantage (1219)								
7008170548								
7008170548	Invoice	credit from lost package	12/27/2025	01/27/2026	85.56	Open	12/25	10-30-6010
7008170548	Invoice	office supplies	12/27/2025	01/27/2026	122.55	Open	12/25	10-30-6010
Total 7008170548:					36.99			
7008240193								
7008240193	Invoice	mouse, clips, duster and stamp	01/03/2026	02/02/2026	124.55	Open	01/26	10-30-6010
Total 7008240193:					124.55			
Total Staples Business Advantage (1219):					161.54			
The Compliance Alliance (852)								
0256								
0256	Invoice	Annual Consortium fee	01/06/2026	02/06/2026	360.00	Open	01/26	10-10-5108
Total 0256:					360.00			
Total The Compliance Alliance (852):					360.00			
Thrive 4 Corp. (2173)								
7979								
7979	Invoice	Commission	01/01/2026	02/01/2026	1,000.00	Open	12/25	10-21-5108
Total 7979:					1,000.00			
Total Thrive 4 Corp. (2173):					1,000.00			
Timberline Disposal (1467)								
5958972V324								
5958972V324	Invoice	Hwy 103 toilet	01/15/2026	02/14/2026	253.62	Open	01/26	51-00-5202
Total 5958972V324:					253.62			
Total Timberline Disposal (1467):					253.62			
Tryba Architects (2250)								
2522.00-3								
2522.00-3	Invoice	Wayfinding Strategy	12/31/2025	01/31/2026	8,025.96	Open	12/25	10-21-5108
Total 2522.00-3:					8,025.96			
Total Tryba Architects (2250):					8,025.96			
USA Blue Book (376)								
00934451								
00934451	Invoice	buffers reagents and tnt	01/14/2026	02/13/2026	586.12	Open	01/26	52-00-6207
Total 00934451:					586.12			
Total USA Blue Book (376):					586.12			

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
VISA (1827)								
ADMIN-1032026								
ADMIN-1032026	Invoice	cml mayors summit - harmon	01/03/2026	01/28/2026	149.00	Open	12/25	10-20-5212
ADMIN-1032026	Invoice	go daddy - domain renewal	01/03/2026	01/28/2026	57.38	Open	12/25	10-21-5108
ADMIN-1032026	Invoice	wix - email marketing	01/03/2026	01/28/2026	29.00	Open	12/25	10-21-5108
ADMIN-1032026	Invoice	wix - facebook ads	01/03/2026	01/28/2026	150.00	Open	12/25	10-21-5108
ADMIN-1032026	Invoice	wix - premium plan	01/03/2026	01/28/2026	36.00	Open	12/25	10-21-5108
Total ADMIN-1032026:					421.38			
MARSH-1032026								
MARSH-1032026	Invoice	cccma membership - marsh	01/03/2026	01/28/2026	425.00	Open	12/25	10-20-5304
MARSH-1032026	Invoice	cml legeslative workshop - harmo	01/03/2026	01/28/2026	298.00	Open	12/25	10-20-5212
MARSH-1032026	Invoice	main street	01/03/2026	01/28/2026	55.50	Open	12/25	10-20-5210
MARSH-1032026	Invoice	saving places	01/03/2026	01/28/2026	285.00	Open	12/25	10-20-5212
MARSH-1032026	Invoice	saving places	01/03/2026	01/28/2026	1,710.00	Open	12/25	10-20-5225
MARSH-1032026	Invoice	smokin yards - holiday party	01/03/2026	01/28/2026	156.35	Open	12/25	10-10-5215
MARSH-1032026	Invoice	smokin yards - holiday party	01/03/2026	01/28/2026	187.62	Open	12/25	10-20-5215
MARSH-1032026	Invoice	smokin yards - holiday party	01/03/2026	01/28/2026	675.24	Open	12/25	10-30-5215
MARSH-1032026	Invoice	smokin yards - holiday party	01/03/2026	01/28/2026	62.54	Open	12/25	10-60-5215
MARSH-1032026	Invoice	smokin yards - holiday party	01/03/2026	01/28/2026	62.54	Open	12/25	51-00-5215
MARSH-1032026	Invoice	smokin yards - holiday party	01/03/2026	01/28/2026	43.81	Open	12/25	52-00-5215
Total MARSH-1032026:					3,961.60			
PATTERSON-1032026								
PATTERSON-1032026	Invoice	car chargers	01/03/2026	01/28/2026	39.98	Open	12/25	10-30-6010
Total PATTERSON-1032026:					39.98			
PD-1032026								
PD-1032026	Invoice	bettery junction - flashlights	01/03/2026	01/28/2026	58.26	Open	12/25	10-30-6015
PD-1032026	Invoice	goodyear - 2020 for pu oil	01/03/2026	01/28/2026	112.96	Open	12/25	10-30-6100
PD-1032026	Invoice	usps	01/03/2026	01/28/2026	7.70	Open	12/25	10-30-5310
PD-1032026	Invoice	usps	01/03/2026	01/28/2026	21.69	Open	12/25	10-30-5310
PD-1032026	Invoice	walmart - elf on shelf items and th	01/03/2026	01/28/2026	49.38	Open	12/25	10-30-5350
Total PD-1032026:					249.99			
PW-1032026								
PW-1032026	Invoice	starlink new pw	01/03/2026	01/28/2026	210.00	Open	12/25	10-10-5335
Total PW-1032026:					210.00			
SIGWARD-1032026								
SIGWARD-1032026	Invoice	dot physical	01/03/2026	01/28/2026	80.00	Open	12/25	10-10-5213
Total SIGWARD-1032026:					80.00			
Total VISA (1827):					4,962.95			
What A Pane Glass Company inc (2264)								
1495								
1495	Invoice	CAT Loader back window and doo	12/08/2025	01/08/2026	600.00	Open	12/25	10-10-6150
Total 1495:					600.00			
Total What A Pane Glass Company inc (2264):					600.00			
Grand Totals:					500,444.38			

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
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Report GL Period Summary

GL Period	Amount
12/25	121,196.26
13/25	63,643.64
01/26	315,604.48
Grand Totals:	<u>500,444.38</u>

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

CITY OF IDAHO SPRINGS
 COMBINED CASH INVESTMENT
 DECEMBER 31, 2025

Preliminary

COMBINED CASH ACCOUNTS

01-00-1110	OPERATING CHECKING -0056	413,669.88
01-00-1111	MONEY MARKET -3504	167,008.74
01-00-1112	XPRESS DEPOSIT ACCOUNT	67,408.96
01-00-1113	PETTY CASH CHECKING ACCOUNT	24,765.89
01-00-1115	EVERGREEN NAT'L-- PR CKG -2114	148,277.96
01-00-1117	COLOTRUST--GENERAL -8001	492,869.28
01-00-1118	COLOTRUST--RAMP FUND -8002	107,718.36
01-00-1119	CSAFE--GENERAL -97-01	146,278.73
01-00-1175	CASH CLEARING - UTILITIES	(1.50)
01-00-1176	CASH CLEARING - COURT	65.00
01-00-1178	CASH CLEARING - ACCTS REC.	(327.07)

TOTAL COMBINED CASH 1,567,734.23

01-00-1000 COMBINED CASH FUND (1,567,734.23)

TOTAL UNALLOCATED CASH .00

CASH ALLOCATION RECONCILIATION

10	ALLOCATION TO GENERAL FUND	181,204.15
15	ALLOCATION TO HANSEN'S CEMETERY TRUST FUND	10,348.48
20	ALLOCATION TO RAMP FUND (COLORADO BLVD)	698,240.14
21	ALLOCATION TO IMPROVEMENT FUND	(826,855.77)
22	ALLOCATION TO CONSERVATION TRUST FD LOTTERY	137,095.22
23	ALLOCATION TO 1% STREET SALES TAX	1,314,036.28
51	ALLOCATION TO WATER FUND	(504,423.29)
52	ALLOCATION TO WASTEWATER FUND	(422,380.10)
59	ALLOCATION TO PARKING ENTERPRISE FUND	980,469.12

TOTAL ALLOCATIONS TO OTHER FUNDS 1,567,734.23

ALLOCATION FROM COMBINED CASH FUND - 01-00-1000 (1,567,734.23)

ZERO PROOF IF ALLOCATIONS BALANCE .00

CITY OF IDAHO SPRINGS
BALANCE SHEET
DECEMBER 31, 2025

GENERAL FUND

ASSETS

10-00-1000	CASH - COMBINED FUND	181,204.15	
10-00-1120	CASH W/COUNTY TREASURER	81,354.01	
10-00-1150	A/R--BILLED ACCOUNTS	(11,685.01)	
10-00-1165	OTHER RECEIVABLES	325,231.93	
10-00-1167	PROPERTY TAXES RECEIVABLE	216,453.00	
10-00-1170	A/R--COURT	96,845.57	
10-00-1171	LEASE RECEIVABLE	474,865.89	
10-00-1580	SUSPENSE	.86	
	TOTAL ASSETS		1,364,270.40

LIABILITIES AND EQUITY

LIABILITIES

10-00-2010	WAGES PAYABLE	55,067.74	
10-00-2015	ACCRUED PAYROLL PAYABLE	14,248.25	
10-00-2020	ACCOUNTS PAYABLE	72,642.77	
10-00-2040	PREPAID BUSINESS LICENSES	6,000.00	
10-00-2120	DEFERRED PROPERTY TAXES	216,453.00	
10-00-2141	DEF'D INFLOW OF RES--2017VERI	314,313.37	
10-00-2142	DEF'D INFLOW OF RES--2012VERI	160,552.52	
10-00-2221	MEDICARE PAYABLE	40.76	
10-00-2222	FEDERAL WITHHOLDINGS PAYABLE	129.91	
10-00-2223	STATE WITHHOLDINGS PAYABLE	9,426.00	
10-00-2230	HEALTH INSURANCE PAYABLE	38,632.50	
10-00-2231	DENTAL INSURANCE PAYABLE	1,565.60	
10-00-2233	GARNISHMENTS	345.96	
10-00-2234	FPPA CONTRIBUTIONS PAYABLE	.01	
10-00-2235	DEFERRED COMP PAYABLE	(2,168.28)	
10-00-2236	UNEMPLOYMENT PAYABLE	1,291.15	
10-00-2237	MISC PAYROLL PAYABLE	454.98	
10-00-2238	LIFE INSURANCE PAYABLE	183.12	
10-00-2239	VISION - PAYABLE	224.00	
10-00-2401	DEVELOPER LIABILITIES	(2,932.54)	
	TOTAL LIABILITIES		886,470.82

FUND EQUITY

10-00-2600	FUND BALANCE	1,353,393.77	
	UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	(875,594.19)	
	BALANCE - CURRENT DATE	(875,594.19)	
	TOTAL FUND EQUITY		477,799.58
	TOTAL LIABILITIES AND EQUITY		1,364,270.40

CITY OF IDAHO SPRINGS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

GENERAL FUND

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
<u>PROPERTY, SALES & USE TAXES</u>						
10-00-3110	PROPERTY TAXES	195,790.06	236,259.49	3,345.40	215,945.02	250,000 86.4
10-00-3111	INTEREST -DELINQUENT PROP TAX	634.50	.00	234.18	822.97	0 .0
10-00-3120	SPECIFIC OWNERSHIP TAX	23,084.12	24,642.12	1,843.24	25,693.01	22,000 116.8
10-00-3130	SALES TAX (1/2)	1,923,783.98	1,908,916.27	167,289.48	1,968,437.82	2,200,000 89.5
10-00-3135	BUILDING USE TAX (2/3)	11,253.10	143,027.78	614.61	24,083.22	30,000 80.3
10-00-3136	MOTOR VEHICLE USE TAX	79,899.33	90,766.68	6,312.07	74,453.67	80,000 93.1
10-00-3182	FRANCHISE-PUBLIC SERVICE	98,628.42	91,088.37	6,653.39	100,691.16	98,000 102.8
10-00-3183	FRANCHISE-CABLE--COMCAST	21,402.01	20,155.43	.00	19,373.02	25,000 77.5
10-00-3184	FRANCHISE-QWEST/CENTURYLINK	161.50	119.50	.00	81.00	200 40.5
	TOTAL PROPERTY, SALES & USE TAXES	2,354,637.02	2,514,975.64	186,292.37	2,429,580.89	2,705,200 89.8
<u>LICENSES & PERMITS</u>						
10-00-3211	LIQUOR LICENSE	6,277.50	6,127.50	770.00	6,686.25	6,000 111.4
10-00-3216	BUSINESS LICENSE FEE	34,871.77	14,914.59	5,400.00	12,055.00	37,000 32.6
10-00-3218	SHOPPING BAG FEES	11,458.93	11,016.95	.00	7,112.23	12,000 59.3
10-00-3221	BUILDING PERMITS	.00	203,344.06	2,781.70	59,194.37	250,000 23.7
10-00-3222	CONTRACTOR'S LICENSE	13,500.00	15,100.00	4,000.00	18,200.00	12,000 151.7
10-00-3225	FINGERPRINTS	15.00	.00	7.50	7.50	0 .0
10-00-3227	REPORTS/COPIES/FAX	2,723.75	2,365.50	135.00	2,605.00	2,500 104.2
10-00-3229	OTHER LICENSES/PERMITS	65,869.25	89,998.61	9,030.00	84,171.75	70,000 120.3
10-00-3240	PLAN REVIEW/COMMISSION FEES	77,787.13	52,006.68	6,848.08	32,147.08	50,000 64.3
	TOTAL LICENSES & PERMITS	212,503.33	394,873.89	28,972.28	222,179.18	439,500 50.6
<u>OTHER TAXES</u>						
10-00-3301	MOTOR VEHICLE REG. FEES	6,904.04	6,883.34	601.91	6,964.75	7,000 99.5
10-00-3304	MARIJUANA SPECIAL SALES TAX	67,122.15	55,392.60	1,434.41	33,684.28	60,000 56.1
10-00-3305	STATE SHARED CIGARETTE TAX	6,430.39	4,826.08	350.16	4,764.34	5,000 95.3
10-00-3306	COUNTY ROAD & BRIDGE TAX	327,619.08	400,456.42	.00	402,240.37	480,000 83.8
10-00-3307	SEVERENCE TAX	129,233.88	71,204.91	.00	16,255.82	110,000 14.8
10-00-3309	HIGHWAY USERS TAX	66,591.05	73,939.78	5,807.77	73,363.56	65,000 112.9
10-00-3380	DOLA GRANT EIAF 9689-B & B	.00	21,150.43	.00	23,264.58	10,000 232.7
10-00-3382	TOURISM MANAGEMENT GRANT	.00	.00	.00	20,000.00	0 .0
	TOTAL OTHER TAXES	603,900.59	633,853.56	8,194.25	580,537.70	737,000 78.8
<u>FINES</u>						
10-00-3550	FINES	74,775.00	258,680.80	49,333.00	447,498.10	270,000 165.7
	TOTAL FINES	74,775.00	258,680.80	49,333.00	447,498.10	270,000 165.7

CITY OF IDAHO SPRINGS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

GENERAL FUND

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
<u>MISCELLANEOUS</u>						
10-00-3601 INTEREST EARNED	64,983.80	53,456.56	1,823.70	14,251.11	50,000	28.5
10-00-3602 ARGO MINE/DEVELOPER ACCOUNT	.00	8,500.00	.00	1,000.00	0	.0
10-00-3604 DONATIONS	5,100.00	2,391.00	.00	.00	2,500	.0
10-00-3610 CEMETERY FEES	6,250.00	1,450.00	.00	2,800.00	5,000	56.0
10-00-3620 LEASES/RENT	72,032.94	70,651.70	5,910.72	68,791.50	70,000	98.3
10-00-3680 REIMBURSEMENT/REFUNDS	18,370.70	46,880.15	396.85	65,587.41	30,000	218.6
10-00-3690 MISCELLANEOUS REVENUE	6,331.16	5,141.62	12,320.00	60,699.28	7,000	867.1
TOTAL MISCELLANEOUS	173,068.60	188,471.03	20,451.27	213,129.30	164,500	129.6
<u>INTERFUND TRANSFERS</u>						
10-00-3921 TRANSFERS FROM STI FUND	25,000.00	.00	.00	.00	0	.0
TOTAL INTERFUND TRANSFERS	25,000.00	.00	.00	.00	0	.0
TOTAL FUND REVENUE	3,443,884.54	3,990,854.92	293,243.17	3,892,925.17	4,316,200	90.2

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

GENERAL FUND

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
<u>STREETS EXPENDITURES</u>						
10-10-4102 SALARIES	31,737.16	26,145.60	5,200.00	51,273.52	26,412	194.1
10-10-4103 HOURLY	147,559.90	119,732.44	9,322.67	161,037.50	119,288	135.0
10-10-4104 OVERTIME	10,798.22	9,960.55	954.36	12,655.34	11,201	113.0
10-10-4201 FICA	11,316.22	9,269.82	912.34	13,402.70	9,728	137.8
10-10-4202 MEDICARE	2,646.52	2,167.80	213.35	3,134.54	2,275	137.8
10-10-4203 HEALTH INS.	29,948.34	23,616.77	2,871.36	32,777.65	27,650	118.5
10-10-4204 LIFE INS.	209.43	190.40	19.18	224.49	198	113.4
10-10-4205 DEFERRED COMP	1,666.42	6,740.28	866.66	11,485.19	8,246	139.3
10-10-4206 UNEMPLOYMENT INS.	362.74	306.79	30.96	449.97	300	150.0
10-10-4207 DISABILITY INSURANCE	1,306.82	1,444.07	123.66	1,743.56	1,488	117.2
10-10-4209 DENTAL INSURANCE	1,141.52	912.40	101.20	1,362.17	986	138.2
10-10-5101 LEGAL	.00	.00	.00	.00	500	.0
10-10-5103 ENGINEERING	.00	.00	.00	726.60	2,000	36.3
10-10-5107 SURVEY	.00	.00	.00	.00	1,000	.0
10-10-5108 OTHER PROFESSIONAL SERVICES	32,020.26	29,079.03	1,980.75	45,438.62	30,000	151.5
10-10-5202 DISPOSAL-TRASH	1,642.21	5,565.90	448.60	4,575.00	6,000	76.3
10-10-5207 MAINT./REPAIRS-SERVICES	.00	8,346.66	.00	5,752.42	5,000	115.1
10-10-5208 MAINT./REPAIRS-BUILDING	1,371.09	1,208.35	.00	2,204.84	2,000	110.2
10-10-5212 TRAINING	.00	75.00	.00	.00	2,500	.0
10-10-5213 MEDICAL	240.00	.00	.00	466.00	200	233.0
10-10-5215 EMPLOYEE INCENTIVE	2,470.92	693.25	400.00	429.28	2,100	20.4
10-10-5300 CIRSA W/C INSURANCE	18,087.86	20,081.92	.00	28,477.82	21,000	135.6
10-10-5301 CIRSA P/C INSURANCE	29,064.33	44,294.11	.00	96,662.16	45,000	214.8
10-10-5303 TELEPHONE	1,722.13	1,729.60	144.81	2,036.78	1,800	113.2
10-10-5304 DUES & PUBLICATIONS	.00	421.99	.00	238.99	500	47.8
10-10-5305 TRAVEL & MEALS	.00	115.79	.00	.00	100	.0
10-10-5306 EQUIPMENT RENTAL	.00	.00	.00	.00	500	.0
10-10-5310 POSTAGE	.00	.00	.00	255.19	100	255.2
10-10-5313 ADVERTISING	.00	.00	.00	260.00	500	52.0
10-10-5314 INSURANCE CLAIMS	.00	2,000.00	.00	5,927.37	2,000	296.4
10-10-5325 PRINTING	268.08	.00	206.55	275.98	50	552.0
10-10-5330 COMMUNICATION EQUIPMENT	.00	3,308.19	.00	761.88	100	761.9
10-10-5335 CELL/INTERNET SERVICE	4,484.00	3,511.72	477.32	6,304.23	4,600	137.1
10-10-6001 ELECTRICITY & GAS	57,799.89	66,501.93	8,545.04	74,548.06	62,000	120.2
10-10-6007 MATERIALS/SUPPLIES/EQUIP	5,241.61	3,399.54	4.98	5,278.88	6,000	88.0
10-10-6010 MATERIALS/SUPPLIES/OFFICE	1,284.61	3,631.00	202.16	1,255.77	3,000	41.9
10-10-6012 GAS/OIL-EQUIPMENT	4,074.89	2,835.77	.00	4,492.90	4,000	112.3
10-10-6020 TOOLS	1,063.08	1,759.04	.00	1,188.50	1,500	79.2
10-10-6022 SAFETY ITEMS	439.14	119.50	.00	.00	500	.0
10-10-6040 OCCUPATIONAL EQUIP/SAFETY	671.36	285.25	.00	145.20	500	29.0
10-10-6050 WATER/SEWER	2,271.92	2,999.68	565.27	4,556.80	3,000	151.9
10-10-6085 STREET LAMPS	26,530.98	16,477.00	.00	41,820.19	20,000	209.1
10-10-6091 SIGNS	168.39	21,832.08	.00	13,792.50	5,000	275.9
10-10-6093 PAINT	2,631.58	.00	.00	90.66	2,500	3.6
10-10-6095 SAND/GRAVEL	.00	.00	.00	.00	1,500	.0
10-10-6096 ASPHALT/CURB & GUTTER--R&M	5,900.00	3,615.00	.00	1,200.00	7,000	17.1
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	15,473.54	9,997.10	.00	2,973.40	15,000	19.8
10-10-6150 FLEET MAINT	5,109.50	20,100.32	.00	6,180.37	8,000	77.3
10-10-6191 FLEET FUEL	14,863.77	14,972.94	953.59	12,549.73	14,000	89.6
10-10-6192 FLEET TIRES	2,621.47	471.91	.00	7,643.09	3,000	254.8

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

GENERAL FUND

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
10-10-6193 FLEET SUPPLIES	3,498.91	1,676.84	.00	1,462.70	4,000	36.6
10-10-7010 OFFICE EQUIPMENT/COMPUTER	.00	.00	.00	1,885.04	1,000	188.5
10-10-7011 COMPUTER SOFTWARE	59.97	79.96	.00	.00	80	.0
TOTAL STREETS EXPENDITURES	479,768.78	491,673.29	34,544.81	671,403.58	502,052	133.7

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

GENERAL FUND

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
<u>ADMINISTRATION EXPENDITURES</u>						
10-20-4101	MAYOR/COUNCIL	42,000.00	35,520.00	8,880.00	35,520.00	44,160 80.4
10-20-4102	SALARY	195,243.50	325,647.26	16,850.56	218,785.61	197,936 110.5
10-20-4103	HOURLY	189,024.87	168,349.63	8,748.88	114,758.91	91,070 126.0
10-20-4104	OVERTIME	447.51	5,645.78	.00	244.28	1,020 24.0
10-20-4201	FICA	25,693.68	32,117.41	2,064.54	21,940.23	20,720 105.9
10-20-4202	MEDICARE	6,009.38	7,511.46	482.84	5,131.29	4,846 105.9
10-20-4203	HEALTH INS.	46,875.61	85,516.80	4,482.68	69,793.70	85,539 81.6
10-20-4204	LIFE INS.	326.20	516.85	25.55	336.28	458 73.4
10-20-4205	DEFERRED COMP	18,345.31	30,459.37	1,238.52	16,437.10	34,013 48.3
10-20-4206	UNEMPLOYMENT	761.64	973.37	45.46	641.60	992 64.7
10-20-4207	DISABILITY INSURANCE	3,119.17	3,677.40	198.97	2,581.26	3,954 65.3
10-20-4209	DENTAL INSURANCE	2,125.60	2,908.00	97.90	1,728.26	3,217 53.7
10-20-5050	COUNTY TREASURER'S FEES	3,905.80	4,466.09	114.59	4,353.26	6,000 72.6
10-20-5101	LEGAL	156,173.57	140,483.16	7,963.00	136,979.76	140,000 97.8
10-20-5102	AUDIT	7,125.00	5,650.00	.00	7,856.56	4,980 157.8
10-20-5103	ENGI'RING SVCES--DEVEL REVIEW	2,912.66	2,075.32	.00	316.80	2,000 15.8
10-20-5104	FINANCIAL SERVICES	28,865.63	22,450.95	.00	13,620.94	18,700 72.8
10-20-5105	PLANNING SERVICES	240.00	8,307.00	.00	812.31	10,000 8.1
10-20-5106	IT SERVICES	11,621.64	22,949.64	1,393.74	19,462.14	20,000 97.3
10-20-5107	SURVEYING	4,500.00	32,638.75	.00	.00	10,000 .0
10-20-5108	OTHER CONTRACTUAL SERVICES	25,779.65	55,166.66	4,523.68	103,389.42	87,000 118.8
10-20-5207	REPAIR/MAINT.-SERVICES	411.00	.00	.00	35.00	1,000 3.5
10-20-5208	REPAIR/MAINTENANCE-BUILDING	1,850.36	1,179.85	.00	2,111.37	2,000 105.6
10-20-5210	MEETING EXPENSE	1,263.66	1,462.61	182.44	1,490.09	1,500 99.3
10-20-5212	EDUCATION & TRAINING	6,892.47	6,862.42	2,000.00	11,220.20	8,000 140.3
10-20-5215	EMPLOYEE INCENTIVE	2,151.58	1,683.25	600.00	1,699.25	1,500 113.3
10-20-5220	ELECTION	3,953.85	260.54	.00	5,047.66	1,000 504.8
10-20-5225	BOARDS & COMMISSIONS	.00	.00	.00	2,233.76	1,500 148.9
10-20-5300	CIRSA W/C INSURANCE	837.06	1,004.09	.00	1,423.90	1,100 129.5
10-20-5301	CIRSA P/C INSURANCE	28,064.33	43,794.11	.00	93,220.42	45,000 207.2
10-20-5303	TELEPHONE	1,722.13	1,729.60	144.81	1,754.11	1,800 97.5
10-20-5304	DUES & MEMBERSHIPS	12,731.20	6,184.78	.00	10,765.66	9,000 119.6
10-20-5305	TRAVEL & MEALS	7,361.82	8,649.05	2,438.40	7,495.31	8,000 93.7
10-20-5309	CONTRACT OFFICE EQUIP.	6,480.36	4,248.48	295.37	4,828.82	6,000 80.5
10-20-5310	POSTAGE, SHIPPING, BOX RENT	1,901.12	1,695.31	.00	1,550.05	2,000 77.5
10-20-5312	LEGAL PUBLICATIONS	5,260.11	7,720.06	.00	4,607.28	7,000 65.8
10-20-5313	ADVERTISING	470.00	1,891.12	804.00	2,376.86	1,500 158.5
10-20-5314	INSURANCE CLAIMS	.00	.00	.00	.00	1,000 .0
10-20-5316	RECORDING DOCUMENTS	524.00	1,942.00	.00	1,359.35	2,000 68.0
10-20-5322	CODIFICATION	2,819.40	3,668.00	.00	3,851.40	3,000 128.4
10-20-5325	PRINTING	1,589.26	385.26	206.55	341.98	1,500 22.8
10-20-5335	CELL/INTERNET SERVICE	4,582.06	6,339.42	602.44	7,509.01	6,300 119.2
10-20-5340	PAYMENT PROCESSING FEES	1,274.43	.00	.00	.00	0 .0
10-20-6001	ELECTRICITY & GAS	5,948.56	5,205.16	659.09	5,342.19	5,800 92.1
10-20-6010	MATERIALS/SUPPLIES/OFFICE	3,706.14	2,980.17	216.61	2,350.86	4,000 58.8
10-20-6020	FLAGS	1,520.30	.00	.00	.00	1,000 .0
10-20-6050	WATER/SEWER	3,458.73	2,412.80	1,551.81	5,976.80	4,000 149.4
10-20-6060	REFUNDS	692.10	1,000.00	818.50	1,563.33	1,000 156.3
10-20-6500	MISCELLANEOUS EXPENSE	295.00	1,000.00	.00	.00	1,000 .0
10-20-7010	OFFICE EQUIPMENT/COMPUTERS	14,951.27	3,854.08	.00	3,079.03	5,000 61.6
10-20-7011	COMPUTER SOFTWARE	260.00	1,871.75	.00	2,146.87	1,000 214.7
10-20-7020	PUBLIC ENGAGEMENT	1,900.00	9,121.50	.00	124.82	10,000 1.3

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

GENERAL FUND

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
10-20-8010 MISC. CASH OVER/SHORT	1.00	.77	.61	6.82	0	.0
TOTAL ADMINISTRATION EXPENDITURES	893,420.86	1,121,177.08	67,631.54	960,201.91	931,105	103.1
<u>COMMUNITY PROMOTION</u>						
10-21-5030 HSIS/ VISITOR CENTER	46,670.00	60,000.00	15,000.00	60,044.88	60,000	100.1
10-21-5032 MISC. EVENTS	1,400.00	14,494.28	.00	13,113.46	15,000	87.4
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	200.00	500.00	.00	1,702.55	3,000	56.8
10-21-5038 MISC. ORGANIZATION REQUEST	31,125.00	29,632.65	200.00	8,120.81	10,000	81.2
10-21-5039 BEAUTIFICATION	6,072.84	5,944.60	10,138.50	12,622.50	9,500	132.9
10-21-5040 HOLIDAY DECORATING	20,580.00	23,286.90	.00	23,226.05	20,580	112.9
10-21-5041 HISTORIC SITES & FACILITIES	3,100.00	.00	.00	1,516.00	5,000	30.3
10-21-5042 TIVOLI LIGHTING	.00	.00	.00	700.00	0	.0
10-21-5050 4TH OF JULY	37,350.00	46,809.00	.00	57,085.13	50,000	114.2
10-21-5108 OTHER CONTRACTUAL SERVICES	.00	.00	18,679.16	160,634.77	146,000	110.0
10-21-5430 VISITOR CTR BLDG MAINTENANCE	6,547.54	14,421.04	.00	38,812.65	10,000	388.1
TOTAL COMMUNITY PROMOTION	158,545.38	200,588.47	44,017.66	379,578.80	334,580	113.5
<u>BUILDING INSPECTOR</u>						
10-22-5000 OPERATIONS CONTRACTUAL	78,131.93	207,038.70	11,946.21	78,137.33	150,000	52.1
10-22-5108 OTHER PROFESSIONAL SERVICES	500.00	.00	.00	.00	2,000	.0
TOTAL BUILDING INSPECTOR	78,631.93	207,038.70	11,946.21	78,137.33	152,000	51.4

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

GENERAL FUND

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
<u>POLICE EXPENDITURES</u>						
10-30-4102 SALARIES	124,484.00	139,370.40	11,988.80	155,854.40	155,859	100.0
10-30-4103 HOURLY WAGES--SWORN	522,415.57	559,695.49	43,276.64	604,842.36	577,056	104.8
10-30-4104 OVERTIME--REGULAR	26,428.90	23,578.94	2,400.18	16,415.36	20,400	80.5
10-30-4105 HOLIDAY	15,190.92	16,768.40	2,105.90	18,759.76	15,300	122.6
10-30-4106 OVERTIME--HOLIDAY WORKED-SWORN	21,032.56	25,327.61	1,223.38	23,795.64	24,480	97.2
10-30-4108 BONUS PAY	.00	.00	1,000.00	2,000.00	0	.0
10-30-4109 HOURLY WAGES--CIVILIAN	155,457.02	167,188.82	12,766.51	166,579.35	173,030	96.3
10-30-4110 OVERTIME--HOLIDAY WKD-CIVILIAN	2,402.31	1,679.14	.00	1,551.86	1,530	101.4
10-30-4201 FICA	11,203.93	10,589.51	785.61	10,511.01	10,823	97.1
10-30-4202 MEDICARE	12,097.88	13,045.89	1,036.02	13,792.15	14,031	98.3
10-30-4203 HEALTH INS.	122,068.80	123,413.80	11,947.20	138,964.00	144,606	96.1
10-30-4204 LIFE INS.	849.80	1,018.60	72.52	915.60	960	95.4
10-30-4205 DEFERRED COMP	6,342.55	9,106.17	728.18	9,477.76	8,969	105.7
10-30-4206 UNEMPLOYMENT	1,729.88	1,864.35	149.52	1,979.49	1,853	106.8
10-30-4207 DISABILITY INSURANCE	7,117.81	7,548.05	607.15	7,742.09	7,649	101.2
10-30-4209 DENTAL INSURANCE	5,564.80	7,031.20	657.60	7,862.40	7,638	102.9
10-30-4210 PENSION FPPA	70,088.31	81,951.79	6,502.60	90,375.76	82,000	110.2
10-30-5101 LEGAL	1,054.75	.00	.00	1,937.00	10,000	19.4
10-30-5105 OTHER CONTRACT SERVICES	164,059.51	253,810.04	.00	147,266.55	198,851	74.1
10-30-5108 OTHER PROFESSIONAL SERVICES	44,679.78	80,255.45	4,108.82	95,059.39	100,000	95.1
10-30-5109 POLYGRAPH/PSY EXAM	2,627.10	2,475.70	.00	2,201.40	2,200	100.1
10-30-5207 REPAIR/MAINT-SERVICES	.00	.00	.00	.00	1,000	.0
10-30-5208 REPAIRS/MAINTENANCE/BLDG.	3,292.10	845.63	.00	366.19	2,000	18.3
10-30-5212 TRAINING	10,542.01	15,383.51	250.00	14,099.84	18,000	78.3
10-30-5213 MEDICAL/BLOOD DRAW	163.61	.00	.00	.00	1,000	.0
10-30-5215 EMPLOYEE INCENTIVE	2,097.38	1,768.25	1,100.00	1,954.95	3,000	65.2
10-30-5300 CIRSA W/C INSURANCE	15,904.14	19,077.84	.00	27,054.25	20,000	135.3
10-30-5301 CIRSA P/C INSURANCE	79,142.40	224,788.82	.00	335,506.32	230,000	145.9
10-30-5303 TELEPHONE	1,722.00	1,729.60	144.81	1,727.96	1,800	96.0
10-30-5304 DUES & PUBLICATIONS	1,016.00	5,924.74	.00	1,090.00	2,000	54.5
10-30-5305 TRAVEL & MEALS	.00	1,248.29	.00	.00	1,000	.0
10-30-5309 CONTRACT OFFICE EQUIP.	1,976.68	1,252.81	.00	960.28	2,050	46.8
10-30-5310 POSTAGE, SHIPPING, BOX RENT	422.29	227.84	.00	502.77	500	100.6
10-30-5313 ADVERTISING	310.00	.00	.00	.00	0	.0
10-30-5314 INSURANCE CLAIMS	3,000.00	2,000.00	.00	669.14	4,000	16.7
10-30-5325 PRINTING	1,644.91	2,992.78	1,678.20	6,063.18	3,000	202.1
10-30-5326 TOWING	232.00	232.00	.00	2,533.05	1,000	253.3
10-30-5330 COMMUNICATIONS EQUIPMENT	208.14	553.34	.00	3,214.32	1,000	321.4
10-30-5335 CELL/INTERNET SERVICE	7,387.05	8,594.36	268.69	10,662.72	8,400	126.9
10-30-5350 PUBLIC EDUCATION/RELATIONS	3,304.26	2,152.31	.00	4,261.48	4,000	106.5
10-30-6001 ELECTRICITY & GAS	4,351.61	5,552.44	553.14	8,367.00	4,000	209.2
10-30-6010 MATERIALS/SUPPLIES/OFFICE	2,179.37	3,122.29	.00	1,672.79	3,000	55.8
10-30-6015 MATERIALS/SUPPLIES-INVESTIG.	2,725.03	2,967.98	.00	1,591.21	1,750	90.9
10-30-6022 SAFETY ITEMS	.00	650.00	.00	.00	1,000	.0
10-30-6030 UNIFORMS	17,320.21	11,780.56	84.76	11,905.56	15,000	79.4
10-30-6040 OCCUPATIONAL EQUIP/SAFETY	9,865.34	7,919.58	.00	6,205.56	9,000	69.0
10-30-6045 AMMUNITION	4,820.06	2,647.87	.00	4,064.00	4,000	101.6
10-30-6050 WATER/SEWER	1,635.38	3,737.65	600.64	3,673.36	3,700	99.3
10-30-6100 FLEET MAINTENANCE	35,984.90	57,116.60	2,675.87	40,439.80	20,000	202.2
10-30-6191 FLEET FUEL	28,191.91	34,355.25	2,158.90	33,763.11	30,000	112.5
10-30-6192 FLEET TIRES	2,884.06	5,010.39	.00	2,699.48	3,000	90.0
10-30-6193 FLEET SUPPLIES	956.56	2,446.38	172.18	1,179.14	2,000	59.0

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

GENERAL FUND

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
10-30-7010 COMPUTERS / OFFICE EQUIPMENT	5,332.01	1,925.00	1,890.00	1,890.00	3,200	59.1
10-30-7011 COMPUTER SOFTWARE	15,688.95	26,276.61	.00	30,137.78	20,000	150.7
TOTAL POLICE EXPENDITURES	1,581,196.54	1,980,000.07	112,933.82	2,076,138.57	1,980,635	104.8

COURT EXPENDITURES

10-40-4103 HOURLY	28,929.19	30,640.29	1,576.40	20,543.07	30,861	66.6
10-40-4104 OVERTIME	141.02	1,829.70	.00	129.31	102	126.8
10-40-4201 FICA	1,740.45	1,948.94	93.44	1,235.38	1,920	64.3
10-40-4202 MEDICARE	406.90	455.76	21.84	288.86	449	64.3
10-40-4203 HEALTH INS.	3,634.40	3,844.40	261.11	2,823.68	4,314	65.5
10-40-4204 LIFE INS.	42.00	42.00	2.24	26.88	42	64.0
10-40-4205 DEFERRED COMP	.00	919.18	47.30	616.37	894	69.0
10-40-4206 UNEMPLOYMENT	58.18	64.90	3.16	41.42	63	65.8
10-40-4207 WORKMANS COMP	257.15	274.67	15.67	186.87	276	67.7
10-40-4209 DENTAL INSURANCE	148.80	149.20	8.70	99.30	154	64.5
10-40-5101 LEGAL FEES	.00	112.50	.00	.00	500	.0
10-40-5110 JUDGE RETAINER	19,200.00	19,200.00	1,600.00	19,200.00	19,200	100.0
10-40-5115 PROSECUTER	18,687.00	18,693.55	1,561.18	18,734.16	18,689	100.2
10-40-5209 JURY/WITNESS FEES	.00	.00	.00	.00	100	.0
10-40-5212 TRAINING	.00	.00	.00	.00	400	.0
10-40-5304 DUES & PUBLICATIONS	.00	.00	.00	.00	50	.0
10-40-5310 POSTAGE	.00	.00	.00	.00	50	.0
10-40-5320 INTERPRETORS	56.58	99.22	57.40	282.08	100	282.1
10-40-5325 PRINTING	.00	.00	.00	.00	25	.0
10-40-6010 MATERIALS/SUPPLIES-MISC.	.00	419.01	39.89	84.25	200	42.1
10-40-6030 CLOTHING/ROBE	.00	.00	.00	.00	30	.0
10-40-6035 RESTITUTION	.00	.00	.00	.00	100	.0
TOTAL COURT EXPENDITURES	73,301.67	78,693.32	5,288.33	64,291.63	78,519	81.9

FIRE DEPARTMENT

10-50-5050 CONTRIBUTION TO CCCESD	141,225.00	299,875.00	.00	309,540.00	309,540	100.0
TOTAL FIRE DEPARTMENT	141,225.00	299,875.00	.00	309,540.00	309,540	100.0

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

GENERAL FUND

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
<u>PARKS EXPENDITURES</u>						
10-60-4103	HOURLY	72,190.19	90,403.74	5,377.60	80,490.15	90,472 89.0
10-60-4104	OVERTIME	9,216.97	10,543.98	957.89	12,414.60	10,200 121.7
10-60-4105	HOLIDAY	1,216.00	1,829.52	.00	685.12	1,530 44.8
10-60-4201	FICA	5,003.46	6,248.56	379.78	5,662.83	6,337 89.4
10-60-4202	MEDICARE	1,170.15	1,461.39	88.82	1,324.38	1,482 89.4
10-60-4203	HEALTH INS.	7,268.80	7,688.80	816.00	8,824.00	8,630 102.3
10-60-4204	LIFE INS.	133.00	148.40	4.20	92.40	156 59.2
10-60-4205	DEFERRED COMP	.00	2,767.06	161.32	2,435.21	2,706 90.0
10-60-4206	UNEMPLOYMENT	165.24	205.60	12.67	187.22	204 91.8
10-60-4207	DISABILITY INSURANCE	565.07	865.48	39.42	675.37	870 77.6
10-60-5108	OTHER PROFESSIONAL SERVICES	62,316.98	27,050.98	.00	29,102.90	63,000 46.2
10-60-5202	DISPOSAL	3,082.08	1,991.27	416.37	4,736.70	4,000 118.4
10-60-5207	REPAIR/MAINT-SERVICES	396.76	750.00	.00	7,796.73	2,500 311.9
10-60-5208	MAINT./REPAIRS-BUILDING	125.20	2,026.89	.00	2,538.11	1,000 253.8
10-60-5209	VANDALISM MAINTENANCE	507.66	401.25	.00	214.62	1,000 21.5
10-60-5210	GREENWAY MAINTENANCE	.00	.00	.00	.00	2,500 .0
10-60-5211	TRAIL MAINTENANCE-VCMP	.00	90.00	.00	5,725.26	2,500 229.0
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	224.52	200.00	200.00	220.28	250 88.1
10-60-5300	CIRSA W/C INSURANCE	1,674.12	2,008.20	.00	2,847.79	2,100 135.6
10-60-5301	CIRSA P/C INSURANCE	5,516.02	.00	.00	.00	0 .0
10-60-5304	DUES & PUBLICATIONS	.00	.00	.00	.00	50 .0
10-60-5305	TRAVEL & MEALS	.00	.00	.00	204.82	100 204.8
10-60-5306	EQUIPMENT RENTAL	.00	.00	.00	.00	500 .0
10-60-5314	INSURANCE CLAIMS	.00	691.31	.00	.00	1,000 .0
10-60-5330	COMMUNICATION EQUIPMENT	.00	.00	.00	.00	50 .0
10-60-5335	CELL/INTERNET SERVICE	415.37	312.17	42.45	854.77	400 213.7
10-60-6001	ELECTRICITY & GAS	8,406.39	7,091.05	766.75	6,917.22	8,500 81.4
10-60-6010	MATERIALS/SUPPLIES-MISC.	7,287.55	16,206.67	.00	6,985.36	5,500 127.0
10-60-6012	GAS, OIL-EQUIPMENT	1,005.51	141.58	.00	296.57	1,000 29.7
10-60-6020	TOOLS	356.20	504.65	.00	900.96	500 180.2
10-60-6022	SAFETY ITEMS	234.97	457.28	.00	159.89	300 53.3
10-60-6040	OCCUPATIONAL EQUIP/SAFETY	63.30	189.85	.00	452.28	200 226.1
10-60-6045	SPRINKLER PARTS	394.01	632.75	.00	1,325.13	2,000 66.3
10-60-6050	WATER/SEWER	5,127.74	16,958.92	3,203.41	14,891.47	7,000 212.7
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	128.55	.00	.00	.00	150 .0
10-60-6095	SAND / GRAVEL	.00	.00	.00	.00	300 .0
10-60-6098	TREE REPLACEMENT & TRIMMING	2,017.00	6,325.00	.00	6,800.00	9,000 75.6
10-60-6099	SALTED SAND	.00	.00	.00	647.50	1,600 40.5
10-60-6150	FLEET MAINT	488.21	2,970.03	.00	2.90	2,200 .1
10-60-6191	FLEET FUEL	3,371.85	3,631.32	82.35	3,964.97	3,500 113.3
10-60-6192	FLEET TIRES	978.10	814.76	.00	438.18	1,200 36.5
10-60-6193	FLEET SUPPLIES	987.70	196.04	.00	639.42	1,500 42.6
10-60-6200	PARKS MAINT. & PARTS	7,918.83	5,252.97	.00	5,506.27	8,000 68.8
10-60-6204	WEED CONTROL	.00	.00	.00	.00	500 .0
10-60-6206	CHEMICALS/FERTILITZER	135.67	.00	.00	.00	500 .0
10-60-6207	CHEM/PESTICIDES/HERBICIDES	.00	.00	.00	.00	150 .0
10-60-7007	EQUIPMENT PURCHASE	5,009.13	.00	.00	.00	400 .0

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

GENERAL FUND

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
TOTAL PARKS EXPENDITURES	215,098.30	219,057.47	12,549.03	216,961.38	258,217	84.0
<u>CEMETERY EXPENDITURES</u>						
10-70-7100 CEMETERY MAINTENANCE	1,047.00	1,501.50	.00	12,266.16	5,000	245.3
TOTAL CEMETERY EXPENDITURES	1,047.00	1,501.50	.00	12,266.16	5,000	245.3
TOTAL FUND EXPENDITURES	3,622,235.46	4,599,604.90	288,911.40	4,768,519.36	4,551,648	104.8
NET REVENUE OVER EXPENDITURES	178,350.92-	608,749.98-	4,331.77	(875,594.19)	235,448-	(371.9)

CITY OF IDAHO SPRINGS
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

HANSEN'S CEMETERY TRUST FUND

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
<u>MISCELLANEOUS</u>						
15-00-3601 INTEREST EARNED	238.51	384.52	.00	237.93	400	59.5
TOTAL MISCELLANEOUS	238.51	384.52	.00	237.93	400	59.5
TOTAL FUND REVENUE	238.51	384.52	.00	237.93	400	59.5
NET REVENUE OVER EXPENDITURES	238.51	384.52	.00	237.93	400	59.5

CITY OF IDAHO SPRINGS
BALANCE SHEET
DECEMBER 31, 2025

RAMP FUND (COLORADO BLVD)

ASSETS

20-00-1000	CASH - COMBINED FUND	698,240.14	
	TOTAL ASSETS		<u>698,240.14</u>

LIABILITIES AND EQUITY

FUND EQUITY

20-00-2600	FUND BALANCE	674,612.89	
	UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	<u>23,627.25</u>	
	BALANCE - CURRENT DATE	<u>23,627.25</u>	
	TOTAL FUND EQUITY		<u>698,240.14</u>
	TOTAL LIABILITIES AND EQUITY		<u>698,240.14</u>

CITY OF IDAHO SPRINGS
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

RAMP FUND (COLORADO BLVD)

	<u>YTD ACTUAL 2023-</u>	<u>YTD ACTUAL 2024-</u>	<u>PERIOD ACTU</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>PCNT</u>
<u>MISCELLANEOUS</u>						
20-00-3601 INTEREST EARNED	27,931.05	37,496.10	359.43	25,251.77	35,000	72.2
TOTAL MISCELLANEOUS	27,931.05	37,496.10	359.43	25,251.77	35,000	72.2
TOTAL FUND REVENUE	27,931.05	37,496.10	359.43	25,251.77	35,000	72.2

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

RAMP FUND (COLORADO BLVD)

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
20-00-4103 ADMINISTRATIVE HOURLY	.00	.00	98.54	1,283.95	1,420	90.4
20-00-4104 OVERTIME	.00	.00	.00	8.08	0	.0
20-00-4201 FICA	.00	.00	5.84	77.17	0	.0
20-00-4202 MEDICARE	.00	.00	1.36	18.11	0	.0
20-00-4203 HEALTH INS.	.00	.00	16.32	176.49	0	.0
20-00-4204 LIFE INS.	.00	.00	.14	1.68	0	.0
20-00-4205 RETIREMENT	.00	.00	2.96	38.56	0	.0
20-00-4206 UNEMPLOYMENT	.00	.00	.20	2.61	0	.0
20-00-4207 DISABILITY INSURANCE	.00	.00	.98	11.69	0	.0
20-00-4209 DENTAL INSURANCE	.00	.00	.54	6.18	0	.0
20-00-6016 ASPHALT, CURB & GUTTER	.00	7,675.00	.00	.00	50,000	.0
20-00-6024 INFRASTRUCTURE	76,744.20	.00	.00	.00	0	.0
TOTAL DEPARTMENT 00	76,744.20	7,675.00	126.88	1,624.52	51,420	3.2
TOTAL FUND EXPENDITURES	76,744.20	7,675.00	126.88	1,624.52	51,420	3.2
NET REVENUE OVER EXPENDITURES	48,813.15-	29,821.10	232.55	23,627.25	16,420-	143.9

CITY OF IDAHO SPRINGS
 BALANCE SHEET
 DECEMBER 31, 2025

IMPROVEMENT FUND

ASSETS

21-00-1000	CASH - COMBINED FUND	(826,855.77)	
21-00-1120	CASH W/COUNTY TREASURER	2,356.59	
21-00-1165	OTHER RECEIVABLES	143,212.91	
	TOTAL ASSETS		(681,286.27)

LIABILITIES AND EQUITY

LIABILITIES

21-00-2020	ACCOUNTS PAYABLE	289,244.18	
	TOTAL LIABILITIES		289,244.18

FUND EQUITY

21-00-2600	FUND BALANCE	1,838,248.97	
	UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	(2,808,779.42)	
	BALANCE - CURRENT DATE	(2,808,779.42)	
	TOTAL FUND EQUITY		(970,530.45)
	TOTAL LIABILITIES AND EQUITY		(681,286.27)

CITY OF IDAHO SPRINGS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

IMPROVEMENT FUND

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
<u>TAXES</u>						
21-00-3130 SALES TAX (1/4)	961,892.00	954,458.14	83,644.74	984,218.92	1,025,000	96.0
21-00-3135 BUILDING USE TAX (1/3)	5,665.19	259,897.17	294.50	12,748.17	100,000	12.8
21-00-3136 MOTOR VEHICLE USE TAX	39,949.66	45,383.32	3,156.04	37,226.84	45,000	82.7
TOTAL TAXES	1,007,506.85	1,259,738.63	87,095.28	1,034,193.93	1,170,000	88.4
<u>MISCELLANEOUS</u>						
21-00-3601 INTEREST EARNED	52,390.92	15,437.38	.00	(1,525.48)	15,000	(10.2)
21-00-3604 DONATIONS	25,000.00	375,100.00	2,750.84	137,750.84	0	.0
21-00-3695 SALE OF EQUIPMENT	.00	11,261.00	41,700.00	68,800.00	0	.0
TOTAL MISCELLANEOUS	77,390.92	401,798.38	44,450.84	205,025.36	15,000	1366.8
<u>SOURCE 37</u>						
21-00-3750 STATE GRANTS--COLO HISTORY	13,496.00	.00	.00	.00	0	.0
21-00-3760 FOUNDATION GRANTS	125,000.00	125,000.00	.00	.00	0	.0
21-00-3768 AFFODABLE HSG GRNT-IHOP-COUNTY	27,500.00	.00	.00	.00	0	.0
21-00-3769 AFFODABLE HSG GRANT--IHOP--FED	.00	59,159.36	2,824.80	2,824.80	0	.0
21-00-3770 LWCF GRANT--SHELLY QUINN--FED	.00	.00	343,989.04	766,522.32	1,500,000	51.1
21-00-3773 DOLA GRANT-EIAF 9908PD RENOVAT	.00	562,715.00	74,564.78	164,294.13	1,000,000	16.4
TOTAL SOURCE 37	165,996.00	746,874.36	421,378.62	933,641.25	2,500,000	37.4
TOTAL FUND REVENUE	1,250,893.77	2,408,411.37	552,924.74	2,172,860.54	3,685,000	59.0

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

IMPROVEMENT FUND

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
IMPROVEMENT FUND EXPENDITURES						
21-00-4102 ADMINISTRATIVE SALARY	.00	.00	3,194.72	40,965.48	34,831	117.6
21-00-4103 ADMINISTRATIVE HOURLY	.00	.00	98.54	1,283.95	1,420	90.4
21-00-4104 OVERTIME	.00	.00	.00	8.08	0	.0
21-00-4201 FICA	.00	.00	196.62	2,555.61	0	.0
21-00-4202 MEDICARE	.00	.00	45.98	597.92	0	.0
21-00-4203 HEALTH INS.	.00	.00	460.48	5,398.09	0	.0
21-00-4204 LIFE INS.	.00	.00	1.96	23.52	0	.0
21-00-4205 RETIREMENT	.00	.00	190.86	2,391.61	0	.0
21-00-4206 UNEMPLOYMENT	.00	.00	6.60	85.34	0	.0
21-00-4207 DISABILITY INSURANCE	.00	.00	26.61	318.64	0	.0
21-00-4209 DENTAL INSURANCE	.00	.00	14.46	211.62	0	.0
21-00-5102 AUDIT	.00	.00	.00	.00	408	.0
21-00-5103 ENGINEERING--AFFORDABLE HSG	123,354.33	105,235.10	.00	608.00	50,000	1.2
21-00-5104 FINANCIAL SERVICES	.00	.00	.00	.00	2,520	.0
21-00-6012 POLICE VEHICLE PURCHASE	2,722.00	101,640.00	.00	102,354.40	0	.0
21-00-6013 CITY HALL FURNISHING/EQUIPMENT	.00	219.90	.00	6,230.09	10,000	62.3
21-00-6016 DRAINAGE, PAVE/CURB/GUTTER CIP	.00	23,005.00	.00	.00	50,000	.0
21-00-6017 OTHER STREET PROJECTS	.00	.00	.00	4,332.90	50,000	8.7
21-00-6023 PARK IMPROVEMENTS-CRC	.00	.00	.00	569.70	50,000	1.1
21-00-6024 VCMP TRAILS CONSTRUCTION	349,176.83	592,613.47	.00	706,853.78	350,000	202.0
21-00-6025 PW VEHICLE PURCHASE	50,870.00	43,464.00	.00	.00	0	.0
21-00-6026 PD EQUIPMENT	32,692.64	63,778.78	.00	127,379.40	139,100	91.6
21-00-6028 STREETScape/MALL IMPROVEMENTS	.00	68,056.56	.00	7,018.74	50,000	14.0
21-00-6032 MASTER PLAN--SPORTS COMPLEX	.00	71,245.56	181,692.77	1,597,377.54	1,000,000	159.7
21-00-7040 CITY HALL BUILDING IMPROVEMENT	.00	.00	.00	1,499.40	0	.0
21-00-7041 MUSEUM BUILDING IMPROVEMENT	1,200.00	26,489.00	.00	4.14	10,000	.0
21-00-7042 LIBRARY BUILDING IMPROVEMENT	421,654.17	1,677.31	.00	631.43	0	.0
21-00-7043 LAND ACQUISITION	649,766.57	375,000.00	.00	761,000.00	500,000	152.2
21-00-7044 PW FACILITY PROJECT	1,746,834.06	1,806,973.80	.00	6,814.00	0	.0
21-00-7045 POLICE STATION IMPROVEMENTS	3,967.00	122,899.47	320,092.30	1,408,405.72	1,500,000	93.9
21-00-7046 DOWNTOWN PARKING IMPROVEMENTS	.00	2,829.43	.00	.00	0	.0
21-00-8210 TRANSFER TO GENERAL FUND	25,000.00	.00	.00	.00	0	.0
TOTAL IMPROVEMENT FUND EXPENDITURE	3,407,237.60	3,405,127.38	506,021.90	4,784,919.10	3,798,279	126.0
HSF PROJECTS						
21-61-7040 CITY HALL IMPROVEMENTS	28,844.92	514,971.56	.00	.00	200,000	.0
21-61-7042 SITES & FACILITIES IMPROVEMENT	41,797.43	207,344.35	.00	196,720.86	100,000	196.7
TOTAL HSF PROJECTS	70,642.35	722,315.91	.00	196,720.86	300,000	65.6
TOTAL FUND EXPENDITURES	3,477,879.95	4,127,443.29	506,021.90	4,981,639.96	4,098,279	121.6
NET REVENUE OVER EXPENDITURES	2,226,986.18-	1,719,031.92-	46,902.84	(2,808,779.42)	413,279-	(679.6)

CITY OF IDAHO SPRINGS
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

CONSERVATION TRUST FD LOTTERY

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
<u>INTERGOVERNMENTAL</u>						
22-00-3358 CONSERVATION TRUST FUNDS	12,542.45	10,731.78	3,003.50	10,343.99	12,000	86.2
TOTAL INTERGOVERNMENTAL	12,542.45	10,731.78	3,003.50	10,343.99	12,000	86.2
<u>MISCELLANEOUS</u>						
22-00-3601 INTEREST EARNED	2,496.41	4,180.26	.00	2,989.32	4,000	74.7
TOTAL MISCELLANEOUS	2,496.41	4,180.26	.00	2,989.32	4,000	74.7
TOTAL FUND REVENUE	15,038.86	14,912.04	3,003.50	13,333.31	16,000	83.3
NET REVENUE OVER EXPENDITURES	15,038.86	14,912.04	3,003.50	13,333.31	16,000	83.3

CITY OF IDAHO SPRINGS
 BALANCE SHEET
 DECEMBER 31, 2025

1% STREET SALES TAX

ASSETS

23-00-1000	CASH - COMBINED FUND	1,314,036.28	
23-00-1165	OTHER RECEIVABLES	143,212.91	
		<u>1,457,249.19</u>	
	TOTAL ASSETS		<u>1,457,249.19</u>

LIABILITIES AND EQUITY

FUND EQUITY

23-00-2600	FUND BALANCE	1,239,911.95	
	UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	<u>217,337.24</u>	
	BALANCE - CURRENT DATE	<u>217,337.24</u>	
	TOTAL FUND EQUITY		<u>1,457,249.19</u>
	TOTAL LIABILITIES AND EQUITY		<u>1,457,249.19</u>

CITY OF IDAHO SPRINGS
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

1% STREET SALES TAX

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
<u>SOURCE 31</u>						
23-00-3133 SALES TAX (1/4) STREETS CIP	961,892.00	954,458.11	83,644.74	984,218.89	1,025,000	96.0
TOTAL SOURCE 31	961,892.00	954,458.11	83,644.74	984,218.89	1,025,000	96.0
<u>SOURCE 36</u>						
23-00-3601 INTEREST EARNED	43,688.36	52,514.24	.00	31,154.37	50,000	62.3
TOTAL SOURCE 36	43,688.36	52,514.24	.00	31,154.37	50,000	62.3
TOTAL FUND REVENUE	1,005,580.36	1,006,972.35	83,644.74	1,015,373.26	1,075,000	94.5

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

1% STREET SALES TAX

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
23-00-4103 ADMINISTRATIVE HOURLY	.00	.00	98.54	1,283.95	1,420	90.4
23-00-4104 OVERTIME	.00	.00	.00	8.08	0	.0
23-00-4201 FICA	.00	.00	5.84	77.17	0	.0
23-00-4202 MEDICARE	.00	.00	1.36	18.11	0	.0
23-00-4203 HEALTH INS.	.00	.00	16.32	176.49	0	.0
23-00-4204 LIFE INS.	.00	.00	.14	1.68	0	.0
23-00-4205 RETIREMENT	.00	.00	2.96	38.56	0	.0
23-00-4206 UNEMPLOYMENT	.00	.00	.20	2.61	0	.0
23-00-4207 DISABILITY INSURANCE	.00	.00	.98	11.69	0	.0
23-00-4209 DENTAL INSURANCE	.00	.00	.54	6.18	0	.0
23-00-5101 LEGAL AND PROFESSIONAL	250.00	250.00	.00	.00	250	.0
23-00-5102 AUDIT	.00	.00	.00	.00	226	.0
23-00-5103 ENGINEERING	382,456.92	460,885.75	.00	11,910.00	100,000	11.9
23-00-5104 FINANCIAL SERVICES	.00	.00	.00	.00	2,460	.0
23-00-6016 ASPHALT, CURB & GUTTER	88,200.00	158,464.00	.00	128,089.00	500,000	25.6
23-00-8114 NOTES PAYABLE BONDS - PRIN	240,000.00	250,000.00	.00	270,000.00	270,000	100.0
23-00-8115 NOTES PAYABLE BONDS-INT	403,512.50	393,912.50	.00	386,412.50	386,413	100.0
TOTAL DEPARTMENT 00	1,114,419.42	1,263,512.25	126.88	798,036.02	1,260,769	63.3
TOTAL FUND EXPENDITURES	1,114,419.42	1,263,512.25	126.88	798,036.02	1,260,769	63.3
NET REVENUE OVER EXPENDITURES	108,839.06-	256,539.90-	83,517.86	217,337.24	185,769-	117.0

CITY OF IDAHO SPRINGS
BALANCE SHEET
DECEMBER 31, 2025

WATER FUND

ASSETS

51-00-1000	CASH - COMBINED FUND	(504,423.29)	
51-00-1150	A/R--BILLED ACCOUNTS	56,328.28	
51-00-1161	UTILITY ACCOUNTS RECEIVABLE	354,089.32	
51-00-1165	OTHER RECEIVABLES	71,606.45	
51-00-1300	LEASE ASSET - SCADA	190,355.95	
51-00-1310	ACCUMULATED DEPRECIATION-LEASE	(166,343.26)	
51-00-1350	CONSTRUCTION IN PROGRESS	2,404,428.54	
51-00-1610	LAND	522,238.83	
51-00-1620	WATER RIGHTS	10,440.00	
51-00-1630	IMPROVEMENTS OTHER THAN BLDGS	14,457,069.14	
51-00-1631	ACCUMULATED DEPRECIATION	(9,898,018.48)	
51-00-1640	MACHINERY & EQUIPMENT	501,370.16	
	TOTAL ASSETS		7,999,141.64

LIABILITIES AND EQUITY

LIABILITIES

51-00-2010	ACCR'D COMP'D ABS--LT	23,122.68	
51-00-2011	ACCR'D COMP'D ABS-CURR PORTION	2,569.19	
51-00-2015	ACCRUED PAYROLL PAYABLE	2,154.30	
51-00-2020	ACCOUNTS PAYABLE	109,487.97	
51-00-2143	LEASE LIABILITY	32,747.07	
51-00-2251	2004 CWCB NOTE PAYABLE--LT	432,778.69	
51-00-2254	2004 CWCB LOAN ACCR'D INT PAYA	18,345.88	
51-00-2255	2004 CWCB NOTE PAYABLE--CURR	52,112.08	
	TOTAL LIABILITIES		673,317.86

FUND EQUITY

51-00-2600	FUND BALANCE	6,545,581.36	
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	(1,645,731.32)	
	BALANCE - CURRENT DATE		46,571.42
	TOTAL FUND EQUITY		7,325,823.78
	TOTAL LIABILITIES AND EQUITY		7,999,141.64

CITY OF IDAHO SPRINGS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

WATER FUND

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
<u>CARRY OVER</u>						
51-00-3130 SALES TAX	466,662.62	477,229.01	41,822.37	492,109.42	511,875	96.1
TOTAL CARRY OVER	466,662.62	477,229.01	41,822.37	492,109.42	511,875	96.1
<u>CHARGES FOR SERVICES</u>						
51-00-3411 USAGE FEES	1,433,206.28	1,260,031.14	199,848.49	1,264,161.05	1,318,493	95.9
51-00-3415 LATE CHARGES	10,587.50	16,846.01	4,893.72	23,691.63	13,500	175.5
51-00-3421 SERVICE CHARGE	100.00	.00	.00	100.00	200	50.0
51-00-3422 TAP FEES	22,588.50	6,845.00	.00	58,264.50	100,000	58.3
TOTAL CHARGES FOR SERVICES	1,466,482.28	1,283,722.15	204,742.21	1,346,217.18	1,432,193	94.0
<u>FINES/LEASES</u>						
51-00-3500 WATER LEASE	62,672.15	41,600.62	.00	42,378.90	50,000	84.8
TOTAL FINES/LEASES	62,672.15	41,600.62	.00	42,378.90	50,000	84.8
<u>MISCELLANEOUS</u>						
51-00-3601 INTEREST EARNED	52,511.72	82,257.53	20.00	7,400.02	70,000	10.6
51-00-3606 HAULED	48,076.56	55,753.62	7,525.04	214,128.72	65,000	329.4
51-00-3699 OTHER INCOME	900.00	600.00	.00	400.00	1,000	40.0
TOTAL MISCELLANEOUS	101,488.28	138,611.15	7,545.04	221,928.74	136,000	163.2
<u>GRANTS</u>						
51-00-3720 CDPHE GRANTS	.00	.00	.00	10,000.00	10,000	100.0
TOTAL GRANTS	.00	.00	.00	10,000.00	10,000	100.0
<u>SOURCE 38</u>						
51-00-3880 FEDERAL GRANT - ARPA	.00	.00	.00	.00	448,911	.0
51-00-3890 DOLA EIAF 9582-VA CYN RD.	.00	.00	.00	275,052.76	2,875,000	9.6
51-00-3891 CWCB GRANT	.00	150,175.90	.00	289,824.10	0	.0
51-00-3892 DOLA GRANT EIAF 9726-VIG ST UT	.00	.00	48,073.60	263,702.66	0	.0
51-00-3893 DOLA GRANT EIAF 9983-MONTANE	.00	.00	330,528.96	766,191.96	0	.0
51-00-3894 EIAF 9787 MATTIE DAM	.00	.00	.00	200,000.00	0	.0
TOTAL SOURCE 38	.00	150,175.90	378,602.56	1,794,771.48	3,323,911	54.0

CITY OF IDAHO SPRINGS
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

WATER FUND

	<u>YTD ACTUAL 2023-</u>	<u>YTD ACTUAL 2024-</u>	<u>PERIOD ACTU</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>PCNT</u>
TOTAL FUND REVENUE	2,097,305.33	2,091,338.83	632,712.18	3,907,405.72	5,463,979	71.5

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

WATER FUND

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
<u>OPERATIONAL EXPENDITURES</u>						
51-00-4102 SALARIES	32,434.29	51,532.00	6,379.20	105,552.04	104,339	101.2
51-00-4103 HOURLY	96,964.44	90,465.86	10,085.80	126,943.81	144,156	88.1
51-00-4104 OVERTIME	5,321.19	4,967.69	659.06	6,115.31	7,140	85.7
51-00-4105 HOLIDAY	745.60	1,022.00	136.50	1,310.40	1,020	128.5
51-00-4201 FICA	7,850.78	8,616.34	1,004.45	14,055.16	15,913	88.3
51-00-4202 MEDICARE	1,836.12	2,015.35	234.93	3,287.21	3,721	88.3
51-00-4203 HEALTH INS.	36,401.86	34,812.28	4,446.52	52,300.89	39,677	131.8
51-00-4204 LIFE INS.	175.01	191.64	16.45	221.76	173	128.2
51-00-4205 DEFERRED COMP	4,509.51	10,846.34	1,060.88	18,068.18	12,330	146.5
51-00-4206 UNEMPLOYMENT	271.08	296.32	34.54	480.65	294	163.5
51-00-4207 DISABILITY INSURANCE	1,046.07	1,348.66	119.29	1,911.65	1,373	139.2
51-00-4209 DENTAL INSURANCE	1,691.20	1,340.20	119.04	1,667.60	1,491	111.8
51-00-5000 PLANT OPERATIONS CONTRACTUAL	16,517.60	7,468.44	1,620.00	118,076.50	75,000	157.4
51-00-5101 LEGAL	3,652.67	1,167.79	224.03	1,194.82	4,000	29.9
51-00-5102 AUDIT	3,562.50	2,825.00	.00	4,756.56	2,825	168.4
51-00-5103 DESIGN/ENGINEERING	7,233.50	762.00	.00	3,680.00	5,000	73.6
51-00-5104 FINANCIAL SERVICES	10,982.82	23,100.47	.00	7,551.47	23,000	32.8
51-00-5106 IT CONSULTING	.00	.00	696.88	5,661.80	10,332	54.8
51-00-5108 OTHER PROFESSIONAL FEES	24,471.45	19,604.37	11,785.66	49,678.53	30,000	165.6
51-00-5109 PROCESS CONTROL EQUIPMENT	2,097.65	4,168.06	.00	3,497.25	2,000	174.9
51-00-5201 LAB TESTS	9,228.38	6,119.11	1,013.40	8,297.00	5,500	150.9
51-00-5202 TRASH DISPOSAL	1,305.99	2,533.86	305.83	2,394.32	3,000	79.8
51-00-5204 REPAIR/MAINT-PLANT	2,270.40	5,326.11	.00	5,970.09	5,400	110.6
51-00-5206 CH. CK. SAN DIST. MAINT FEE	.00	.00	197.00	197.00	3,000	6.6
51-00-5207 REPAIR/MAINT.-SERVICES	3,739.42	5,385.64	.00	3,693.22	6,000	61.6
51-00-5208 REPAIR/MAINT. - INSTRUMENTS	400.99	2,312.67	.00	2,053.50	2,500	82.1
51-00-5209 INSTRUMENT CALIBRATION	17,189.83	16,830.00	.00	18,212.80	20,000	91.1
51-00-5212 TRAINING	328.99	2,978.98	.00	85.00	3,000	2.8
51-00-5213 MEDICAL	.00	.00	.00	.00	100	.0
51-00-5215 EMPLOYEE INCENTIVE	1,046.54	444.12	200.00	492.08	300	164.0
51-00-5300 CIRSA W/C INSURANCE	3,348.24	3,068.69	.00	5,695.42	3,500	162.7
51-00-5301 CIRSA P/C INSURANCE	14,032.16	21,771.19	.00	45,595.08	18,000	253.3
51-00-5302 DISCHARGE PERMITS/LICENSES	1,446.00	1,818.18	.00	2,898.91	2,000	145.0
51-00-5303 TELEPHONE	1,858.88	2,529.72	215.14	2,361.95	2,000	118.1
51-00-5304 DUES & PUBLICATIONS	500.00	862.00	.00	2,582.00	1,000	258.2
51-00-5305 TRAVEL & MEALS	.00	.00	.00	.00	100	.0
51-00-5309 CONTRACT OFFICE EQUIPMENT	55,908.00	98,856.00	.00	8,238.00	30,000	27.5
51-00-5310 POSTAGE	1,663.16	2,416.26	.00	1,905.68	1,500	127.1
51-00-5312 LEGAL PUBLICATIONS	.00	.00	.00	.00	500	.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	100	.0
51-00-5325 PRINTING	1,047.04	3,427.67	103.28	138.01	1,000	13.8
51-00-5330 COMMUNICATION EQUIPMENT	.00	.00	.00	.00	100	.0
51-00-5335 CELL/INTERNET SERVICE	7,157.32	5,519.04	179.27	4,351.32	8,000	54.4
51-00-6001 ELECTRICITY & GAS	85,429.91	79,832.80	7,568.46	69,474.98	85,000	81.7
51-00-6004 MATERIALS/SUPPLIES/PLANT	676.52	895.00	.00	25.28	2,000	1.3
51-00-6007 MATERIALS/SUPPLIES/EQUIP	3,307.91	926.29	65.06	75.04	1,000	7.5
51-00-6010 MATERIALS/SUPPLIES/OFFICE	76.12	688.85	202.14	374.39	1,000	37.4
51-00-6012 GAS/OIL-EQUIPMENT	108.55	723.00	.00	.00	1,100	.0
51-00-6022 SAFETY ITEMS	453.26	953.39	.00	150.62	800	18.8
51-00-6025 TOOLS	72.95	34.96	.00	139.88	200	69.9

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

WATER FUND

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
51-00-6040 OCCUPATIONAL EQUIP/SAFETY	287.55	71.95	.00	64.88	500	13.0
51-00-6150 FLEET REPAIR & MAINTENANCE	999.04	1,293.98	.00	2,191.36	1,000	219.1
51-00-6191 FLEET FUEL	2,639.17	1,981.15	130.87	2,075.10	3,000	69.2
51-00-6192 FLEET TIRES	1,999.00	406.00	.00	91.98	1,000	9.2
51-00-6201 CHEMICALS-CHLORINE	19,105.08	16,266.08	1,848.90	15,875.30	18,000	88.2
51-00-6207 CHEMICALS/LAB	767.53	601.28	.00	2,079.02	2,000	104.0
51-00-6210 CHEMICALS-MISC.	9,519.97	5,586.23	.00	7,213.13	8,000	90.2
51-00-6215 CHEMICALS - CITRIC ACID	.00	.00	.00	.00	2,000	.0
51-00-6216 CHEMICALS-SODIUM HYDROXIDE	.00	1,851.60	452.65	3,686.20	3,000	122.9
51-00-6500 MISCELLANEOUS EXPENSES	152.46	.00	.00	431.00	0	.0
51-00-7010 OFFICE EQUIP/COMPUTERS	.00	2,475.00	.00	.00	2,000	.0
51-00-7011 COMPUTER SOFTWARE	.00	54.03	.00	.00	54	.0
51-00-9110 CAPITAL IMPROVEMENTS - OTHER	7,034.96	.00	.00	.00	0	.0
TOTAL OPERATIONAL EXPENDITURES	512,866.66	563,391.64	51,105.23	745,121.13	734,138	101.5

DISTRIBUTION EXPENDITURES

51-15-4102 SALARIES	32,085.78	39,218.40	.00	3,107.40	38,465	8.1
51-15-4103 HOURLY	50,587.51	42,948.53	3,424.36	49,046.35	41,273	118.8
51-15-4104 OVERTIME	3,989.79	3,326.16	231.37	3,807.68	4,000	95.2
51-15-4201 FICA	5,230.58	5,151.17	219.42	3,353.98	5,037	66.6
51-15-4202 MEDICARE	1,223.31	1,204.75	51.30	784.55	1,178	66.6
51-15-4203 HEALTH INS.	8,579.55	9,092.82	450.90	7,253.33	10,205	71.1
51-15-4204 LIFE INS.	89.31	93.66	5.09	70.35	96	73.3
51-15-4205 DEFERRED COMP	382.27	6,672.00	203.19	3,105.88	6,515	47.7
51-15-4206 UNEMPLOYMENT	164.76	168.67	7.33	111.94	165	67.8
51-15-4207 DISABILITY INSURANCE	546.85	778.35	18.27	447.61	788	56.8
51-15-4209 DENTAL INSURANCE	336.44	338.20	13.60	241.71	352	68.7
51-15-5111 MAINTENANCE LEAK DETECTION	.00	.00	.00	.00	1,500	.0
51-15-5205 REPAIR/MAINT-DISTRIBUTION	1,830.05	1,816.42	.00	2,787.80	3,000	92.9
51-15-5206 REPAIR/MAINT HYDRANTS	19.41	387.69	1,190.07	1,490.66	2,000	74.5
51-15-5212 TRAINING	.00	.00	.00	299.99	350	85.7
51-15-5309 CONTRACT EQUIPMENT	8,391.95	.00	.00	.00	0	.0
51-15-6003 MATERIALS/SUPPLIES/RESERVOIR	508.02	420.00	.00	4,570.00	3,000	152.3
51-15-6005 MATERIALS/SUPPLIES/DISTRIB.	7,747.04	3,446.30	.00	2,908.02	6,000	48.5
51-15-6006 MATERIALS/SUPPLIES/HYDRANT	338.88	.00	.00	.00	3,000	.0
51-15-6022 SAFETY ITEMS	164.98	239.98	.00	.00	500	.0
51-15-6025 TOOLS	509.62	4,500.00	.00	118.43	500	23.7
51-15-6150 FLEET REPAIR & MAINTENANCE	.00	.00	.00	.00	10,000	.0
51-15-7006 METERS/ANTENNA READ BOX	71,363.76	37,160.28	.00	12,986.99	0	.0
TOTAL DISTRIBUTION EXPENDITURES	194,089.86	156,963.38	5,814.90	96,492.67	137,924	70.0

DEPARTMENT 72

51-72-7310 WTP UPGRADES	13,710.00	126,392.08	.00	259,670.53	150,000	173.1
51-72-7320 WATER DISTRIBUTION PROJECTS	4,237.00	109,861.41	81,511.68	4,375,279.46	5,500,000	79.6
TOTAL DEPARTMENT 72	17,947.00	236,253.49	81,511.68	4,634,949.99	5,650,000	82.0

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

WATER FUND

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
<u>CAPITAL EXP. PROJECTS</u>						
51-73-7310 MATTIE DAM IMPROVEMENTS	104,925.42	771,337.04	.00	.00	0	.0
51-73-7320 HIGHWAY 103 WATER IMPVMTS	173,637.86	242,955.90	.00	.00	0	.0
51-73-7325 VIRGINIA CANYON WATER SYS IMPR	.00	1,312,136.67	.00	.00	0	.0
TOTAL CAPITAL EXP. PROJECTS	278,563.28	2,326,429.61	.00	.00	0	.0
<u>DEBT SERVICE</u>						
51-79-5108 BANK FEES	105.00	.00	.00	.00	0	.0
51-79-8140 2004 CWCB NOTE--PRINCIPAL	47,164.00	49,576.09	.00	52,112.25	52,112	100.0
51-79-8141 2004 CWCB NOTE--INTEREST	29,409.25	26,997.16	.00	24,461.00	24,461	100.0
TOTAL DEBT SERVICE	76,678.25	76,573.25	.00	76,573.25	76,573	100.0
TOTAL FUND EXPENDITURES	1,080,145.05	3,359,611.37	138,431.81	5,553,137.04	6,598,635	84.2
NET REVENUE OVER EXPENDITURES	1,017,160.28	1,268,272.54-	494,280.37	(1,645,731.32)	1,134,656-	(145.0)

CITY OF IDAHO SPRINGS
BALANCE SHEET
DECEMBER 31, 2025

WASTEWATER FUND

ASSETS

52-00-1000	CASH - COMBINED FUND	(422,380.10)	
52-00-1161	UTILITY ACCOUNTS RECEIVABLE	336,191.89	
52-00-1165	OTHER RECEIVABLES	71,606.45	
52-00-1300	LEASE ASSET - SCADA	42,245.41	
52-00-1310	ACCUMULATED DEPRECIATION-LEASE	(37,551.48)	
52-00-1350	CONSTRUCTION IN PROGRESS	13,792.25	
52-00-1610	LAND VALUE	616,889.16	
52-00-1630	IMPROVEMENTS OTHER THAN BLDGS	20,023,507.66	
52-00-1631	ACCUMULATED DEPRECIATION	(7,982,778.66)	
52-00-1640	MACHINERY & EQUIPMENT	390,084.53	
	TOTAL ASSETS		13,051,607.11

LIABILITIES AND EQUITY

LIABILITIES

52-00-2010	ACCR'D COMP'D ABS-LT	23,122.68	
52-00-2011	ACCR'D COMP'D ABS-CURR PORTION	2,569.19	
52-00-2015	ACCRUED PAYROLL PAYABLE	2,154.27	
52-00-2020	ACCOUNTS PAYABLE	13,089.81	
52-00-2143	LEASE LIABILITY	6,439.70	
52-00-2530	2019 CWRPDA LOAN	2,467,293.00	
52-00-2531	2019 CWRPDA LOAN--CURR PORTION	96,525.15	
52-00-2532	2019 CWRPDA ACCR'D INT PAY	2,136.52	
52-00-2550	2020 CWRPDA LOAN--LT	2,611,900.27	
52-00-2551	2020 CWRPDA LOAN--CURR PORTION	95,804.82	
52-00-2552	2020 CWRPDA ACCR'D INT PAY	2,256.42	
	TOTAL LIABILITIES		5,323,291.83

FUND EQUITY

52-00-2600	FUND BALANCE	6,936,497.04	
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	(608,361.06)	
	BALANCE - CURRENT DATE		201,897.24
	TOTAL FUND EQUITY		7,728,315.28
	TOTAL LIABILITIES AND EQUITY		13,051,607.11

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

WASTEWATER FUND

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
<u>OPERATIONAL EXPENDITURES</u>						
52-00-4102 SALARIES	32,434.29	51,532.00	6,379.20	105,552.04	106,245	99.4
52-00-4103 HOURLY	96,964.14	90,465.47	10,085.76	126,943.49	146,752	86.5
52-00-4104 OVERTIME	5,321.05	4,967.53	659.05	6,115.06	6,630	92.2
52-00-4105 HOLIDAY	745.60	1,022.00	136.50	1,310.40	842	155.6
52-00-4201 FICA	7,850.38	8,615.81	1,004.39	14,054.38	16,149	87.0
52-00-4202 MEDICARE	1,835.73	2,014.66	234.87	3,286.53	3,777	87.0
52-00-4203 HEALTH INSURANCE	33,201.74	34,812.13	4,446.52	52,300.70	39,677	131.8
52-00-4204 LIFE INS.	174.99	191.61	16.45	221.76	173	128.2
52-00-4205 DEFERRED COMP	4,509.38	10,846.16	1,060.85	18,068.02	12,330	146.5
52-00-4206 UNEMPLOYMENT	270.86	295.57	34.51	480.09	294	163.3
52-00-4207 DISABILITY INSURANCE	1,045.81	1,348.40	119.27	1,911.25	1,373	139.2
52-00-4209 DENTAL INSURANCE	1,691.20	1,340.20	119.04	1,681.00	1,491	112.7
52-00-5000 PLANT OPERATIONS CONTRACTUAL	22,014.31	9,453.03	1,620.00	86,776.61	42,000	206.6
52-00-5101 LEGAL	.00	.00	.00	.00	1,000	.0
52-00-5102 AUDIT	3,562.50	2,825.00	.00	4,756.56	2,550	186.5
52-00-5103 DESIGN/ENGINEERING	.00	306.00	.00	.00	2,000	.0
52-00-5104 FINANCIAL SERVICES	22,255.30	13,106.46	.00	20,655.47	13,000	158.9
52-00-5106 IT CONSULTING	.00	.00	696.88	5,661.80	10,332	54.8
52-00-5108 OTHER PROFESSIONAL FEES	14,277.25	25,630.39	1,163.47	20,948.26	33,000	63.5
52-00-5109 PROCESS CONTROL EQUIPMENT	3,287.82	1,061.93	.00	735.63	2,000	36.8
52-00-5201 LAB TESTS	16,130.74	7,898.71	459.00	7,859.80	10,000	78.6
52-00-5202 DISPOSAL-TRASH	5,440.50	5,436.00	.00	5,981.09	6,000	99.7
52-00-5204 REPAIR/MAINT.-PLANT	8,077.23	2,133.89	469.13	5,016.11	15,000	33.4
52-00-5206 CH. CREEK SAN DIST MAINT FEE	2,034.00	5,671.00	.00	2,470.00	0	.0
52-00-5207 REPAIR/MAINT-SERVICES	7,692.36	3,340.22	.00	29,375.40	5,500	534.1
52-00-5208 REPAIR MAINT - INSTRUMENTS	449.04	3,877.59	.00	8,006.31	5,500	145.6
52-00-5209 INSTRUMENT CALIBRATION	22,554.80	21,849.25	.00	25,004.80	33,000	75.8
52-00-5212 TRAINING	1,518.48	2,345.00	.00	464.99	4,000	11.6
52-00-5215 EMPLOYEE INCENTIVE	871.55	424.13	200.00	220.28	500	44.1
52-00-5250 SLUDGE REMOVAL	39,519.27	36,628.00	.00	21,181.00	45,000	47.1
52-00-5300 CIRSA W/C INSURANCE	3,348.24	4,964.07	.00	5,695.42	5,000	113.9
52-00-5301 CIRSA P/C INSURANCE	14,032.17	21,771.18	.00	45,595.08	22,000	207.3
52-00-5302 DISCHARGE PERMITS/LICENSES	5,082.99	10,000.80	.00	4,631.00	15,000	30.9
52-00-5303 TELEPHONE	1,075.54	1,604.25	175.35	2,516.96	1,200	209.8
52-00-5305 TRAVEL & MEALS	.00	.00	.00	71.89	150	47.9
52-00-5309 CONTRACT OFFICE EQUIPMENT	16,200.00	19,440.00	.00	3,240.00	20,000	16.2
52-00-5310 POSTAGE & SHIPPING	1,310.19	1,888.68	.00	1,905.68	2,000	95.3
52-00-5312 LEGAL PUBLICATIONS	.00	.00	.00	.00	300	.0
52-00-5314 INSURANCE CLAIMS	.00	.00	.00	10,583.97	2,000	529.2
52-00-5316 RECORDING DOCUMENTS	.00	260.16	.00	.00	300	.0
52-00-5325 PRINTING	1,215.02	785.68	103.28	138.01	1,200	11.5
52-00-5335 CELL/INTERNET SERVICE	30,852.81	26,420.97	2,770.49	31,399.63	35,000	89.7
52-00-5390 UCCWA	2,062.00	2,062.00	.00	.00	2,062	.0
52-00-6001 UTILITIES	181,682.66	186,599.85	16,912.75	129,181.47	200,000	64.6
52-00-6004 MATERIALS/SUPPLIES/PLANT	2,432.32	3,067.07	.00	392.34	4,200	9.3
52-00-6007 MATERIALS/SUPPLIES/EQUIP	1,142.52	.00	.00	172.19	3,000	5.7
52-00-6010 MATERIALS/SUPPLIES/OFFICE	1,224.25	333.22	202.14	666.49	1,000	66.7
52-00-6012 GAS/OIL-EQUIPMENT	130.56	1,607.66	.00	1,570.97	2,500	62.8
52-00-6022 SAFETY ITEMS	62.28	945.37	.00	246.29	900	27.4
52-00-6025 TOOLS	13.99	232.30	.00	274.81	500	55.0
52-00-6030 UNIFORMS	.00	.00	.00	.00	200	.0
52-00-6040 OCCUPATIONAL EQUIP/SAFETY	374.65	10.18	.00	64.87	500	13.0

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

WASTEWATER FUND

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
52-00-6150 FLEET MAINT	859.64	1,039.93	253.56	1,612.04	1,000	161.2
52-00-6191 FLEET FUEL	2,639.16	2,082.01	130.87	2,075.10	2,000	103.8
52-00-6192 FLEET TIRES	645.43	406.00	.00	2,077.54	1,500	138.5
52-00-6193 FLEET SUPPLIES	51.34	5.99	.00	.00	250	.0
52-00-6201 CHEMICALS-CHLORINE	.00	.00	.00	.00	200	.0
52-00-6205 CHEMICALS-SULFUR DIOXIDE	.00	.00	.00	.00	350	.0
52-00-6206 CHEMICALS-POLYMER	.00	.00	.00	9,617.71	22,000	43.7
52-00-6207 CHEMICALS/LAB	12,584.71	4,386.52	.00	3,029.66	5,000	60.6
52-00-6210 CHEMICALS-MISC.	9,889.97	13,735.05	.00	2,188.80	20,000	10.9
52-00-6500 MISCELLANEOUS EXPENSES	.00	.00	.00	475.00	0	.0
52-00-7010 OFFICE EQUIP/COMPUTER	.00	2,475.00	.00	.00	1,000	.0
52-00-7011 COMPUTER SOFTWARE	.00	47.98	.00	.00	50	.0
52-00-9110 CAPITAL IMPROVEMENTS - OTHER	7,034.96	.00	.00	.00	0	.0
TOTAL OPERATIONAL EXPENDITURES	651,677.72	655,610.06	49,453.33	836,461.75	938,477	89.1

COLLECTIONS EXPENDITURES

52-16-4102 SALARIES	32,085.78	39,218.40	.00	3,107.40	38,465	8.1
52-16-4103 HOURLY	50,587.36	42,948.47	3,424.36	49,045.50	41,273	118.8
52-16-4104 OVERTIME	3,989.66	3,326.09	231.35	3,807.47	4,000	95.2
52-16-4201 FICA	5,230.14	5,150.76	219.40	3,354.00	5,036	66.6
52-16-4202 MEDICARE	1,223.20	1,204.70	51.34	784.23	1,178	66.6
52-16-4203 HEALTH INSURANCE	8,579.50	9,092.80	450.90	7,252.03	10,205	71.1
52-16-4204 LIFE INS.	89.06	93.24	5.06	70.00	96	72.9
52-16-4205 DEFERRED COMP	382.28	6,671.78	203.20	3,105.83	6,515	47.7
52-16-4206 UNEMPLOYMENT	164.62	168.17	7.29	111.87	165	67.8
52-16-4207 DISABILITY INSURANCE	546.70	778.10	18.26	447.34	788	56.8
52-16-4209 DENTAL INSURANCE	336.44	338.20	13.60	241.68	352	68.7
52-16-5205 REPAIR/MAINT.-COLLECTION	17.95	449.00	468.18	28,137.29	2,500	1125.5
52-16-5212 TRAINING	.00	.00	.00	.00	500	.0
52-16-6005 MATERIALS/SUPPLIES/COLLECTION	2,509.61	2,763.28	.00	1,792.65	5,000	35.9
52-16-6022 SAFETY ITEMS	119.99	.00	.00	.00	750	.0
52-16-6025 TOOLS	134.27	.00	.00	.00	1,000	.0
52-16-6191 FLEET FUEL	50.98	.00	.00	.00	0	.0
52-16-7007 EQUIPMENT PURCHASE	.00	.00	.00	.00	1,000	.0
TOTAL COLLECTIONS EXPENDITURES	106,047.54	112,202.99	5,092.94	101,257.29	118,823	85.2

DEPARTMENT 72

52-72-7310 WWTP UPGRADES	95,120.00	.00	.00	148,919.04	200,000	74.5
52-72-7320 WW COLLECTION PROJECTS	13,527.40	27,477.78	.00	1,638,188.81	2,500,000	65.5
TOTAL DEPARTMENT 72	108,647.40	27,477.78	.00	1,787,107.85	2,700,000	66.2

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

WASTEWATER FUND

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
<u>DEBT SERVICE</u>						
52-79-8101 2020 CWRPDA--PRINCIPAL	94,852.73	95,327.59	.00	95,804.82	95,805	100.0
52-79-8102 2020 CWRPDA--INTEREST	14,371.01	13,896.15	.00	13,418.92	13,419	100.0
52-79-8109 2019 CWRPDA--PRINCIPAL	95,565.91	96,044.33	.00	96,525.15	96,525	100.0
52-79-8110 2019 CWRPDA--INTEREST	13,657.83	13,179.41	.00	12,698.59	12,699	100.0
TOTAL DEBT SERVICE	218,447.48	218,447.48	.00	218,447.48	218,448	100.0
TOTAL FUND EXPENDITURES	1,084,820.14	1,013,738.31	54,546.27	2,943,274.37	3,975,748	74.0
NET REVENUE OVER EXPENDITURES	793,957.30	735,333.17	244,569.46	(608,361.06)	1,281,594-	(47.5)

CITY OF IDAHO SPRINGS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

PARKING ENTERPRISE FUND

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
<u>CHARGES FOR SERVICES</u>						
59-00-3491 PARKING FEES	579,955.91	685,786.46	40,087.28	602,646.34	580,000	103.9
TOTAL CHARGES FOR SERVICES	579,955.91	685,786.46	40,087.28	602,646.34	580,000	103.9
<u>MISCELLANEOUS</u>						
59-00-3601 INTEREST EARNED	11,441.77	29,127.90	.00	19,594.17	25,000	78.4
TOTAL MISCELLANEOUS	11,441.77	29,127.90	.00	19,594.17	25,000	78.4
<u>SOURCE 37</u>						
59-00-3791 FEDERAL HIGHWAY ADMIN GRANT	.00	.00	.00	504,119.37	3,235,200	15.6
TOTAL SOURCE 37	.00	.00	.00	504,119.37	3,235,200	15.6
<u>SOURCE 38</u>						
59-00-3891 P.I.L.O. CONSTRUCTION	10,000.00	1,833.37	166.67	2,000.04	833	240.1
TOTAL SOURCE 38	10,000.00	1,833.37	166.67	2,000.04	833	240.1
TOTAL FUND REVENUE	601,397.68	716,747.73	40,253.95	1,128,359.92	3,841,033	29.4

CITY OF IDAHO SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

PARKING ENTERPRISE FUND

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTU	YTD ACTUAL	BUDGET	PCNT
<u>CAPITAL EXPENSES</u>						
59-70-4102 SALARIES	.00	.00	4,343.52	55,699.39	48,552	114.7
59-70-4103 ADMINISTRATIVE HOURLY	.00	.00	1,377.76	17,497.41	20,578	85.0
59-70-4104 OVERTIME	.00	.00	.00	56.83	0	.0
59-70-4201 FICA	.00	.00	338.46	4,395.59	0	.0
59-70-4202 MEDICARE	.00	.00	79.16	1,027.76	0	.0
59-70-4203 HEALTH INS.	.00	.00	998.49	11,464.56	0	.0
59-70-4204 LIFE INS.	.00	.00	4.34	53.20	0	.0
59-70-4205 RETIREMENT	.00	.00	290.66	3,593.13	0	.0
59-70-4206 UNEMPLOYMENT INS.	.00	.00	11.40	147.58	0	.0
59-70-4207 DISABILITY INSURANCE	.00	.00	48.40	576.09	0	.0
59-70-4209 DENTAL INSURANCE	.00	.00	24.98	386.28	0	.0
59-70-5102 AUDIT	.00	.00	.00	.00	204	.0
59-70-5104 FINANCIAL SERVICES	.00	.00	.00	.00	1,260	.0
59-70-5108 DESIGN/ENGINEERING	175,906.20	21,263.23	.00	724,771.97	3,129,000	23.2
59-70-7901 CAPITAL PROJECTS	19,542.69	228,500.00	.00	73,537.16	200,000	36.8
59-70-7905 MOBILITY HUB PROJECT	51,938.00	.00	.00	.00	0	.0
59-70-7906 CAPITAL PROJ - PARKING IMPROVE	71,522.97	.00	.00	.00	0	.0
TOTAL CAPITAL EXPENSES	318,909.86	249,763.23	7,517.17	893,206.95	3,399,594	26.3
<u>DEBT SERVICE</u>						
59-79-8140 LEASE PURCH 1856 COLO-PRINCIPA	.00	.00	.00	218,750.00	0	.0
59-79-8141 LEASE PURCH 1856 COLO-INT	.00	.00	.00	32,812.50	0	.0
59-79-8145 LEASE PURCH HARMON-PRINCIPAL	.00	.00	.00	9,750.00	0	.0
59-79-8146 LEASE PURCH HARMON-INTEREST	.00	.00	.00	1,462.50	0	.0
TOTAL DEBT SERVICE	.00	.00	.00	262,775.00	0	.0
TOTAL FUND EXPENDITURES	318,909.86	249,763.23	7,517.17	1,155,981.95	3,399,594	34.0
NET REVENUE OVER EXPENDITURES	282,487.82	466,984.50	32,736.78	(27,622.03)	441,439	(6.3)

CITY OF IDAHO SPRINGS
County of Clear Creek
State of Colorado

Resolution No. 5, Series 2026

**A RESOLUTION ADOPTING CITY EMPLOYEE JOB DESCRIPTIONS FOR
PUBLIC WORKS SUPERVISOR AND LEAD OPERATOR**

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

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

WHEREAS, the City Administrator, in consultation with the Public Works Director following the consolidation of the Public Works Department and the Water Facilities Department, has prepared and recommended certain supervisory job descriptions for the Council's review and potential approval; and

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

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

Section 1. The City employee job descriptions for Public Works Supervisor and Lead Operator, attached hereto as **Exhibit A** and incorporated herein by this reference, are hereby adopted and approved. New job descriptions set forth therein are hereafter established, and amended existing job descriptions are superseded and replaced as of the effective date of this Resolution.

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

PASSED, ADOPTED AND APPROVED at a Regular Meeting of the City Council of the City of Idaho Springs, Colorado, held on the 26th day of January, 2026.

Chuck Harmon, Mayor

ATTESTED AND CERTIFIED:

Diane Breece, City Clerk

City of Idaho Springs Job Description

POSITION TITLE: Public Works Maintenance Supervisor
DEPARTMENT: Public Works

POSITION SUMMARY

Plans, organizes, administers and supervises streets, parks and buildings maintenance and projects in the Public Works Department. Responsibilities include storm drainage collection and maintenance, road and street maintenance, street signs, parks, cemetery, buildings and grounds. This is a full-time, non-exempt position supervising Public Works Maintenance Workers and reporting to the Public Works Director.

ESSENTIAL DUTIES AND RESPONSIBILITIES

1. Exercise proper care and custody of all property, public and private, entrusted to the Department, prepare and maintain inventories of the same, and account for the same as required.
2. Administer and enforce all regulations of the City governing excavations in, access to and uses of City streets and other property.
3. Administer and enforce the conveyance and acceptance of the public improvement provisions of this Code.
4. Maintain, repair and service all vehicles, equipment and other City property related to streets, parks and buildings.
5. Maintain the Idaho Springs Cemetery, open and close graves, enforce and administer cemetery rules and regulations pertaining to the erection and maintenance of monuments, all in coordination with the Deputy City Clerk and assist the Deputy City Clerk with the preparation and maintenance of accurate burial records.
6. Plan, design, administer, coordinate and maintain the Parks, Streets and Buildings of the City, including storm water utilities and open space properties.
7. Maintain lighting for City streets, parks, buildings, and properties.
8. Regulate and maintain public streets, alleys and municipal parking areas within the City, clean improved public streets and remove snow from streets designated for plowing.
9. Train, mentor, and evaluate all Maintenance Workers assigned to streets, parks and buildings in accordance with the policies of the City.
10. Maintain a safety training program as required by the insurance carrier and regulatory agencies and ensure that all supervised employees complete required training.
11. Perform such other duties as may be prescribed by the Public Works Director.

EXPERIENCE AND TRAINING

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

Certificates and licenses: Possess and maintain valid Colorado Driver License. Possess and maintain a Colorado Class "B" CDL.

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

City of Idaho Springs Job Description

Skill/Ability to: Read, understand and interpret State, Federal and County laws pertaining to planning and environmental issues; ability to write clear, concise and accurate reports; and prepare and present technical information at public meetings. Must be able to develop and maintain cooperative working relationships with staff, the general public and other department and agency staff. Ability to comprehend complex and often detailed plans, reports and multi-faceted projects. Knowledgeable in the areas of public works, streets and roads and water and wastewater. Thorough knowledge of construction standards and specifications. Familiarity with American Water Works Association standards for repair and replacement of water and wastewater lines. Knowledge of materials and equipment necessary for public works projects. Communicate both verbally and in writing. Ability to analyze and solve problems. Ability to work a flexible schedule as needed to perform maintenance operations 24 hours a day, seven days a week.

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

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

REPORTING RELATIONSHIPS:

This position reports to the Public Works Director.

Revised: December 2025

I have been provided a copy of this position description.

Signature

Printed Name

Date

City of Idaho Springs Job Description

POSITION TITLE: **Water Facilities Lead Operator**

DEPARTMENT: **Public Works**

POSITION SUMMARY

Provides supervision and operations oversight to ensure the production of a sufficient supply of safe, clean drinking water that is in compliance with State and Federal Clean Water and Safe Drinking Water Regulations and the treatment of wastewater to protect the public and the environment. Position also encompasses monitoring, reporting, material & supply requisitioning, and as directed, project management. Coordinates with Public Works Maintenance Staff in the operation, maintenance and repair of water distribution lines and wastewater collection lines and assists as needed. Serves as the designated Operator in Responsible Charge (ORC). Supervises Water and Wastewater Plant Operators and reports to the Public Works Director. This is a full-time, non-exempt position.

ESSENTIAL DUTIES AND RESPONSIBILITIES

1. Ensure compliance with Local, State, and Federal drinking water and wastewater regulations.
2. Under general supervision, operates and supervises daily operations of the water and wastewater treatment facilities in accordance with State and Federal regulatory directives. Supervises and conducts water and wastewater sampling to include turbidity, chlorine residual, bacteriological samples, total and fecal coliform, inorganic chemicals, VOC's, combined nitrate/nitrite, radiological, and microscopic particulate analysis (MPA's)
3. Train, mentor, and evaluate all Water Facilities Operators in accordance with the policies of the City.
4. Maintain a safety training program as required by the insurance carrier and regulatory agencies and ensure that all supervised employees complete required training.
5. Prepare reports including but not limited to; DMR, Disinfection and Turbidity, Lead and Copper, annual Consumer Confidence Reports and Biosolids Reports.
6. Supervises and conducts operations activities to include but not limited to; monitoring of control systems, valve adjustments, introduction of chemicals at specified dosage rates, and required sampling of water and wastewater for laboratory analysis.
7. Interpret test results and apply accepted procedures to ensure compliance with Local, State, and Federal Clean Water and Safe Drinking Water Regulations.
8. Plans, coordinates, supervises and conducts as necessary, building maintenance and equipment routine and preventative maintenance in accordance with the scheduled maintenance plan.
9. Follows daily maintenance plan. Schedules and coordinates services and repairs to pumps, valves, motors, piping, and replace filters and other building fixtures.
10. Ensure daily maintenance of floors, walls, windows, paint, and general upkeep.
11. Inspect systems, complete daily checklists, maintain logbooks, and assist in gathering and recording of production data.
12. File and maintain records as required.

**City of Idaho Springs
Job Description**

- 13. Demonstrate and ensure consistent application of safety practices in the field.
- 14. Requires on-call and weekend and holiday shifts.
- 15. Conduct other duties as may be assigned.

EXPERIENCE AND TRAINING

Formal education: High School Diploma or GED required. Combination of education and experience commensurate with the stated skills and specific duties attendant to this position. Minimum of three years' experience in water/wastewater operation and maintenance.

Certificates and licenses: Must possess and maintain current Colorado Class B or higher Certification for Water and Wastewater Operator. Must possess Class 1 or higher Colorado Distribution and Collections Certification. Possess and maintain valid Colorado Driver License.

Skill/Ability to: System and equipment operational skills consistent with tasks assigned; must have a working knowledge of control systems, pumps and valves. Working knowledge of hydraulics. Must be skillful in the use of hand tools necessary for the repair and maintenance of pumps, valves and motors. Skillful in the execution of safety practices at all times. Read, understand and interpret State, Federal and County laws pertaining to planning and environmental issues; ability to write clear, concise and accurate reports; and prepare and present technical information at public meetings. Must be able to develop and maintain cooperative working relationships with staff, the general public and other department and agency staff. Ability to comprehend complex and often detailed plans, reports and multi-faceted projects. Familiarity with American Water Works Association standards for repair and replacement of water and wastewater lines. Communicate both verbally and in writing. Ability to analyze and solve problems. Ability to work a flexible schedule as needed to maintain facility operations 24 hours a day, seven days a week.

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

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

REPORTING RELATIONSHIPS

This position reports to the Public Works Director.

Revised: December 2025

I have been provided a copy of this position description.

Signature

Printed Name

Date

CITY OF IDAHO SPRINGS
Clear Creek County, Colorado

Resolution No. 6, Series 2026

A RESOLUTION APPROVING A RECIPROCAL ACCESS EASEMENT AGREEMENT BETWEEN THE CITY AND MULTIPLE PROPERTY OWNERS CONCERNING AN HISTORIC ACCESS ROUTE IN THE VICINITY OF THE VIRGINIA CANYON MOUNTAIN PARK

WHEREAS, the City of Idaho Springs, Colorado (“City”) and multiple private property owners own land that span a steep hillside in the vicinity of the City park known as Virginia Canyon Mountain Park (“VCMP”); and

WHEREAS, an historic mining access road crosses all the parties’ properties, stretching from Santa Fe Mine Road at the top of the hill to the City property near the bottom of the hill; and

WHEREAS, the parties developed a reciprocal access easement agreement to define the terms and conditions of each party’s use of this historic access route while crossing the property of others; and

WHEREAS, the Idaho Springs City Council (“Council”) finds that securing access across the other parties’ properties, and providing clarity and security to all involved parties concerning their use of the access road up and down the hill, is of considerable value to the City and to emergency responders, who are also authorized to use the access road under the agreement; and

WHEREAS, the City Council therefore wishes to approve the reciprocal access easement agreement.

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

The City Council hereby approves the Reciprocal Access Easement Agreement, dated January 26, 2026, by and between the City of Idaho Springs, Mary Jane Loevlie, Richard J. Bruno and Ashley G. Bruno, William Ragsdale, and Martin Fasang, a copy of which is attached to this Resolution, and authorizes the Mayor and City Clerk to execute the same and to perform such other acts as are necessary to accomplish its effectiveness.

RESOLVED, APPROVED, and ADOPTED this 26th day of January, 2026.

Chuck Harmon, Mayor

ATTEST:

Jenni Kim, City Clerk

RECIPROCAL ACCESS EASEMENT AGREEMENT

THIS RECIPROCAL ACCESS EASEMENT AGREEMENT is made this ____ day of _____, 2025 by and between **MARY JANE LOEVIE** (“Loevlie”), whose address is P.O. Box 1201, Idaho Springs, CO 80452, **RICHARD J. BRUNO** and **ASHLEY G. BRUNO** (collectively, “Bruno”), whose address is P.O. Box 3282, Idaho Springs, CO 80452, **WILLIAM RAGSDALE** (“Ragsdale”) whose address is 190 CR 659, Theodosia, MO 65761, **MARTIN FASANG** (“Fasang”) whose address is 10987 Snow Cloud Trail, Littleton, CO 80125, all of whom are individuals, and the **CITY OF IDAHO SPRINGS**, a duly organized Colorado statutory city (the “City”), whose address is 1711 Miner Street, P.O. Box 907, Idaho Springs, CO 80452 (collectively, the “Parties”).

Recitals

- A. The entirety of the Access Road Easement established hereby is shown on Exhibit A attached hereto.
- B. Loevlie is the owner of that certain real property in the County of Clear Creek, Colorado, legally described and shown on Exhibit B attached hereto (“Lovelie Property”).
- C. The City is the owner of that certain real property in the County of Clear Creek, Colorado, legally described and shown on Exhibit C attached hereto (“City Property”).
- D. Loevlie is the owner of that certain real property in the County of Clear Creek, Colorado, legally described and shown on Exhibit D attached hereto (“Lovelie Property”).
- E. Fasang is the owner of that certain real property in the County of Clear Creek, Colorado, legally described and shown on Exhibit E attached hereto (“Fasang Property”).
- F. Loevlie is the owner of that certain real property in the County of Clear Creek, Colorado, legally described and shown on Exhibit F attached hereto (“Lovelie Property”).
- G. Bruno is the owner of that certain real property in the County of Clear Creek, Colorado, legally described and shown on Exhibit G attached hereto (“Bruno Property”).
- H. Ragsdale is the owner of that certain real property in the County of Clear Creek, Colorado, legally described and shown on Exhibit H attached hereto (“Ragsdale Property”).
- I. The City is the owner of that certain real property in the County of Clear Creek, Colorado, legally described and shown on Exhibit I attached hereto (“City Property”).
- J. All the aforementioned parcels, collectively the “Properties,” are adjacent to at least one other Property, and there is an Access Road that runs across portions of each of the Properties.

- K. The Access Road provides a connective route up and down the steep terrain that spans all the Properties, running from Santa Fe Mine Road at the top of the hill to City property near the bottom of the hill south of the property shown on Exhibit A.
- L. All Parties recognize the benefit of being able to travel the Access Road for their own private use to access their own Properties.
- M. All Parties further recognize the benefit that the Access Road provides others along the route and the mutual reliance they have on one another to maintain the availability of the Access Road to all.
- N. Each Party therefore desires to grant all other Parties an access easement within the Access Road across their respective Properties in exchange for receiving the same from the others.
- O. The Access Road Easement (as defined below) shall be for the benefit of and shall burden each of the Properties and any subdivided portions thereof.

Easement

1. Access Road Easement.

A. Grants of Access Road Easement. Mary Jane Loevlie hereby grants and conveys to the other Parties, and such Parties' respective tenants, licensees, employees, agents, contractors, guests and invitees ("Permittees"), a permanent, non-exclusive easement across the Loevlie Property solely for vehicular, pedestrian and bicycle ingress and egress on, over and across the portion of the Access Road that is located on her Property, as shown and described in Exhibit A hereto.

The City hereby grants and conveys to the other Parties, and such Parties' respective tenants, licensees, employees, agents, contractors, guests and invitees ("Permittees"), a permanent, non-exclusive easement across the City Property solely for vehicular, pedestrian and bicycle ingress and egress on, over and across the portion of the Access Road that is located on its Property, as shown and described in Exhibit A hereto.

Bruno hereby grant and convey to the other Parties, and such Parties' respective tenants, licensees, employees, agents, contractors, guests and invitees ("Permittees"), a permanent, non-exclusive easement across the Bruno Property solely for vehicular ingress and egress on, over and across the portion of the Access Road that is located on their Property, as shown and described in Exhibit A hereto.

Ragsdale hereby grants and conveys to the other Parties, and such Parties' respective tenants, licensees, employees, agents, contractors, guests and invitees ("Permittees"), a permanent, non-exclusive easement across the Ragsdale Property solely for vehicular ingress and egress on, over and across the portion of the Access Road that is located on his Property, as shown and described in Exhibit A hereto.

Fasang hereby grants and conveys to the other Parties, and such Parties' respective tenants, licensees, employees, agents, contractors, guests and invitees ("Permittees"), a permanent, non-exclusive easement across the Fasang Property solely for vehicular, pedestrian and bicycle ingress and egress on, over and across the portion of the Access Road that is located on his Property, as shown and described in Exhibit A hereto.

Each grant conferred hereby collectively establishes the Access Road Easement as illustrated in Exhibit A.

B. Scope of Easement.

The Access Road Easement shall be used for travel only, under the terms described herein. Parking and storage within or upon the Access Road Easement are not permitted.

The Access Road Easement may also be used by firefighting, law enforcement, emergency and other first responders for emergencies, fires, and similar events.

The Parties may access the Access Road Easement only from their own individual properties or from Santa Fe Mine Road.

The Access Road Easement shall run with the Properties, and may not be transferred, assigned or conveyed apart or separately from the Properties.

Each Party is authorized to construct a gate or fence across the Access Road Easement over and across their respective Properties on the condition that, in the event such gate or fence is so constructed, the Party constructing (or permitting the construction of) the same shall provide every other Party to this Agreement and all authorized first responders with a key, access code, lock combination or other appropriate and reliable method of moving or opening such gate or fence to guarantee every other Party the benefit of using that portion of the Access Road Easement. Each owner can place only one gate.

Excepting circumstances in which emergency access to the Access Road Easement is needed, each Party shall notify Bruno and Ragsdale at least twenty-four (24) hours before accessing the Easement Area located on their respective properties.

Each Party that opens a gate upon another Party's property to access the Easement Area shall ensure the gate is also closed. Excepting the location of a gate or a fence as described above, no Party shall construct or locate any other type of wall, partition, berm, curb or similar barrier upon their respective Property that would unreasonably interfere with the use and enjoyment of the Access Road Easement by the other Parties and their Permittees.

The Access Road Easement Area shall not be used in any manner that constitutes a nuisance. The City agrees that any persons crossing the Bruno or Ragsdale

properties on its behalf shall either be City employees or agents *or* supervised by City employees or agents.

C. Expiration of Easement.

The Access Road Easement shall continue in perpetuity unless all of the then owners of all Properties mutually agree in writing to terminate the Access Road Easement and record a copy of such termination in the real property records for Clear Creek County

D. Reservation of Rights. Each Party reserves for itself and its successors and assigns the right of ownership, use and occupancy of such Party's Property for any lawful use not inconsistent with this Reciprocal Access Agreement and that does not interfere with benefits of the Access Road Easement for the other Parties. Except as otherwise provided herein,

E. Snow Removal. Each Party shall be responsible for snow removal from the Access Road Easement area that crosses their Property. Any party can remove snow from any portion of the easement.

2. Repair of the Access Road. Each Party may temporarily close portions of the Access Road Easement on its Property or restrict use of the same for cleaning, maintenance and repair purposes; provided, however, that such Party will use reasonable efforts to conduct routine repairs and maintenance so as to not unreasonably disrupt the other Parties' use of the Access Road Easement Area. In the event of major damage or casualty to the Access Road Easement, which prohibits the use of all or a portion of the Access Road Easement as provided herein, each Party will use reasonable efforts to repair promptly such damage or casualty and restore the portion of the Access Road located in such Party's Property to substantially the same condition (including appearance, configuration, layout, and structural aspects) as existed immediately prior to such damage or casualty, at such Party's sole cost and expense. If, in connection with the use of any of the Access Road Easement, a Party or its Permittees damage another Property, the Access Road Easement area on another Property, or any improvements on another Property, the Party or its Permittees causing such damage shall at its sole cost and expense promptly repair the damage to a condition substantially the same as immediately prior to the damage.

3. Covenants

A. Legal Compliance. Each Party owner covenants to the others that, in the use of the Access Road Easement, it shall: (i) comply in all material respects with all applicable federal, state and local laws, regulations and ordinances and with the terms and conditions of all permits and approvals applicable to the use of the Access Road; and (ii) keep the Access Road Easement and such Party's Property free and clear of all liens, charges and other monetary encumbrances arising out of the Party's acts or omissions and in the event any such encumbrances arise, it shall diligently pursue the release of such an encumbrance through payment, endorsement, bonding or other means available to it.

- B. Insurance. Each Party agrees to purchase, and to maintain in full force and effect, as to its Property, reasonable levels and types of insurance coverage typically carried by owners of similar properties located in Clear Creek County, Colorado. Nothing herein shall limit the rights and obligation of any Party under Section 4: Indemnification below.
- C. Taxes and Assessments. Each Party shall pay all taxes, assessments, or charges of any type levied or made by any governmental body or agency with respect to its Property or portion thereof.
- D. Relocation. In the event that erosion, landslides, washout or other natural causes require relocation of the Access Road Easement, the Parties shall have the right by a written agreement to relocate the Access Road Easement on the Properties in a reasonable manner so as to cause the minimum damage and disruption to the Properties as reasonably possible. In the event of relocation under this paragraph, the Parties shall cause the relocated Access Road Easement to be surveyed and the Parties shall execute an amendment to this Reciprocal Easement Agreement which reflects the location of the relocated Access Road Easement area.

4. Indemnification.

To the extent permitted by law, each Party agrees to indemnify, defend and hold the other Parties, and their respective owners, partners, members, shareholders, employees, officers, councilors, contractors and agents harmless from and against any liability, losses, damage, demands, proceedings, costs, fines, penalties and expenses, including reasonable attorney fees, sanctions, claims or suits arising out of or resulting from the exercise by such indemnifying Party, its successors or assigns, or their respective agents, contractors, or employees, of the rights granted under this Reciprocal Access Agreement. This duty to indemnify and hold harmless does not extend to any claims to the extent arising from or caused by the indemnified Party's negligence or willful misconduct.

5. Miscellaneous.

- 1. Binding Effect. The easements contained in this Reciprocal Access Agreement shall run with the Properties and be binding upon and inure to the benefit of each Party, and each such Party's respective heirs, personal representatives, transferees, successors, and assigns.
- 2. Grantee's Acceptance. The grantee of any Property or any portion thereof, by acceptance of a deed conveying title thereto or the execution of a contract for the purchase thereof, whether from an original Party or from a subsequent owner of that Property, shall accept the deed, assignment, or contract upon and subject to each, and by acceptance agrees to all of the easements, covenants, conditions, restrictions and obligations contained in this Reciprocal Access Agreement. By its

acceptance, any grantee or assignee shall for itself, and its successors, assigns, heirs and personal representatives be deemed to covenant, consent and agree to keep, observe, comply with, and perform the obligations and agreements set forth in this Agreement as a Party with respect to Property so acquired.

3. Notices. Any demand or request or notice (“Notice”) which a Party hereto desires or may be required to make or deliver to the other Parties shall be in writing and shall be (a) personally delivered (b) deposited with a nationally recognized overnight delivery service that routinely issues receipts or (c) given by registered or certified mail. Any such Notice shall be effective when such Notice is delivered to the Parties’ addresses set forth above and received or refused by the addressee.
4. Attorneys’ Fees. If any sort of other proceeding (including any agreed or arbitration proceeding) is instituted by any of the Parties arising out of or pertaining to this Reciprocal Access Agreement, the substantially prevailing Party therein shall be entitled to recover its reasonable attorneys’ fees and costs and expenses from the substantially non-prevailing Party, in addition to such other relief as the court or arbitrator shall award.
5. Entire Agreement. This Reciprocal Access Agreement constitutes the entire agreement of the Parties with respect to the matter dealt with herein. This Agreement shall not be modified unless done so in writing and signed by all Parties.
6. Exercise of Rights. Any exercise of any right granted hereunder to a Party with respect to use of another Party’s Property including, without limitation, the use of the Access Road Easement granted hereunder, shall be exercised in a manner which shall not unreasonably hinder, impede or impose upon another Party’s use of its own Property.
7. Liability Termination. Whenever a Party’s Property is transferred, the transferor shall have no further liability under this Reciprocal Access Agreement for any breach of this Agreement occurring after the effective date of such transfer.
8. Waiver. No waiver of any other provision of this Reciprocal Access Agreement shall be effective unless it is in writing and signed by the person or entity against whom it is asserted, and any such written waiver shall only be applicable in the specific instance to which it relates and shall not be deemed to be a continuing or future waiver.
9. Severability. The invalidity of any provision of this Reciprocal Access Agreement as determined by a court of competent jurisdiction, shall in no way affect the validity of any other provision hereof.
10. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Colorado.

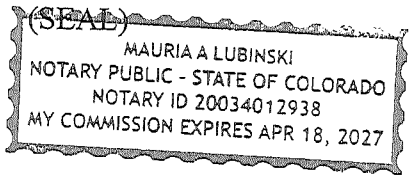
11. No Merger. There shall be no merger of this Reciprocal Access Agreement unless all persons at the time having an interest in the fee estate in the Properties and all persons having an interest in this Agreement, shall join in a written instrument effecting such merger and shall duly record the same in the real property records in Clear Creek County.
12. Counterparts. This Agreement may be executed in one or more counterparts, each of which when so executed shall be deemed an original, and such counterparts together shall constitute one and the same instrument.
13. Recording. After its execution by all Parties, this Agreement shall be recorded in the office of the Clerk and Recorder of Clear Creek County, Colorado.
14. Governmental Immunity. The City, its officers, and its employees, are relying on, and do not waive or intend to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, et seq., as amended, or otherwise available to the City and its officers, authorized agents or employees.
15. The parties understand and acknowledge that the City is subject to Article X, § 20 of the Colorado Constitution ("TABOR"). The parties do not intend to violate the terms and requirements of TABOR by the execution of this Agreement. It is understood and agreed that this Agreement does not create a multi-fiscal year direct or indirect debt or obligation within the meaning of TABOR and, therefore, notwithstanding anything in this Agreement to the contrary, all payment obligations of the City, expressly including but not limited to future payments of fees, costs, asserted damages, costs and fees, including attorney's fees or other financial obligations asserted as due and owing under an alleged indemnification obligation, are expressly dependent and conditioned upon the continuing availability of funds beyond the term of the City's current fiscal period ending upon the next succeeding December 31. Financial obligations of the City payable after the current fiscal year are contingent upon funds for that purpose being appropriated, budgeted, and otherwise made available in accordance with the rules and regulations of the City and other applicable law.
16. Third parties. There are no intended third-party beneficiaries to this Agreement.

MARY JANE LOEVIE

Mary Jane Loevie

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

The foregoing instrument was acknowledged before me this 31st day of December 2025,
by Mary Jane Loevie.



Mauria A Lubinski
Notary Public

MARTIN FASANG

M. Fasang

STATE OF COLORADO)
) ss.
COUNTY OF Douglas)

The foregoing instrument was acknowledged before me this 13 day of January, ²⁰²⁶~~2025~~,
by Martin Fasang.

(SEAL)

CAMERON PINNEY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20254036441
MY COMMISSION EXPIRES SEPTEMBER 30, 2028

Cameron Pinney
Notary Public

RICHARD J. BRUNO

RS Bruno

ASHLEY G. BRUNO

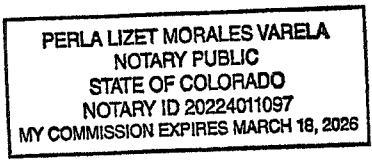
Ashley Bruno

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

The foregoing instrument was acknowledged before me this 0th day of December, 2025, by Richard J. Bruno and Ashley G. Bruno.

(SEAL)

Perla Lizet Morales Varela
Notary Public



CITY OF IDAHO SPRINGS

Chuck Harmon, Mayor

ATTEST:

Diane Breece, City Clerk

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

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

(SEAL)

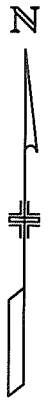
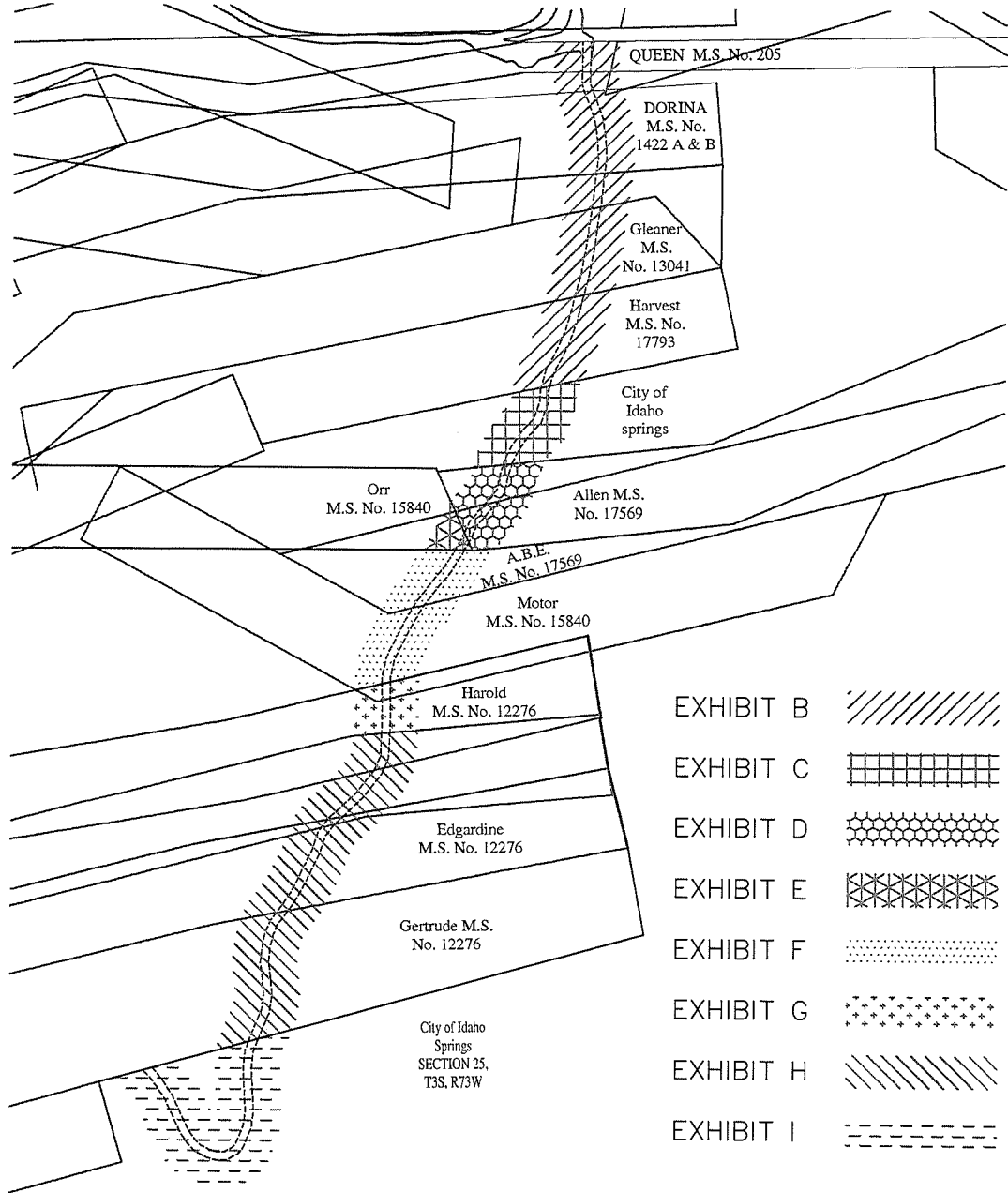
Notary Public

Exhibits A – I

[Illustration and Description of the Overall Easement Road
and of each parcel]

EXHIBIT A

A PART OF SECTION 25, RANGE 3 SOUTH, RANGE 73 WEST OF THE 6TH P.M.,
 County of Clear Creek, State of Colorado
 SHEET 1 OF 1



- EXHIBIT B
- EXHIBIT C
- EXHIBIT D
- EXHIBIT E
- EXHIBIT F
- EXHIBIT G
- EXHIBIT H
- EXHIBIT I

PROJECT NO.: \\10.47.55.1\Business\Projects\2025\25-71 City of Idaho Springs Park Easement\Office\CAD\updated 11-13-25\25-71 - Easements Cover.dwg

COVER SHEET
 This illustration does not represent a monumented survey. It is intended only to depict the attached legal description.

DRAWN BY: <i>CJD</i>	SCALE: NTS	JOB NUMBER: 25-71
CHECKED BY: <i>WDS</i>	DATE: 11/13/2025	

CLEAR CREEK SURVEYING
 P.O. BOX 3184
 IDAHO SPRINGS, CO 80452
 (303) 567-4755

EXHIBIT B

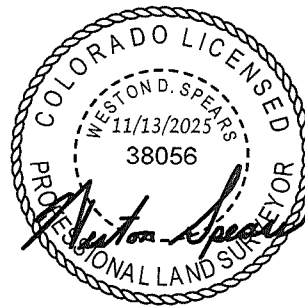
*A PART OF SECTION 25, RANGE 3 SOUTH, RANGE 73 WEST OF THE 6TH P.M.,
County of Clear Creek, State of Colorado
SHEET 1 OF 2*

DESCRIPTION FOR MARY JANE LOEVLE:

An access easement fifteen (15) feet in width, being a part of the Queen M.S. No. 205 and a parcel of land as described in Book 980 at Page 886 and Book 965 at Page 632 in the Clerk and Recorder's Office of the County of Clear Creek, located within Section 25, Township 3 North, Range 73 West of the Sixth Principal Meridian, County of Clear Creek, State of Colorado, being seven and one half (7.5) feet on each side of the following described centerline:

BEGINNING at the 1-2 line of the Queen M.S. No. 205 whence corner No. 2 thereof bears N88°41'37"E, a distance of 121.34' feet with all bearings contained herein relative thereto. Thence along the centerline of an existing road the following seventeen (17) courses.

1. Thence S01°35'47"W, a distance of 73.33' feet;
 2. Thence S17°07'13W, a distance of 20.23' feet;
 3. Thence S23°07'00E, a distance of 18.93' feet;
 4. Thence S19°17'45"E, a distance of 30.74' feet;
 5. Thence S08°47'11E, a distance of 33.46' feet;
 6. Thence S03°22'32E, a distance of 38.47' feet;
 7. Thence S07°48'43"W, a distance of 40.91 feet;
 8. Thence S06°11'34"W, a distance of 42.67' feet;
 9. Thence S08°32'49"W, a distance of 38.75' feet;
 10. Thence S08°03'03"W, a distance of 42.19' feet;
 11. Thence S10°37'50"W, a distance of 46.74' feet;
 12. Thence S14°48'37"W, a distance of 50.21' feet;
 13. Thence S14°14'26"W, a distance of 37.20' feet;
 14. Thence S19°43'58"W, a distance of 42.32' feet;
 15. Thence S25°45'50"W, a distance of 29.05' feet;
 16. Thence S28°26'13"W, a distance of 29.61' feet;
 17. Thence S16°03'45"W, a distance of 30.48' feet to the 3-4 line of the Harvest M.S. No. 17793 described in book 680, page 118 whence corner No. 4 thereof bears N78°05'32"E, 356.68 feet and the point of TERMINUS.
- Containing 9679 square feet or 0.22 acres, more or less



The sidelines are extended and shortened as necessary to meet at angle points and terminate at said east line and south line of the parcel of land.

THE ABOVE DESCRIBED PARCEL CONTAINS 2430 SQUARE FEET OR 0.06 ACRES, MORE OR LESS.

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

CLEAR CREEK SURVEYING
P.O. BOX 3184
IDAHO SPRINGS, CO 80452
(303) 567-4755

DRAWN BY:

CJD

SCALE:

1" = 50'

JOB NUMBER:

25-71

CHECKED BY:

WDS

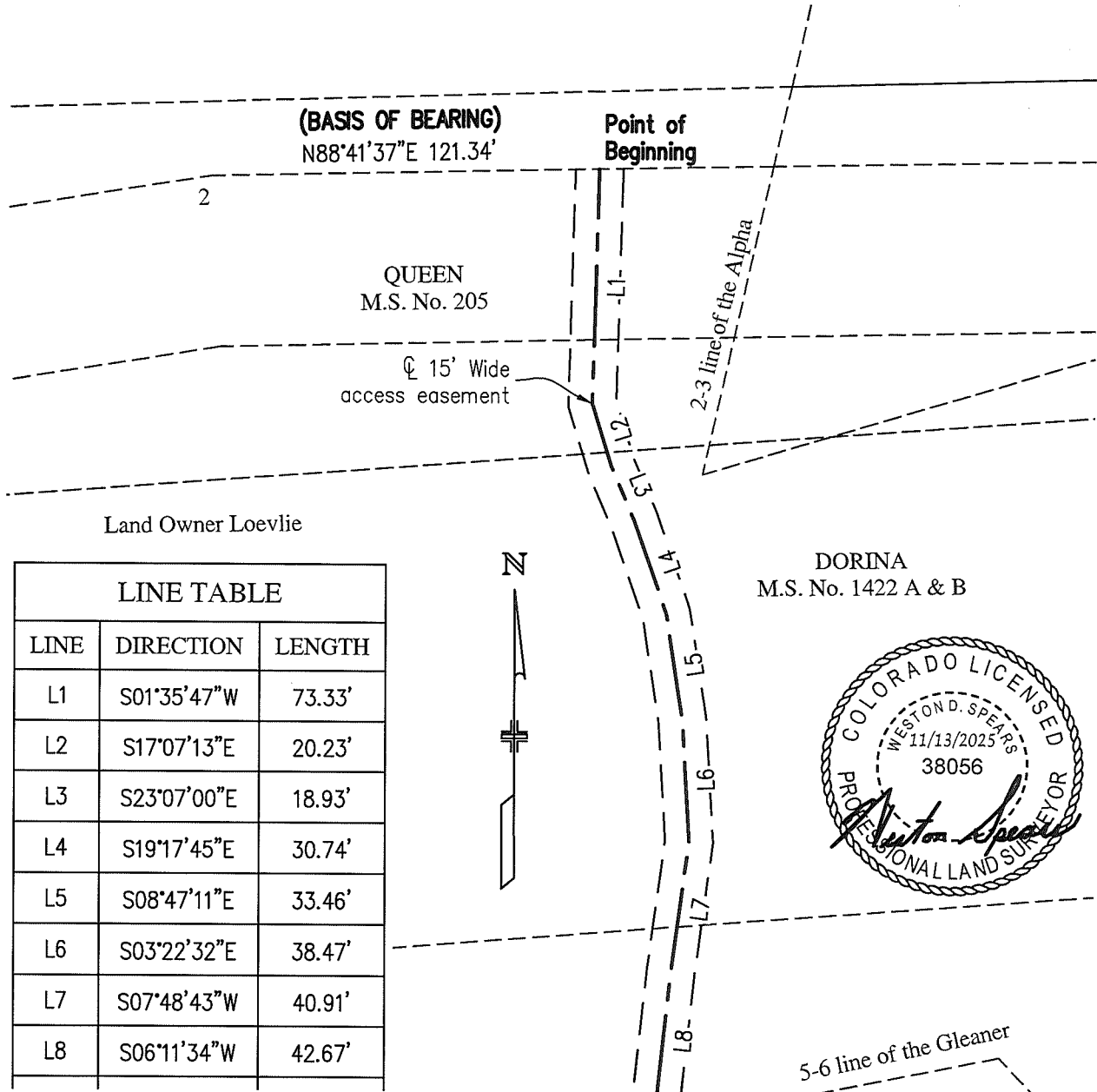
DATE:

11/13/2025

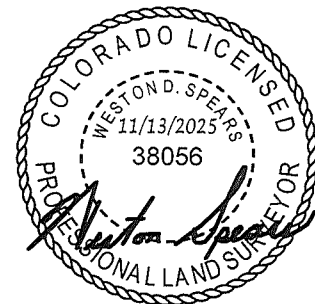
PROJECT NO.: \\10.47.55.1\Business\Projects\2025\25-71 City of Idaho Springs Park Easement\Office\CAD\Updated 11-13-25\25-71 - Easements 1-2.dwg

EXHIBIT B

A PART OF SECTION 25, RANGE 3 SOUTH, RANGE 73 WEST OF THE 6TH P.M.,
 County of Clear Creek, State of Colorado
 SHEET 2 OF 3



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S01°35'47"W	73.33'
L2	S17°07'13"E	20.23'
L3	S23°07'00"E	18.93'
L4	S19°17'45"E	30.74'
L5	S08°47'11"E	33.46'
L6	S03°22'32"E	38.47'
L7	S07°48'43"W	40.91'
L8	S06°11'34"W	42.67'



THE ABOVE DESCRIBED PARCEL CONTAINS 9679 SQUARE FEET OR 0.22 ACRES, MORE OR LESS.
 This illustration does not represent a monumented survey. It is intended only to depict the attached legal description.

CLEAR CREEK SURVEYING
 P.O. BOX 3184
 IDAHO SPRINGS, CO 80452
 (303) 567-4755

DRAWN BY:

CJD

SCALE:

1" = 50'

JOB NUMBER:

25-71

CHECKED BY:

WDS

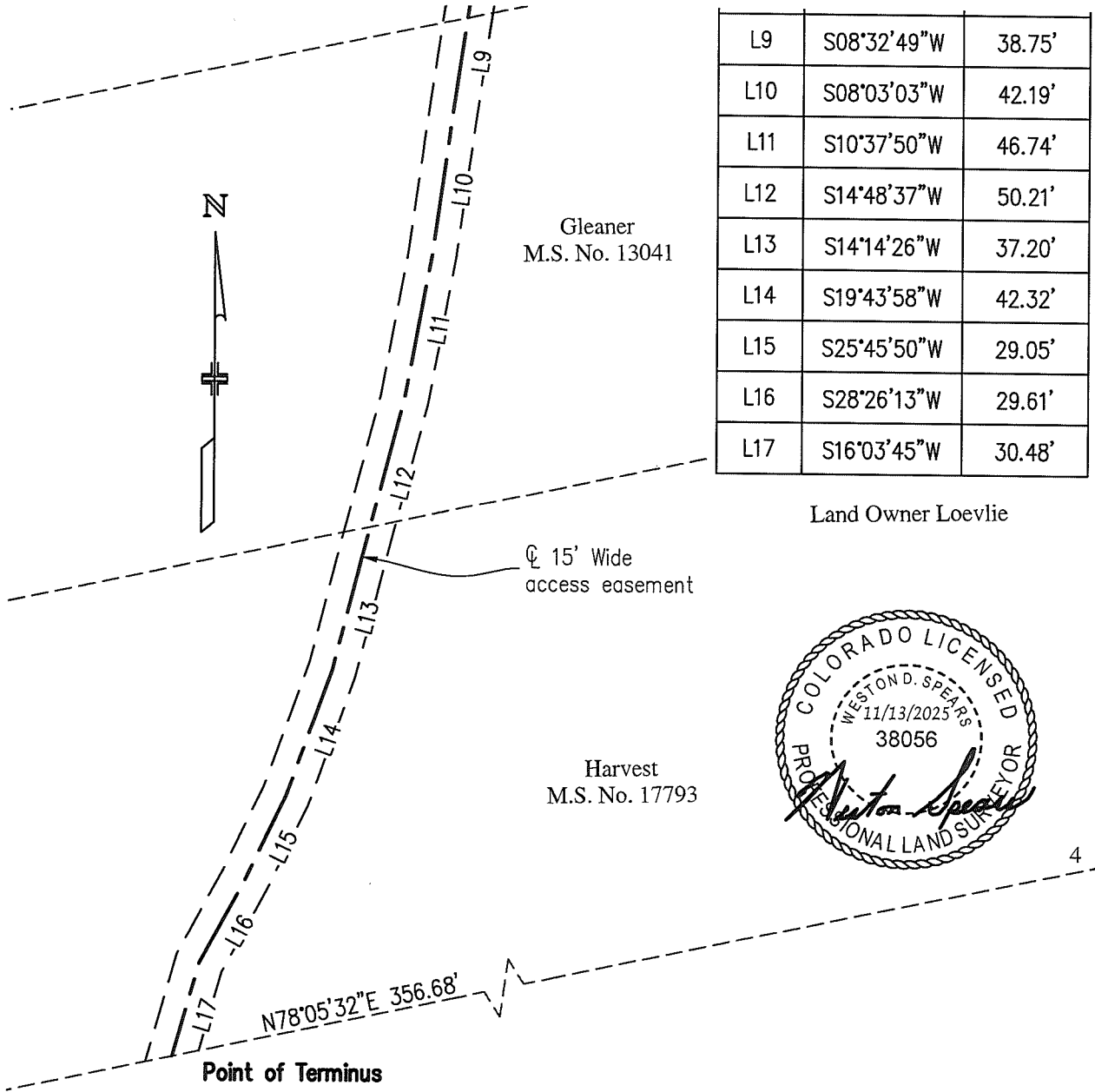
DATE:

11/13/2025

PROJECT NO.: \\10.47.55.1\Business\Projects\2025\25-71 City of Idaho Springs Park Easement\Office\CAD\updated 11-13-25\25-71 - Easements 1-2.dwg

EXHIBIT B

A PART OF SECTION 25, RANGE 3 SOUTH, RANGE 73 WEST OF THE 6TH P.M.,
 County of Clear Creek, State of Colorado
 SHEET 3 OF 3



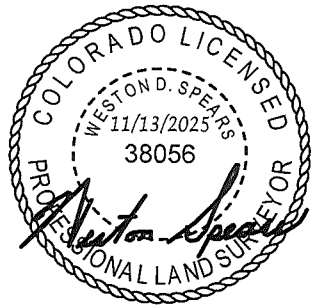
L9	S08°32'49\"W	38.75'
L10	S08°03'03\"W	42.19'
L11	S10°37'50\"W	46.74'
L12	S14°48'37\"W	50.21'
L13	S14°14'26\"W	37.20'
L14	S19°43'58\"W	42.32'
L15	S25°45'50\"W	29.05'
L16	S28°26'13\"W	29.61'
L17	S16°03'45\"W	30.48'

Gleaner
 M.S. No. 13041

Land Owner Loevlie

15' Wide
 access easement

Harvest
 M.S. No. 17793



Point of Terminus

N78°05'32\"E 356.68'

4

PROJECT NO.: \\10.47.55.1\Business\Projects\2025\25-71 City of Idaho Springs Park Easement\Office\CAD\Updated 11-13-25\25-71 - Easements 1-2.dwg

THE ABOVE DESCRIBED PARCEL CONTAINS 9679 SQUARE FEET OR 0.22 ACRES, MORE OR LESS.
 This illustration does not represent a monumented survey. It is intended only to depict the attached legal description.

CLEAR CREEK SURVEYING
 P.O. BOX 3184
 IDAHO SPRINGS, CO 80452
 (303) 567-4755

DRAWN BY: CJD	SCALE: 1" = 50'	JOB NUMBER: 25-71
CHECKED BY: WDS	DATE: 11/13/2025	

EXHIBIT C

*A PART OF SECTION 25, RANGE 3 SOUTH, RANGE 73 WEST OF THE 6TH P.M.,
County of Clear Creek, State of Colorado
SHEET 1 OF 2*

DESCRIPTION FOR CITY OF IDAHO SPRINGS.:

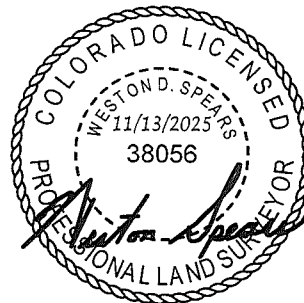
An access easement fifteen (15) feet in width, being a part of the parcel of land described in Book 977 at Page 264 in the Clerk and Recorder's Office of the County of Clear Creek, located within Section 25, Township 3 North, Range 73 West of the Sixth Principal Meridian, County of Clear Creek, State of Colorado, being seven and one half (7.5) feet on each side of the following described centerline:

BEGINNING at the 3-4 line of the Harvest M.S. No. 17793 whence corner No. 4 thereof bears N78°05'32"E, a distance of 356.68' feet with all bearings contained herein relative thereto. Thence along the centerline of an existing road the following seven (7) courses.

1. Thence S16°03'45"W, a distance of 5.69' feet;
2. Thence S02°59'40"W, a distance of 23.35' feet;
3. Thence S18°45'51"W, a distance of 34.97' feet;
4. Thence S43°16'05"W, a distance of 32.23' feet;
5. Thence S34°17'47"W, a distance of 33.46' feet;
6. Thence S26°29'33"W, a distance of 26.28' feet;
7. Thence S15°57'07"W, a distance of 6.00' feet to the 2-3 line of the Allen M.S. No. 17569 described in book 959, page 559 whence corner No. 3 thereof bears S83°42'23"W, 128.30 feet and the point of TERMINUS.

Containing 2430 square feet or 0.06 acres, more or less

The sidelines are extended and shortened as necessary to meet at angle points and terminate at said east line and south line of the parcel of land.



THE ABOVE DESCRIBED PARCEL CONTAINS 2430 SQUARE FEET OR 0.06 ACRES, MORE OR LESS.
This illustration does not represent a monumented survey. It is intended only to depict the attached legal description.

CLEAR CREEK SURVEYING
P.O. BOX 3184
IDAHO SPRINGS, CO 80452
(303) 567-4755

DRAWN BY: CJD	SCALE: 1" = 50'	JOB NUMBER: 25-71
CHECKED BY: WDS	DATE: 11/13/2025	

PROJECT NO.: \\10.47.55.1\Business\Projects\2025\25-71 City of Idaho Springs Park Easement\Office\CAD\updated 11-13-25\25-71 - Easements 1-2.dwg

EXHIBIT C

A PART OF SECTION 25, RANGE 3 SOUTH, RANGE 73 WEST OF THE 6TH P.M.,
 County of Clear Creek, State of Colorado
 SHEET 2 OF 2

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S16°03'45"W	5.69'
L2	S02°59'40"W	23.35'
L3	S18°45'51"W	34.97'
L4	S43°16'05"W	32.23'
L5	S34°17'47"W	33.46'
L6	S26°29'33"W	26.28'
L7	S15°57'07"W	6.00'

Harvest
 M.S. No. 17793



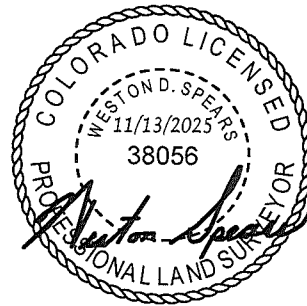
(BASIS OF BEARING)
 N78°05'32"E 356.68'

Point of Beginning

Land Owner
 City of Idaho Springs

15' Wide
 access easement

City of
 Idaho springs



S83°42'23"W 128.30'

Point of Terminus

Allen M.S. No.
 17569

3-4 line of the A.B.E

THE ABOVE DESCRIBED PARCEL CONTAINS 2340 SQUARE FEET OR 0.06 ACRES, MORE OR LESS.

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

DRAWN BY:

CJD

SCALE:

1" = 50'

JOB NUMBER:

25-71

CHECKED BY:

WDS

DATE:

11/13/2025

CLEAR CREEK SURVEYING
 P.O. BOX 3184
 IDAHO SPRINGS, CO 80452
 (303) 567-4755

PROJECT NO.: \\10.47.55.1\Business\Projects\2025\25-71 City of Idaho Springs Park Easement\Office\CAD\Updated 11-13-25\25-71 - Easements 1-2.dwg

EXHIBIT D

A PART OF SECTION 25, RANGE 3 SOUTH, RANGE 73 WEST OF THE 6TH P.M.,
County of Clear Creek, State of Colorado
SHEET 1 OF 2

DESCRIPTION FOR MARY JANE LOEVLE:

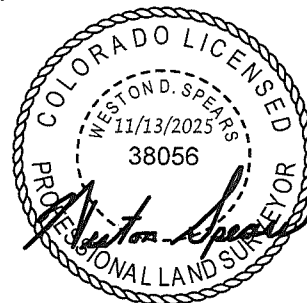
An access easement fifteen (15) feet in width, being a part of the parcel of land described in Book 959 at Page 559 in the Clerk and Recorder's Office of the County of Clear Creek, located within Section 25, Township 3 North, Range 73 West of the Sixth Principal Meridian, County of Clear Creek, State of Colorado, being seven and one half (7.5) feet on each side of the following described centerline:

BEGINNING at the 2-3 line of the Allen M.S. No. 17569 whence corner No. 3 thereof bears S83°42'23"W, a distance of 128.30' feet with all bearings contained herein relative thereto. Thence along the centerline of an existing road the following six (6) courses.

1. Thence S15°57'07"W, a distance of 27.73' feet;
2. Thence S11°40'14"W, a distance of 21.80' feet;
3. Thence S31°45'01"W, a distance of 19.79' feet;
4. Thence S46°09'55"W, a distance of 19.03' feet;
5. Thence S40°08'41"W, a distance of 40.90' feet;
6. Thence S24°53'53"W, a distance of 26.36' feet to the 3-4 line of the said Allen M.S. whence corner No. 4 thereof bears S24°20'11"E, 25.89' feet and the point of TERMINUS.

Containing 2333 square feet or 0.05 acres, more or less

The sidelines are extended and shortened as necessary to meet at angle points and terminate at said east line and south line of the parcel of land.



THE ABOVE DESCRIBED PARCEL CONTAINS 2333 SQUARE FEET OR 0.05 ACRES, MORE OR LESS.

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

DRAWN BY:

CJD

SCALE:

1" = 50'

JOB NUMBER:

25-71

CHECKED BY:

WDS

DATE:

11/13/2025

CLEAR CREEK SURVEYING
P.O. BOX 3184
IDAHO SPRINGS, CO 80452
(303) 567-4755

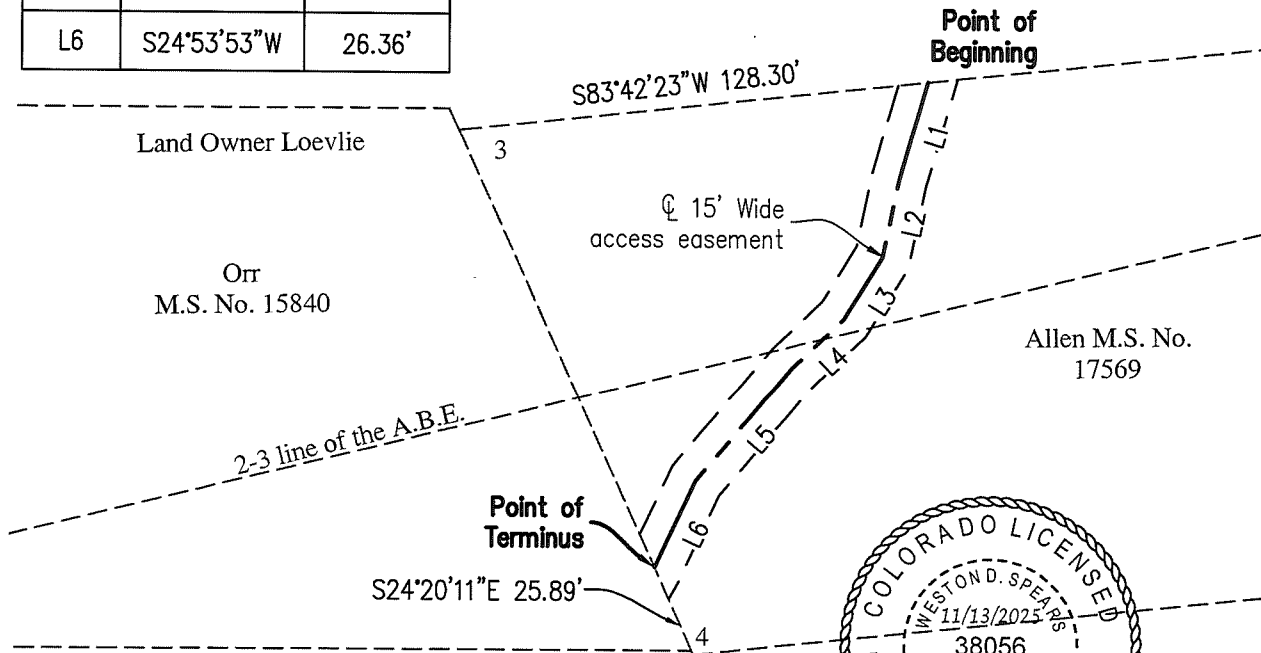
PROJECT NO.: \\10.47.55.1\Business\Projects\2025\25-71 City of Idaho Springs Park Easement\Office\CAD\Updated 11-13-25\25-71 - Easement-3.dwg

EXHIBIT D

A PART OF SECTION 25, RANGE 3 SOUTH, RANGE 73 WEST OF THE 6TH P.M.,
 County of Clear Creek, State of Colorado
 SHEET 2 OF 2



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S15°57'07"W	27.73'
L2	S11°40'14"W	21.80'
L3	S31°45'01"W	19.79'
L4	S46°09'55"W	19.03'
L5	S40°08'41"W	40.90'
L6	S24°53'53"W	26.36'



PROJECT NO.: \\10.47.55.1\Business\Projects\2025\25-71 City of Idaho Springs Park Easement\Office\CAD\Updated 11-13-25\25-71 - Easement-3.dwg

THE ABOVE DESCRIBED PARCEL CONTAINS 2333 SQUARE FEET OR 0.05 ACRES, MORE OR LESS.
 This illustration does not represent a monumented survey. It is intended only to depict the attached legal description.

CLEAR CREEK SURVEYING
 P.O. BOX 3184
 IDAHO SPRINGS, CO 80452
 (303) 567-4755

DRAWN BY:
CJD
 CHECKED BY:
WDS

SCALE:
 1" = 50'
 DATE:
 11/13/2025

JOB NUMBER:
 25-71

EXHIBIT E

A PART OF SECTION 25, RANGE 3 SOUTH, RANGE 73 WEST OF THE 6TH P.M.,
County of Clear Creek, State of Colorado
SHEET 1 OF 2

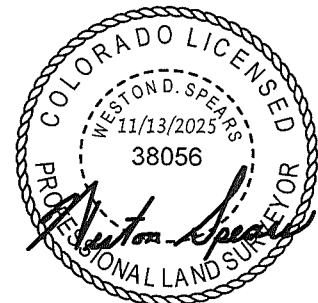
DESCRIPTION FOR FASANG MARTIN:

An access easement fifteen (15) feet in width, being a part of the parcel of land described in Book 718 at Page 28 in the Clerk and Recorder's Office of the County of Clear Creek, located within Section 25, Township 3 North, Range 73 West of the Sixth Principal Meridian, County of Clear Creek, State of Colorado, being seven and one half (7.5) feet on each side of the following described centerline:

BEGINNING at the 1-4 line of the Orr M.S. No. 15840 whence corner No. 4 thereof bears S24°20'11"E, a distance of 25.59' feet with all bearings contained herein relative thereto. Thence along the centerline of an existing road S28°40'33"W, a distance of 25.41' feet to the 3-4 line of the said Orr M.S. whence corner No. 4 thereof bears N89°51'54"E, 22.40' feet and the point of TERMINUS.

Containing 391 square feet or 0.01 acres, more or less

The sidelines are extended and shortened as necessary to meet at angle points and terminate at said east line and south line of the parcel of land.



THE ABOVE DESCRIBED PARCEL CONTAINS 391 SQUARE FEET OR 0.01 ACRES, MORE OR LESS.

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

DRAWN BY:
CJD

SCALE:
1" = 50'

JOB NUMBER:

CHECKED BY:
WDS

DATE:
11/13/2025

25-71

CLEAR CREEK SURVEYING
P.O. BOX 3184
IDAHO SPRINGS, CO 80452
(303) 567-4755

PROJECT NO.: \\10.47.55.1\Business\Projects\2025\25-71 City of Idaho Springs Park Easement\Office\CAD\updated_11-13-25\25-71 - Easement-4.dwg

EXHIBIT E

A PART OF SECTION 25, RANGE 3 SOUTH, RANGE 73 WEST OF THE 6TH P.M.,
 County of Clear Creek, State of Colorado
 SHEET 2 OF 2

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S28°40'33"W	25.41'

Land Owner Fasang



Or
 M.S. No. 15840

Allen M.S. No.
 17569

⊕ 15' Wide
 access easement

Point of Beginning

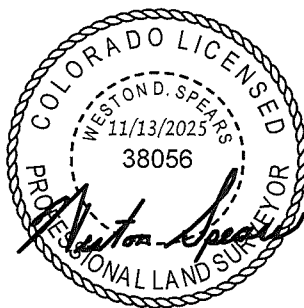
(BASIS OF BEARING)

S24°20'11"E 24.59'

Point of
 Terminus

N89°51'54"E 22.40'

A.B.E.
 M.S. No. 17569



THE ABOVE DESCRIBED PARCEL CONTAINS 391 SQUARE FEET OR 0.01 ACRES, MORE OR LESS.

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

CLEAR CREEK SURVEYING
 P.O. BOX 3184
 IDAHO SPRINGS, CO 80452
 (303) 567-4755

DRAWN BY:

CJD

SCALE:

1" = 50'

JOB NUMBER:

25-71

CHECKED BY:

WDS

DATE:

11/13/2025

PROJECT NO.: \\10.47.55.1\Business\Projects\2025\25-71\City of Idaho Springs Park Easement\Office\CAD\Updated 11-13-25\25-71 - Easement-4.dwg

EXHIBIT F

*A PART OF SECTION 25, RANGE 3 SOUTH, RANGE 73 WEST OF THE 6TH P.M.,
County of Clear Creek, State of Colorado
SHEET 1 OF 2*

DESCRIPTION FOR MARY JANE LOEVLE:

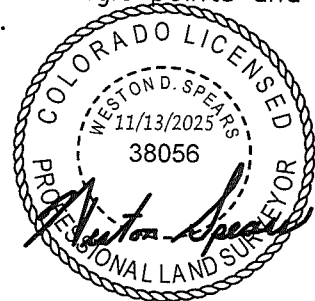
An access easement fifteen (15) feet in width, being a part of the parcel of land described in Book 964 at Page 80 and Book 965 at Page 593 in the Clerk and Recorder's Office of the County of Clear Creek, located within Section 25, Township 3 North, Range 73 West of the Sixth Principal Meridian, County of Clear Creek, State of Colorado, being seven and one half (7.5) feet on each side of the following described centerline:

BEGINNING at the 3-4 line of the Orr M.S. No. 15840 whence corner No. 4 thereof bears N89°51'54"E, a distance of 22.40' feet with all bearings contained herein relative thereto. Thence along the centerline of an existing road the following seven (7) courses.

1. Thence S30°58'43"W, a distance of 48.73' feet;
2. Thence S42°33'19"W, a distance of 19.49' feet;
3. Thence S37°30'38"W, a distance of 60.50' feet;
4. Thence S30°26'37"W, a distance of 44.56' feet;
5. Thence S26°20'01"W, a distance of 66.92' feet;
6. Thence S12°32'54"W, a distance of 32.21' feet;
7. Thence S01°45'04"W, a distance of 13.24' feet to the 1-2 line of the Harold M.S. No. 12276 whence corner No. 1 thereof bears N76°22'38"E, a distance of 377.28' feet and the point of TERMINUS.

Containing 4210 square feet or 0.10 acres, more or less

The sidelines are extended and shortened as necessary to meet at angle points and terminate at said east line and south line of the parcel of land.



THE ABOVE DESCRIBED PARCEL CONTAINS 4210 SQUARE FEET OR 0.10 ACRES, MORE OR LESS.

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

CLEAR CREEK SURVEYING
P.O. BOX 3184
IDAHO SPRINGS, CO 80452
(303) 567-4755

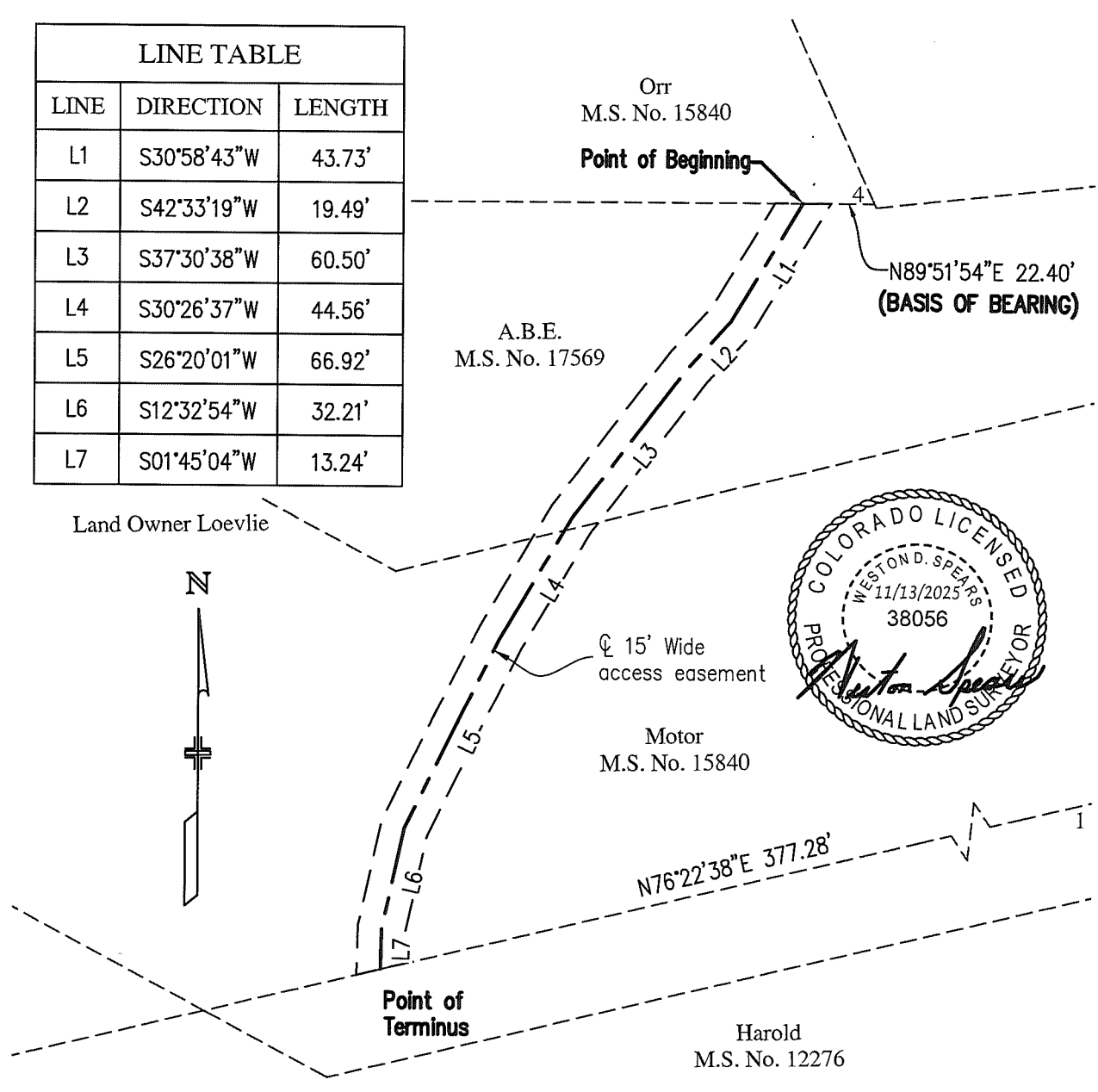
DRAWN BY: CJD	SCALE: 1" = 50'	JOB NUMBER: 25-71
CHECKED BY: WDS	DATE: 11/13/2025	

PROJECT NO.: \\10.47.55.1\Business\Projects\2025\25-71 City of Idaho Springs Park Easement\Office\CAD\Updated 11-13-25\25-71 - Easement-5.dwg

EXHIBIT F

A PART OF SECTION 25, RANGE 3 SOUTH, RANGE 73 WEST OF THE 6TH P.M.,
County of Clear Creek, State of Colorado
SHEET 2 OF 2

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S30°58'43"W	43.73'
L2	S42°33'19"W	19.49'
L3	S37°30'38"W	60.50'
L4	S30°26'37"W	44.56'
L5	S26°20'01"W	66.92'
L6	S12°32'54"W	32.21'
L7	S01°45'04"W	13.24'



PROJECT NO.: \\10.47.55.1\Business\Projects\2025\25-71 City of Idaho Springs Park Easement\Office\CAD\updated 11-13-25\25-71 - Easement-5.dwg

THE ABOVE DESCRIBED PARCEL CONTAINS 4210 SQUARE FEET OR 0.10 ACRES, MORE OR LESS.
This illustration does not represent a monumented survey. It is intended only to depict the attached legal description.

DRAWN BY: CJD	SCALE: 1" = 50'	JOB NUMBER: 25-71
CHECKED BY: WDS	DATE: 11/13/2025	

CLEAR CREEK SURVEYING
P.O. BOX 3184
IDAHO SPRINGS, CO 80452
(303) 567-4755

EXHIBIT G

A PART OF SECTION 25, RANGE 3 SOUTH, RANGE 73 WEST OF THE 6TH P.M.,
County of Clear Creek, State of Colorado
SHEET 1 OF 2

DESCRIPTION FOR RICHARD J. BRUNO AND ASHLEY G. BRUNO:

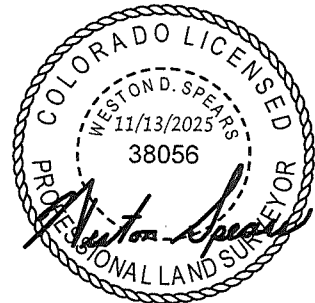
An access easement fifteen (15) feet in width, being a part of the parcel of land described in Book 1006 at Page 475 in the Clerk and Recorder's Office of the County of Clear Creek, located within Section 25, Township 3 North, Range 73 West of the Sixth Principal Meridian, County of Clear Creek, State of Colorado, being seven and one half (7.5) feet on each side of the following described centerline:

BEGINNING at the point along the 1-2 line of said Harold M.S. No. 12276 whence corner No. 1 thereof bears N76°22'38"E, a distance of 377.28' feet with all bearings contained herein relative thereto. Thence along the centerline of an existing road the following three (3) courses.

1. Thence S01°45'04"W, a distance of 9.70' feet;
2. Thence S00°58'35"E, a distance of 35.34' feet;
3. Thence S00°37'01"W, a distance of 46.38' feet to the 1-2 line of the Edgardine M.S. No. 12276 whence corner No. 2 thereof bears S84°30'00"W, a distance of 63.71' feet and the point of TERMINUS.

Containing 1371 square feet or 0.03 acres, more or less

The sidelines are extended and shortened as necessary to meet at angle points and terminate at said east line and south line of the parcel of land.



THE ABOVE DESCRIBED PARCEL CONTAINS 1371 SQUARE FEET OR 0.03 ACRES, MORE OR LESS.

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

DRAWN BY:

CJD

SCALE:

1" = 50'

JOB NUMBER:

25-71

CHECKED BY:

WDS

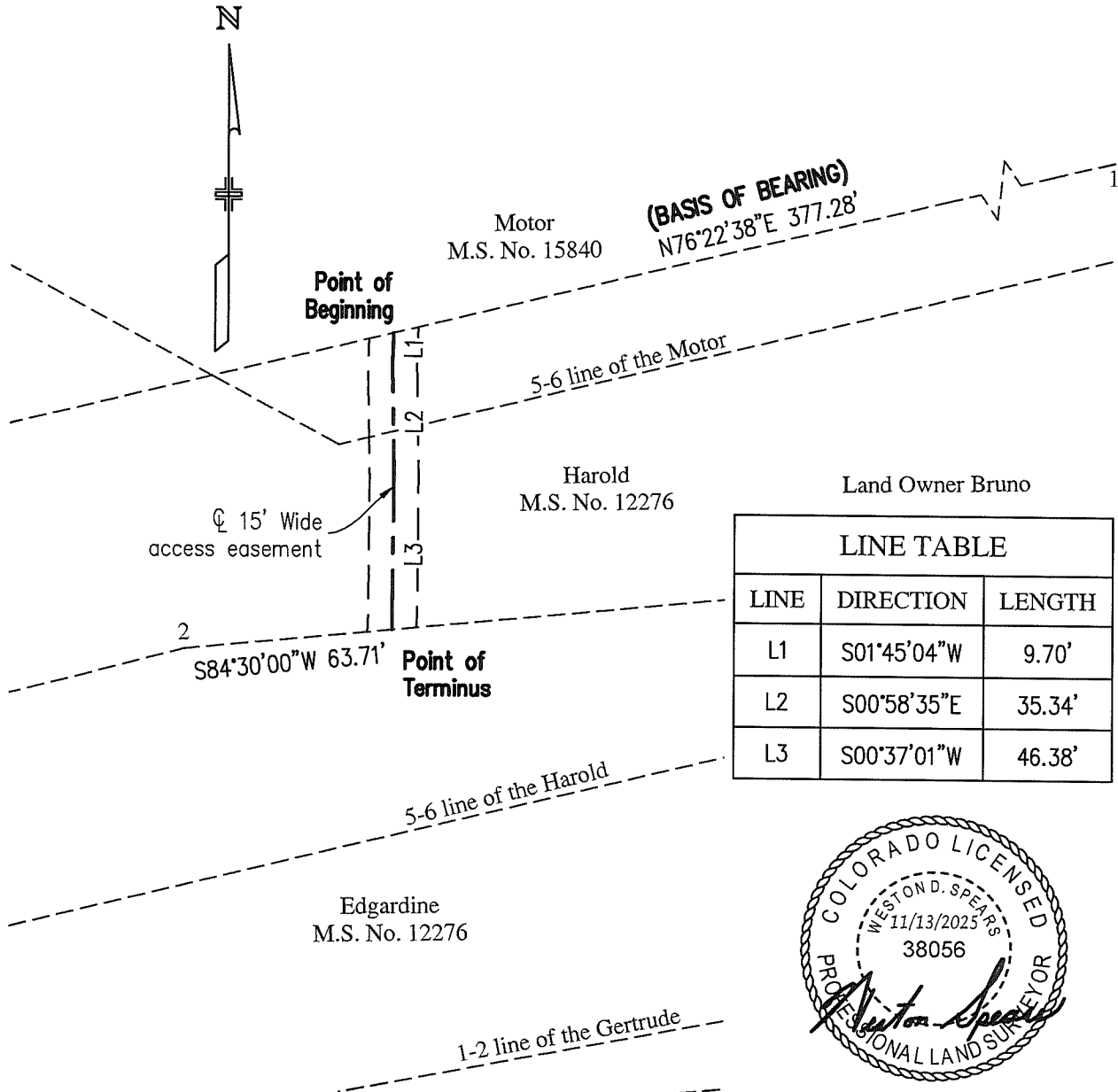
DATE:

11/13/2025

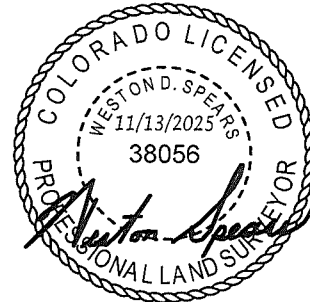
CLEAR CREEK SURVEYING
P.O. BOX 3184
IDAHO SPRINGS, CO 80452
(303) 567-4755

EXHIBIT G

A PART OF SECTION 25, RANGE 3 SOUTH, RANGE 73 WEST OF THE 6TH P.M.,
 County of Clear Creek, State of Colorado
 SHEET 2 OF 2



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S01°45'04"W	9.70'
L2	S00°58'35"E	35.34'
L3	S00°37'01"W	46.38'



THE ABOVE DESCRIBED PARCEL CONTAINS 1371 SQUARE FEET OR 0.03 ACRES, MORE OR LESS.
 This illustration does not represent a monumented survey. It is intended only to depict the attached legal description.

CLEAR CREEK SURVEYING
 P.O. BOX 3184
 IDAHO SPRINGS, CO 80452
 (303) 567-4755

DRAWN BY:
CJD

CHECKED BY:
WDS

SCALE:
 1" = 50'

DATE:
 11/13/2025

JOB NUMBER:
 25-71

PROJECT NO.: \\10.47.55.1\Business\Projects\2025\25-71 City of Idaho Springs Park Easement\Office\CAD\Updated 11-13-25\25-71 - Easement-6.dwg

EXHIBIT H

A PART OF SECTION 25, RANGE 3 SOUTH, RANGE 73 WEST OF THE 6TH P.M.,
County of Clear Creek, State of Colorado
SHEET 1 OF 4

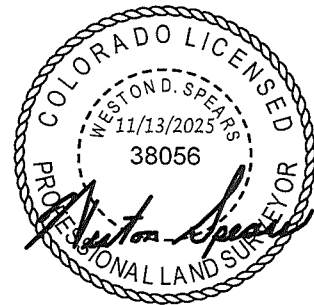
DESCRIPTION FOR WILLIAM RAGSDALE:

An access easement fifteen (15) feet in width, being a part of the parcel of land described in Book 592 at Page 565 in the Clerk and Recorder's Office of the County of Clear Creek, located within Section 25, Township 3 North, Range 73 West of the Sixth Principal Meridian, County of Clear Creek, State of Colorado, being seven and one half (7.5) feet on each side of the following described centerline:

BEGINNING at the point along the 1-2 line of the Edgardine M.S. No. 12276 whence corner No. 2 thereof bears N84°30'00"E, a distance of 63.71' feet with all bearings contained herein relative thereto. Thence along the centerline of an existing road the following nineteen (19) courses.

1. Thence S03°13'05"W, a distance of 44.71' feet;
2. Thence S22°31'26"W, a distance of 28.96' feet;
3. Thence S37°54'51"W, a distance of 59.04' feet;
4. Thence S45°48'50"W, a distance of 40.71' feet;
5. Thence S49°25'25"W, a distance of 23.64' feet;
6. Thence S36°46'39"W, a distance of 29.87' feet;
7. Thence S18°48'51"W, a distance of 36.46' feet;
8. Thence S25°58'20"W, a distance of 38.42' feet;
9. Thence S26°22'46"W, a distance of 40.15' feet;
10. Thence S32°41'31"W, a distance of 26.61' feet;
11. Thence S35°47'13"W, a distance of 18.23' feet;
12. Thence S22°19'09"W, a distance of 20.67 feet;
13. Thence S13°44'21"W, a distance of 24.95 feet;
14. Thence S05°58'55"W, a distance of 29.56 feet;
15. Thence S08°26'27"E, a distance of 27.19 feet;
16. Thence S05°08'48"E, a distance of 31.76 feet;
17. Thence S08°21'38"W, a distance of 29.86 feet;

continued on sheet 2 of 4



THE ABOVE DESCRIBED PARCEL CONTAINS 9521 SQUARE FEET OR 0.22 ACRES, MORE OR LESS.

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

DRAWN BY:

CJD

SCALE:

1" = 50'

JOB NUMBER:

25-71

CHECKED BY:

WDS

DATE:

11/13/2025

CLEAR CREEK SURVEYING
P.O. BOX 3184
IDAHO SPRINGS, CO 80452
(303) 567-4755

EXHIBIT H

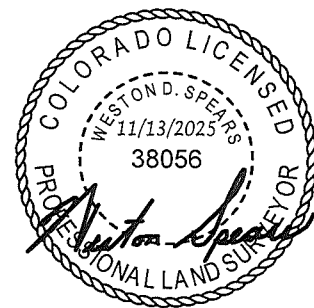
A PART OF SECTION 25, RANGE 3 SOUTH, RANGE 73 WEST OF THE 6TH P.M.,
County of Clear Creek, State of Colorado
SHEET 2 OF 4

DESCRIPTION CONTINUED:

- 18. Thence S22°05'12"W, a distance of 42.90 feet;
- 19. Thence S20°55'28"W, a distance of 15.72 feet to a point on the City of Idaho Springs boundary whence the common corner of said City of Idaho Springs boundary and corner No. 4 of Gold Quartz M.S. No. 8883 thereof bears S74°22'50"W, a distance of 289.12' feet and the point of TERMINUS.

Containing 9521 square feet or 0.22 acres, more or less

The sidelines are extended and shortened as necessary to meet at angle points and terminate at said east line and south line of the parcel of land.



THE ABOVE DESCRIBED PARCEL CONTAINS 9521 SQUARE FEET OR 0.22 ACRES, MORE OR LESS.
This illustration does not represent a monumented survey. It is intended only to depict the attached legal description.

CLEAR CREEK SURVEYING
P.O. BOX 3184
IDAHO SPRINGS, CO 80452
(303) 567-4755

DRAWN BY: <i>CJD</i>	SCALE: 1" = 50'
CHECKED BY: <i>WDS</i>	DATE: 11/13/2025

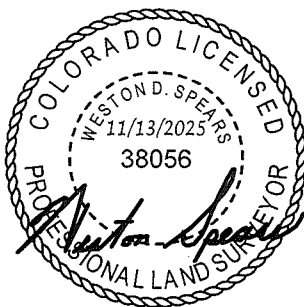
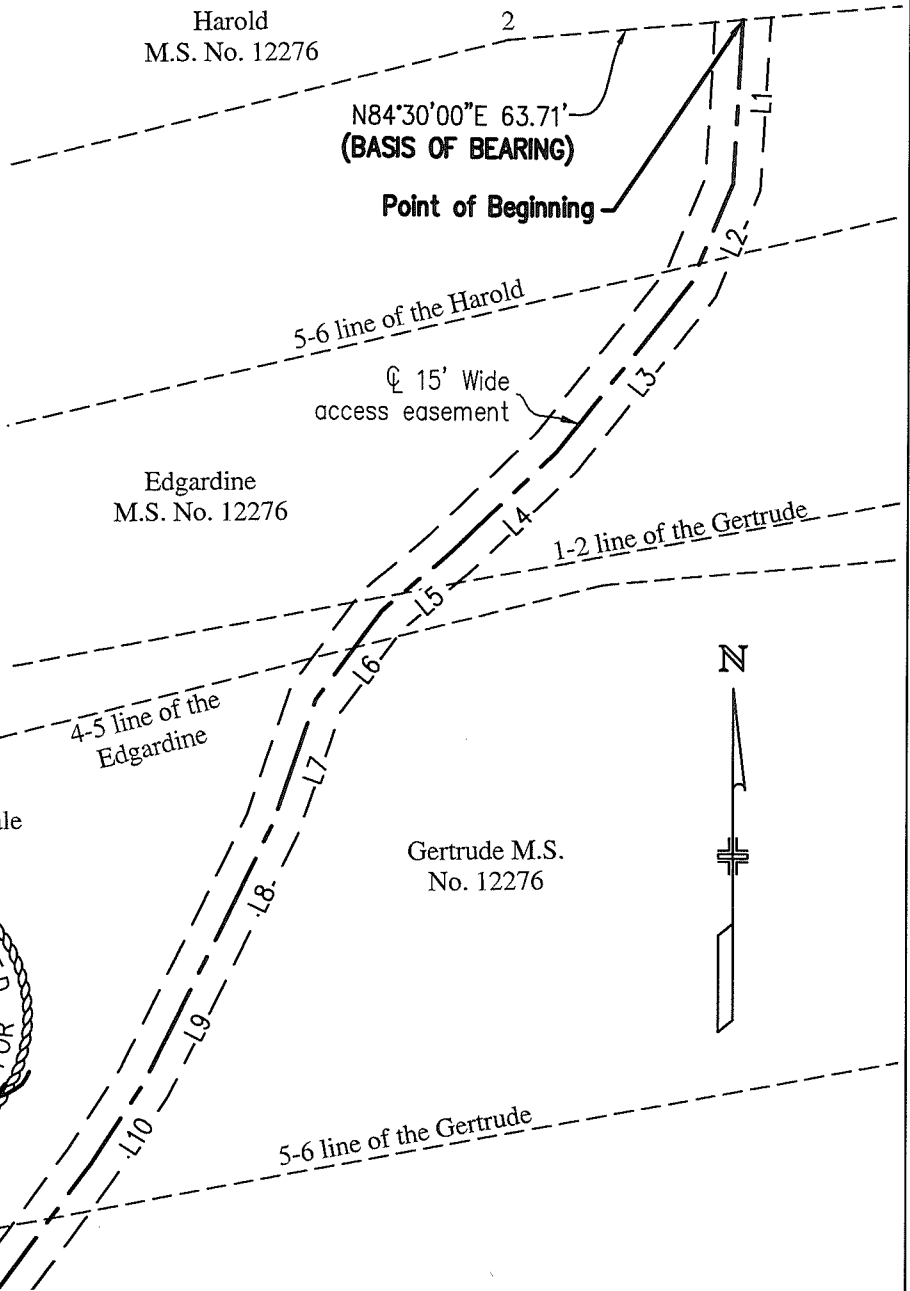
JOB NUMBER:
25-71

PROJECT NO.: \\10.47.55.1\Business\Projects\2025\25-71 City of Idaho Springs Park Easement\Office\CAD\Updated 11-13-25\25-71 - Easement-7.dwg

EXHIBIT H

A PART OF SECTION 25, RANGE 3 SOUTH, RANGE 73 WEST OF THE 6TH P.M.,
 County of Clear Creek, State of Colorado
 SHEET 3 OF 4

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S03°13'05"W	44.71'
L2	S22°31'26"W	28.96'
L3	S37°54'51"W	59.04'
L4	S45°48'50"W	40.71'
L5	S49°25'25"W	23.64'
L6	S36°46'39"W	29.87'
L7	S18°48'51"W	36.46'
L8	S25°58'20"W	38.42'
L9	S26°22'46"W	40.15'
L10	S32°41'31"W	26.61'



PROJECT NO.: \\10.47.65.1\Business\Projects\2025\25-71 City of Idaho Springs Park Easement\Office\CAD\Updated 11-13-25\25-71 - Easement-7.dwg

THE ABOVE DESCRIBED PARCEL CONTAINS 9521 SQUARE FEET OR 0.22 ACRES, MORE OR LESS.
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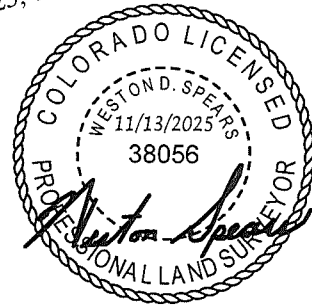
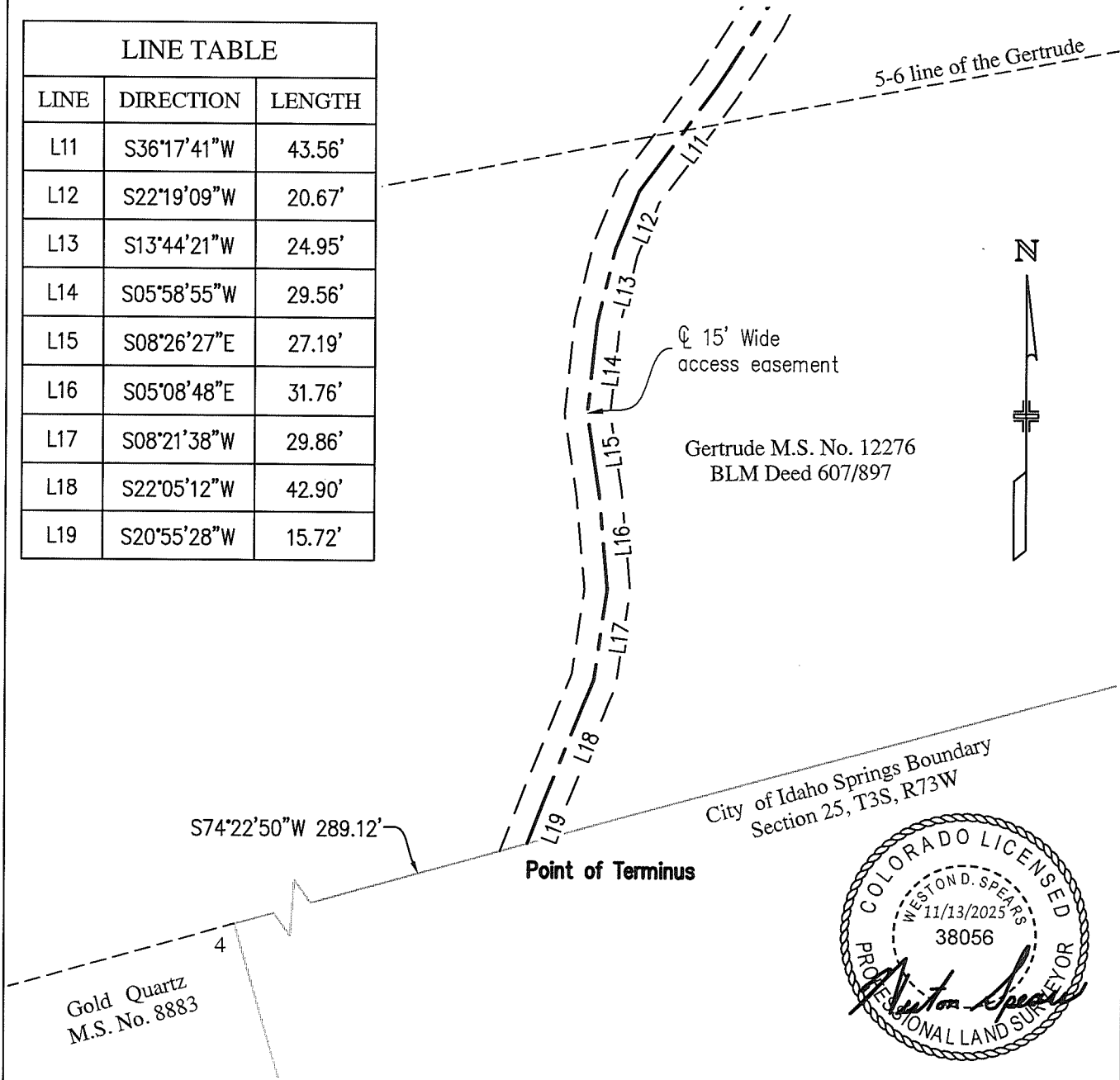
CLEAR CREEK SURVEYING
 P.O. BOX 3184
 IDAHO SPRINGS, CO 80452
 (303) 567-4755

DRAWN BY: CJD	SCALE: 1" = 50'	JOB NUMBER: 25-71
CHECKED BY: WDS	DATE: 11/13/2025	

EXHIBIT H

A PART OF SECTION 25, RANGE 3 SOUTH, RANGE 73 WEST OF THE 6TH P.M.,
 County of Clear Creek, State of Colorado
 SHEET 4 OF 4

LINE TABLE		
LINE	DIRECTION	LENGTH
L11	S36°17'41"W	43.56'
L12	S22°19'09"W	20.67'
L13	S13°44'21"W	24.95'
L14	S05°58'55"W	29.56'
L15	S08°26'27"E	27.19'
L16	S05°08'48"E	31.76'
L17	S08°21'38"W	29.86'
L18	S22°05'12"W	42.90'
L19	S20°55'28"W	15.72'



THE ABOVE DESCRIBED PARCEL CONTAINS 9521 SQUARE FEET OR 0.22 ACRES, MORE OR LESS.
 This illustration does not represent a monumented survey. It is intended only to depict the attached legal description.

CLEAR CREEK SURVEYING
 P.O. BOX 3184
 IDAHO SPRINGS, CO 80452
 (303) 567-4755

DRAWN BY: CJD	SCALE: 1" = 50'	JOB NUMBER: 25-71
CHECKED BY: WDS	DATE: 11/13/2025	

PROJECT NO.: \\10.47.55.1\Business\Projects\2025\25-71 City of Idaho Springs Park Easement\Office\CAD\Updated 11-13-25\25-71 - Easement-7.dwg

EXHIBIT I

A PART OF SECTION 25, RANGE 3 SOUTH, RANGE 73 WEST OF THE 6TH P.M.,
County of Clear Creek, State of Colorado
SHEET 1 OF 3

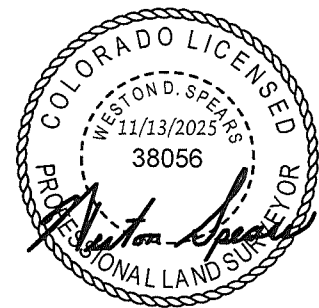
DESCRIPTION FOR CITY OF IDAHO SPRINGS:

An access easement fifteen (15) feet in width, being a part of the parcel of land described in Book 977 at Page 264 in the Clerk and Recorder's Office of the County of Clear Creek, located within Section 25, Township 3 North, Range 73 West of the Sixth Principal Meridian, County of Clear Creek, State of Colorado, being seven and one half (7.5) feet on each side of the following described centerline:

BEGINNING at the point on the South line of the Gertrude M.S. No. 12276, BLM Deed 607/897 whence the Southeast corner thereof bears N74°22'50"E, a distance of 736.38' feet with all bearings contained herein relative thereto. Thence along the centerline of an existing road the following sixteen (16) courses.

1. thence S20°55'28"W, a distance of 21.13 feet;
2. thence S05°34'08"W, a distance of 31.23 feet;
3. thence S02°45'36"E, a distance of 79.07 feet;
4. thence S06°50'11"W, a distance of 29.09 feet;
5. thence S22°36'33"W, a distance of 38.22 feet;
6. thence S39°46'28"W, a distance of 10.53 feet;
7. thence S63°23'47"W, a distance of 20.11 feet;
8. thence N89°46'05"W, a distance of 17.08 feet;
9. thence N74°27'09"W, a distance of 15.22 feet;
10. thence N63°27'09"W, a distance of 20.21 feet;
11. thence N43°39'48"W, a distance of 20.62 feet;
12. thence N32°05'51"W, a distance of 20.97 feet;
13. thence N24°49'11"W, a distance of 65.17 feet;

continued on sheet 2 of 3



THE ABOVE DESCRIBED PARCEL CONTAINS 6816 SQUARE FEET OR 0.16 ACRES, MORE OR LESS.

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

DRAWN BY:

CJD

SCALE:

1" = 80'

JOB NUMBER:

25-71

CHECKED BY:

WDS

DATE:

11/13/2025

CLEAR CREEK SURVEYING
P.O. BOX 3184
IDAHO SPRINGS, CO 80452
(303) 567-4755

PROJECT NO.: \\10.47.55.1\Business\Projects\2025\25-71 City of Idaho Springs Park Easement\Office\CAD\Updated 11-13-25\25-71 - Easement-8.dwg

EXHIBIT I

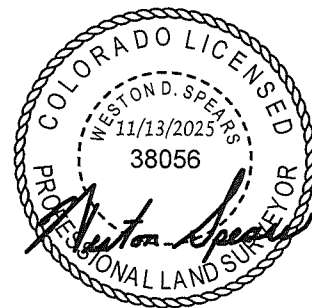
A PART OF SECTION 25, RANGE 3 SOUTH, RANGE 73 WEST OF THE 6TH P.M.,
County of Clear Creek, State of Colorado
SHEET 2 OF 3

DESCRIPTION CONTINUED:

14. thence N32°37'45"W, a distance of 20.87 feet;
15. thence N36°19'58"W, a distance of 29.59 feet;
16. thence N43°36'20"W, a distance of 15.31 feet to a point on the City of Idaho Springs boundary whence the common corner of said City of Idaho Springs boundary and corner No. 4 of Gold Quartz M.S. No. 8883 thereof bears S74°22'50"W, a distance of 90.24' feet and the point of TERMINUS.

Containing 6186 square feet or 0.16 acres, more or less

The sidelines are extended and shortened as necessary to meet at angle points and terminate at said east line and south line of the parcel of land.



THE ABOVE DESCRIBED PARCEL CONTAINS 6816 SQUARE FEET OR 0.16 ACRES, MORE OR LESS.

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

DRAWN BY:

CJD

SCALE:

1" = 80'

JOB NUMBER:

25-71

CHECKED BY:

WDS

DATE:

11/13/2025

CLEAR CREEK SURVEYING
P.O. BOX 3184
IDAHO SPRINGS, CO 80452
(303) 567-4755

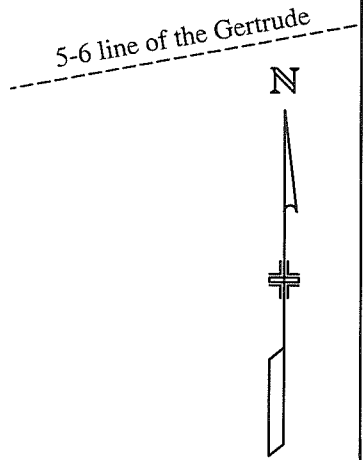
EXHIBIT I

**A PART OF SECTION 25, RANGE 3 SOUTH, RANGE 73 WEST OF THE 6TH P.M.,
County of Clear Creek, State of Colorado
SHEET 3 OF 3**

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S20°55'28"W	21.13'
L2	S05°34'08"W	31.23'
L3	S02°45'36"E	79.07'
L4	S06°50'11"W	29.09'
L5	S22°36'33"W	38.22'
L6	S39°46'28"W	10.53'
L7	S63°23'47"W	20.11'
L8	N89°46'05"W	17.08'
L9	N74°27'09"W	15.22'
L10	N63°27'09"W	20.21'

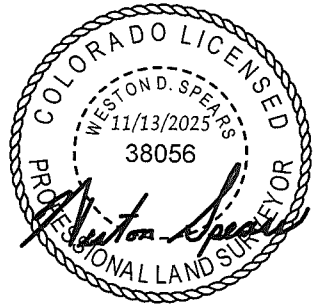
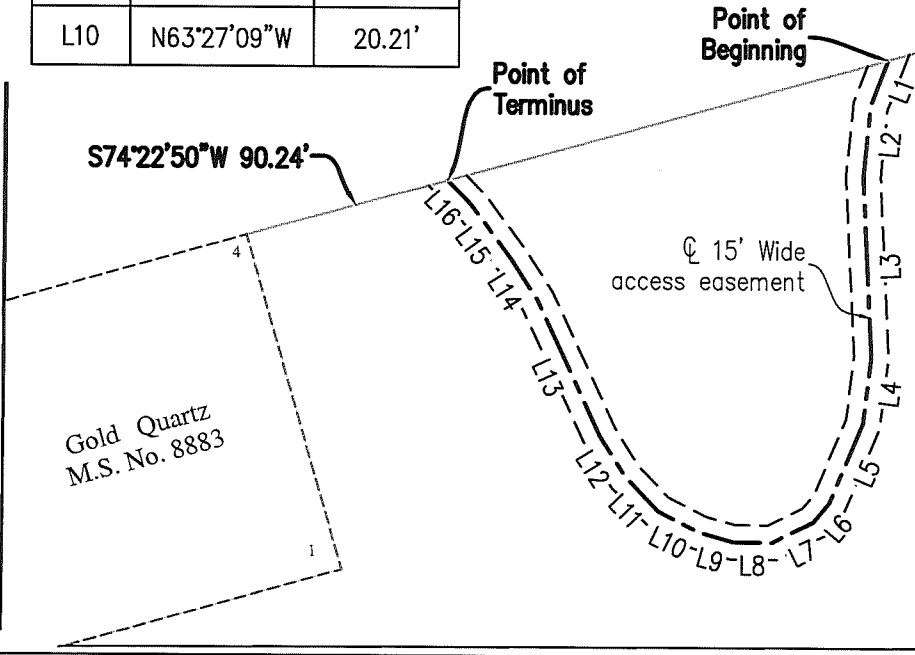
LINE TABLE		
LINE	DIRECTION	LENGTH
L11	N43°39'48"W	20.62'
L12	N32°05'51"W	20.97'
L13	N24°49'11"W	65.17'
L14	N32°37'45"W	20.87'
L15	N36°19'58"W	29.59'
L16	N43°36'20"W	15.31'

Gertrude M.S. No. 12276
BLM Deed 607/897



**(BASIS OF BEARING)
N74°22'50"E 736.38'**

City of Idaho Springs Boundary
Section 25, T3S, R73W



THE ABOVE DESCRIBED PARCEL CONTAINS 6816 SQUARE FEET OR 0.16 ACRES, MORE OR LESS.
This illustration does not represent a monumented survey. It is intended only to depict the attached legal description.

**CLEAR CREEK SURVEYING
P.O. BOX 3184
IDAHO SPRINGS, CO 80452
(303) 567-4755**

DRAWN BY: CJD	SCALE: 1" = 80'	JOB NUMBER: 25-71
CHECKED BY: WDS	DATE: 11/13/2025	

PROJECT NO.: \\10.47.55.1\Business\Projects\2025\25-71 City of Idaho Springs Park Easement\Office\CAD\Updated 11-13-25\25-71 - Easement-8.dwg

CITY OF IDAHO SPRINGS
Clear Creek County, Colorado

Ordinance No. 2, Series 2026

AN ORDINANCE ADOPTING BY REFERENCE THE 2025 COLORADO WILDFIRE RESILIENCY CODE (CWRC), INCLUDING APPENDICES A THROUGH C, PROVIDING PENALTIES FOR VIOLATIONS OF THE SAME AND MAKING CONFORMING AMENDMENTS TO CHAPTER 19 OF THE IDAHO SPRINGS MUNICIPAL CODE

WHEREAS, pursuant to Part 2, Article 16, Title 31 of the Colorado Revised Statutes, the City of Idaho Springs, Colorado (“City”) has the authority to adopt uniform codes by reference; and

WHEREAS, pursuant to C.R.S. § 31-15-601, the City has the further authority to adopt building and fire regulations; and

WHEREAS, under this authority, the City, acting by and through its City Council (“Council”), previously adopted by reference a number of technical building codes, codified within Chapter 19 of the Idaho Springs Municipal Code (“Code”); and

WHEREAS, the state of Colorado has promulgated the 2025 Colorado Wildfire Resiliency Code (“CWRC”), the stated purposes of which include to mitigate the risk to life and structures from intrusion of fire from wildland fire exposures and fire exposures from adjacent structures, to mitigate structure fires from spreading to wildland fuels, to prevent the occurrence of fires and to provide adequate fire protection facilities to control the spread of fire in wildland-urban interface areas, all in the interests of safeguarding life and protecting property; and

WHEREAS, the Council finds that the adoption of the 2025 CWRC by reference would promote the health, safety and welfare of City residents, property owners, business operators and visitors by adding special regulations to the Code to mitigate the unique fire- and life-safety hazards presented by the City’s wildland-urban interface area; and

WHEREAS, Part 2, Article 16, Title 31 of the Colorado Revised Statutes requires any ordinance that adopts another code by reference to include and expressly state the penalties for violating the adopted code; and

WHEREAS, a public hearing on this Ordinance will be conducted on second reading, on February 23, 2026, and proper notice thereof shall be given in accordance with C.R.S. § 31-16-203; and

WHEREAS, certified copies of the 2025 CWRC were filed with the City Clerk at least fifteen (15) days prior to public hearing on this Ordinance and such code remains open to public inspection and purchase in accordance with C.R.S. § 31-16-206; and

WHEREAS, the City wishes to adopt by reference the 2025 CWRC, state the penalties for violations of the same and make conforming amendments to the Idaho Springs Municipal Code.

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 and are adopted as findings and determinations of the City Council.

Section 2. Section 19-11 of the Code, concerning building and safety codes the City has adopted by reference, is hereby amended by the addition of a new subsection (11), to read in its entirety as follows:

(11) Colorado Wildfire Resiliency Code, 2025, Version 1.0, including Appendices A, B and C, as published by Colorado Department of Public Safety, Division of Fire Prevention & Control, 1697 Cole Blvd, Unit 200, Lakewood, CO 80401.

Section 3. Article II of Chapter 19 of the Idaho Springs Municipal Code is hereby amended by the addition of a new Section 19-17, previously designated as “Reserved,” to read in its entirety as follows:

Sec. 19-17. Amendments to Colorado Wildfire Resiliency Code.

The following amendments to the 2025 Colorado Wildfire Resiliency Code (CWRC) are hereby adopted:

- (A) Throughout the CWRC, where [NAME OF JURISDICTION] appears, insert the term “City of Idaho Springs.”
- (B) CRWC Section 103.1, concerning enforcement, is amended by inserting the phrase “Building Department” for [INSERT NAME OF DEPARTMENT].

Section 4. As required by C.R.S. § 31-16-204, the following existing penalty provisions of the Idaho Springs Municipal Code that apply to CWRC violations are fully set forth below:

Sec. 1-8. - General penalty; continuing violations.

(A) In this Section, violation of this Code means:

- (1) Doing an act that is prohibited or made or declared unlawful, an offense or a misdemeanor by ordinance or by rule or regulation authorized by ordinance;

(2) Failure to perform an act that is required to be performed by ordinance or by rule or regulation authorized by ordinance; or

(3) Failure to perform an act if the failure is declared a misdemeanor, an offense or unlawful by ordinance or by rule or regulation authorized by ordinance.

(B) In this Section, violation of this Code does not include the failure of a City officer or City employee to perform an official duty unless it is provided that failure to perform the duty is to be punished as provided in this Section.

(C) Except for the violations of Chapter 17 of this Code specified by paragraph (1) of this Subsection (C) and violations of the Model Traffic Code classified in Chapter 15 as criminal traffic offenses, and as otherwise provided, violations of any provision of this Code are noncriminal offenses and are civil matters. This Section shall control over any provision in the Code that provides for imprisonment but does not expressly state that the offense is criminal. Trial of noncriminal offenses shall be by the court. No defendant found civilly liable for a noncriminal offense shall be punished by imprisonment for such offense, but may be fined an amount not to exceed two thousand six hundred fifty dollars (\$2,650.00). Any person convicted of a criminal violation of any section of this Code shall be imprisoned for a period not to exceed three hundred sixty-four (364) days or fined an amount not to exceed two thousand six hundred fifty dollars (\$2,650.00), or both. With respect to violations of this Code which are continuous, a separate offense shall be deemed committed for each day the violation occurs or continues.(1)Chapter 17 criminal offenses: the entirety of Article II, concerning "Offenses Against the Person;" 17-64, "Discharge of firearms, deadly weapons and destructive devices;" 17-131, "Obstructing Government Operations;" 17-132, "Resisting Arrest;" 17-133, "Obstructing a Peace Officer;" and 17-139 "Threatening Officers of the City."

(D) No person under the age of eighteen (18) years as of the date of the offense for which he or she was convicted shall be subject to the imposition of a jail sentence, but may be confined for up to forty-eight (48) hours in a juvenile detention facility for violation of any probation conditions or for contempt of court in accordance with Section 13-10-113(5), C.R.S., as amended.

(E) The imposition of a penalty does not prevent revocation or suspension of a license, permit or franchise.

(F) Violations of this Code which are continuous may be abated by injunctive or other equitable relief. The imposition of a penalty does not prevent equitable relief.

Sec. 19-4. - Penalty.

(A) It is unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, occupy or

maintain any building, structure or equipment in the City, or to cause or permit the same to be done, in violation of any of the primary or secondary codes as adopted by this Chapter. Maintenance of any condition which was unlawful at the time it was initiated and which would be unlawful under any of the primary and secondary codes adopted by this Chapter, if installed after the effective date hereof, shall constitute a continuing violation. Any person, firm or corporation violating any of the provisions of any of the primary or secondary codes as adopted hereby shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of any of the primary or secondary codes occurs or continues. Any violation of any provision of this Chapter or of any code adopted by this Chapter shall be subject to the general penalty provisions set forth in Section 1-8 of this Code.

(B) It is unlawful for any person, firm or corporation to erect, construct, enlarge, alter or change the use of any building or other structure within the City without first obtaining all permits required by any of the primary or secondary codes as adopted hereby. No permit shall be issued unless the plans for the proposed erection, construction, reconstruction, alteration or use fully conform to all zoning ordinances and other applicable regulations of the City.

(C) Any person, firm or corporation who commences to erect, construct, enlarge, alter or change the use of any building or other structure within the City without first obtaining all permits required by any of the primary or secondary codes as adopted hereby shall, in addition to all other applicable penalties, be liable for two (2) times the applicable permit fee for any such required permit(s).

Section 5. 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 6. 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, and public hearing scheduled for February 23, 2026. at a Regular Meeting of the City Council of the City of Idaho Springs, Colorado, on the 26th day of January, 2026.

Chuck Harmon, Mayor

ATTESTED AND CERTIFIED:

Jenni Kim, City Clerk

PASSED, ADOPTED AND APPROVED, after publication, following public hearing, at a Regular Meeting of the City Council of the City of Idaho Springs, Colorado, held on the 23rd day of February 2026.

Chuck Harmon, Mayor

ATTESTED AND CERTIFIED:

Jenni Kim, City Clerk



COLORADO
Wildfire
Resiliency
Code Board

2025

Colorado Wildfire Resiliency Code

01 June 2025



COLORADO
Department of Public Safety



COLORADO
Division of Fire
Prevention & Control
Department of Public Safety

CWRC Version 1.0

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Attributions

ATTRIBUTIONS

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COLORADO
Department of Public Safety



COLORADO
Division of Fire
Prevention & Control
Department of Public Safety

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COLORADO
Department of Public Safety



COLORADO
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Prevention & Control
Department of Public Safety

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Chapter 1 - Scope and Administration

PART 1 GENERAL PROVISIONS

SECTION 101 SCOPE AND GENERAL REQUIREMENTS

101.1 Title. These regulations shall be known as the Colorado Wildfire Resiliency Code as adopted by [NAME OF JURISDICTION], hereinafter referred to as “this code.”

101.2 Scope. The provisions of this code shall apply to the construction, alteration, movement, repair, maintenance and use of any building, structure or premises that contain *occupiable* and/or *habitable space*, or change in use resulting in an occupiable and/or habitable space, unless excepted, within the *wildland-urban interface* areas of Colorado, as designated in this code.

Buildings or conditions in existence at the time of the adoption of this code are allowed to have their use or occupancy continued, if such condition, use or occupancy was legal at the time of the adoption of this code, provided that such continued use does not constitute a distinct danger to life or property.

Buildings or structures moved into or within the jurisdiction shall comply with the provisions of this code for new buildings or structures.

101.2.1 Appendices. Provisions in the appendices shall not apply unless specifically adopted.

101.2.2 Factory-Built Structures (nonresidential, residential, and tiny homes). Structure hardening provisions of this code for factory-built structures as defined by sections 24-32-3302(9), (10), (11), and (35), C.R.S., are in accordance with Rules adopted by the Division of Housing in 8 CCR 1302-1, Rule 2 Codes and Standards.

101.2.3 HUD Code Homes. Homes built to the HUD Manufactured Home Construction and Safety Standards are exempt from structure hardening requirements on their first installation. Homes built to the HUD Manufactured Home Construction and Safety Standards which are moved into an applicable Wildfire Resiliency code area are subject to the provisions of this code as required by the authority having jurisdiction.

101.3 Purpose. The purpose of this code is to establish minimum regulations for the safeguarding of life and for property protection. Regulations in this code are intended to mitigate the risk to life and structures from intrusion of fire from wildland fire exposures and fire exposures from adjacent structures and to mitigate structure fires from spreading to wildland fuels. The extent of this regulation is intended to be tiered commensurate with the relative level of hazard present.

The unrestricted use of property in *wildland-urban interface* areas is a potential threat to life and property from fire and resulting erosion. Safeguards to prevent the occurrence of fires and to



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provide adequate fire protection facilities to control the spread of fire in *wildland-urban interface* areas shall be in accordance with this code.

This code shall supplement the jurisdiction's building and fire codes, if such codes have been adopted, to provide for special regulations to mitigate the fire- and life-safety hazards of the *wildland-urban interface* areas.

101.4 Retroactivity. The provisions of the code shall apply to conditions arising after the adoption thereof, conditions not legally in existence at the adoption of this code and conditions that, in the opinion of the *code official*, constitute a distinct hazard to life or property.

Exception: Provisions of this code that specifically apply to existing conditions are retroactive.

101.5 Additions or alterations. Additions or alterations shall be permitted to be made to any building or structure without requiring the existing building or structure to comply with all of the requirements of this code, provided that, when the work increases the footprint of the existing structure by 500 square feet or greater, the addition or alteration conforms to that required for a new building or structure.

Exception: Provisions of this code that specifically apply to existing conditions are retroactive.

Additions or alterations shall not be made to an existing building or structure that will cause the existing building or structure to be in violation of any of the provisions of this code nor shall such additions or alterations cause the existing building or structure to become unsafe. An unsafe condition shall be deemed to have been created if an addition or alteration will cause the existing building or structure to become structurally unsafe or overloaded; will not provide adequate access in compliance with the provisions of this code or will obstruct existing exits or access; will create a fire hazard; will reduce required fire resistance or will otherwise create conditions dangerous to human life.

101.6 Roof coverings. The *roof covering* on buildings or structures in existence prior to adoption of this code that are replaced or have 25 percent or more of the surface area of the roof replaced, or where work to reconstruct, alter, or repair the *roof covering* effectively replaces such material, shall require the entirety of the *roof covering* to be replaced with a *roof covering* required for new construction specified in Sections 403.2 through 403.2.2.

Exception: Existing *roof coverings* that are compliant with Section 403.2.

101.7 Exterior walls. The exterior walls of building or structures in existence prior to adoption of this code where 25 percent or more of the total exterior wall surface area is replaced, or where work to reconstruct, alter or repair the exterior walls effectively replaces the exterior wall material, shall require the entirety of the exterior wall surface area, including attachments, to be replaced with materials required for new construction specified in Section 404.3 through 404.3.2



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and the immediate zone within 5 feet of the structure shall be made to comply with Section 503.1.

Exception: Existing exterior walls that are compliant with Section 404.3.

101.8 Maintenance. Buildings, structures, landscape materials, vegetation, *defensible space* or other devices or safeguards required by this code shall be maintained in conformance to the code edition under which installed. The owner or the owner's authorized agent shall be responsible for the maintenance of buildings, structures, landscape materials and vegetation.

SECTION 102—APPLICABILITY

102.1 General. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall govern. Where, in any specific case, different sections of this code, or any other adopted code, specify different materials, methods of construction or other requirements, the most restrictive shall govern.

102.2 Other laws. The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law.

102.3 Application of references. References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section or provision of this code.

102.4 Referenced codes and standards. The codes and standards referenced in this code are listed throughout this code. Such codes and standards shall be considered as part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.4.1 and 102.4.2.

102.4.1 Conflicts. Where conflicts occur between provisions of this code and the referenced codes and standards, the provisions of this code shall govern.

102.4.2 Provisions in referenced codes and standards. Where the extent of the reference to a referenced code or standard includes subject matter that is within the scope of this code, the provisions of this code, as applicable, shall take precedence over the provisions in the referenced standard.

102.5 Subjects not regulated by this code. Where applicable standards or requirements are not set forth in this code, or are contained within other laws, codes, regulations, ordinances or policies adopted by the authority having jurisdiction, compliance with applicable standards of other nationally recognized safety standards, as *approved*, shall be deemed as prima facie evidence of compliance with the intent of this code. Nothing herein shall derogate from the authority of the *code official* to determine compliance with codes or standards for those activities or installations within the code official's jurisdiction or responsibility.

102.6 Matters not provided for. Requirements that are essential for the public safety of an existing or proposed activity, building or structure, or for the safety of the occupants thereof,

which are not specifically provided for by this code, shall be determined by the *code official* consistent with the necessity to establish the minimum requirements to safeguard the public health, safety and general welfare.

102.7 Partial invalidity. In the event that any part or provision of this code is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions.

102.8 Existing conditions. The legal occupancy or use of any structure or condition existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the *International Fire Code* or the *International Property Maintenance Code*, or as is deemed necessary by the *code official* for the general safety and welfare of the occupants and the public.

102.9 Historic structures. A variance is authorized to be issued for the repair or rehabilitation of a historic structure or construction of a contributing structure upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure, and the variance is the minimum necessary to preserve the historic character and design of the structure, within the spirit of this code.

Exception: Within wildfire hazard areas, historic structures that do not meet one or more of the following designations:

1. Listed or preliminarily determined to be eligible for listing in the National Register of Historic Places.
2. Determined as contributing to the historical significance of a registered historic district or a district preliminarily determined to qualify as an historic district.
3. Designated as historic under a state or local historic preservation program.

102.9.1 Historic preservation exemption. The authority having jurisdiction may establish a historic preservation exemption or exemptions in their jurisdiction that consists of the spirit and intent of this code.

102.10 Work exempt from permit under this code. Exemptions from code requirements shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of the jurisdiction. Compliance with this code shall not be required for the following:

1. Interior alterations of existing structures.
2. Additions that do not increase the footprint of a structure by more than 500 square feet.
3. The reconstruction, replacement, alteration, or repair of the exterior walls of an existing building, when less than 25 percent of the surface area of all exterior walls is affected.
4. The reconstruction, replacement, alteration, or repair of the exterior *roof covering* of an existing building, when less than 25 percent of the surface area of the exterior *roof covering* or an attachment thereto is affected.



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5. Alterations or repairs to the exterior of an existing structure, or an attachment to it, when less than twenty-five percent of the exterior of the structure is affected by the alteration or repair.
6. Painting, staining and similar maintenance or restorative work.
7. One-story detached accessory, nonhabitable structures, such as tool and storage sheds, playhouses and similar uses, provided that the floor area does not exceed 120 square feet and the structure is located greater than or equal to 10 feet from the nearest adjacent occupiable structure.
8. *Accessory structures* and buildings of an accessory character classified as Utility and Miscellaneous Group U (including Agricultural Structures) located more than 50 feet from a structure containing *occupiable* or *habitable space*.
9. Fences located more than 8 feet from a habitable structure.
10. Any thirty-five acre parcel with only one residential structure on it that does not abut a residential or commercial area.

PART 2—ADMINISTRATION AND ENFORCEMENT

SECTION 103—CODE COMPLIANCE AGENCY

103.1 Creation of agency. The [INSERT NAME OF DEPARTMENT] is hereby created and the official in charge thereof shall be known as the *code official*. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

103.2 Appointment. The *code official* shall be appointed by the chief appointing authority of the jurisdiction.

103.3 Deputies. In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the *code official* shall have the authority to appoint a deputy *code official*, other related technical officers, inspectors and other employees. Such employees shall have powers as delegated by the *code official*.

SECTION 104—DUTIES AND POWERS OF THE CODE OFFICIAL

104.1 Powers and duties of the code official. The *code official* is hereby authorized to enforce the provisions of this code.

104.2 Determination of compliance. The *code official* shall have the authority to determine compliance with this code, to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures:

1. Shall be in compliance with the intent and purpose of this code.
2. Shall not have the effect of waiving requirements specifically provided for in this code.



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104.2.1 Technical assistance. To determine compliance with this code, the *code official* is authorized to require the owner, the owner's authorized agent or the person in possession or control of the building or premises to provide a technical opinion and report.

104.2.1.1 Costs. A technical opinion and report shall be provided without charge to the jurisdiction.

104.2.1.2 Preparer qualifications. The technical opinion and report shall be prepared by a qualified engineer, specialist, laboratory or fire safety specialty organization acceptable to the *code official*. The *code official* is authorized to require design submittals to be prepared by, and bear the stamp of, a registered design professional.

104.2.1.3 Content. The technical opinion and report shall analyze the properties of the design, operation or use of the building or premises, the facilities and appurtenances situated thereon and fuel management to identify and propose necessary recommendations.

104.2.1.4 Tests. Where there is insufficient evidence of compliance with the provisions of this code, the *code official* shall have the authority to require tests as evidence of compliance. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized test standards, the *code official* shall approve the testing procedures. Such tests shall be performed by a party acceptable to the *code official*.

104.2.2 Alternative materials, design and methods. The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been *approved*.

104.2.2.1 Approval authority. An alternative material, design or method shall be *approved* where the *code official* finds that the proposed alternative is satisfactory and complies with Sections 104.2.2.2 through 104.2.2.7, as applicable.

104.2.2.2 Application and disposition. Where required, a request to use an alternative material, design or method of construction shall be submitted in writing to the *code official* for approval. Where the alternative material, design or method of construction is not approved, the *code official* shall respond in writing, stating the reasons the alternative was not approved.

104.2.2.3 Compliance with code intent. An alternative material, design or method of construction shall comply with the intent of the provisions of this code.



104.2.2.4 Equivalency criteria. An alternative material, design or method of construction shall, for the purpose intended, be not less than the equivalent of that prescribed in this code with respect to all of the following, as applicable:

1. Quality.
2. Strength.
3. Effectiveness.
4. Durability.
5. Safety, other than fire safety.
6. Fire safety.

104.2.2.5 Tests. Tests conducted to demonstrate equivalency in support of an alternative material, design or method of construction application shall be of a scale that is sufficient to predict performance of the end use configuration. Tests shall be performed by a party acceptable to the *code official*.

104.2.2.5.1 Fire tests. Tests conducted to demonstrate equivalent fire safety in support of an alternative material, design or method of construction application shall be of a scale that is sufficient to predict fire safety performance of the end use configuration. Tests shall be performed by a party acceptable to the *code official*.

104.2.2.6 Reports. Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in this code, shall comply with Sections 104.2.2.6.1 and 104.2.2.6.2.

104.2.2.6.1 Evaluation reports. Evaluation reports shall be issued by an *approved* agency and use of the evaluation report shall require approval by the *code official* for the installation. The alternate material, design or method of construction and product evaluated shall be within the scope of the *code official's* recognition of the *approved* agency. Criteria used for the evaluation shall be identified within the report and, where required, provided to the *code official*.

104.2.2.6.2 Other reports. Reports not complying with Section 104.2.2.6.1 shall describe criteria, including but not limited to any referenced testing or analysis, used to determine compliance with code intent and justify code equivalence. The report shall be prepared by a qualified engineer, specialist, laboratory or fire safety specialty organization acceptable to the *code official*. The *code official* is authorized to require design submittals to be prepared by, and bear the stamp of, a registered design professional.

104.2.2.7 Peer review. The *code official* is authorized to require submittal of a peer review report in conjunction with a request to use an alternative material, design or



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method of construction, prepared by a peer reviewer that is *approved* by the *code official*.

104.2.3 Modifications. Where there are practical difficulties involved in carrying out the provisions of this code, the *code official* shall have the authority to grant modifications for individual cases, provided that the *code official* shall first find that one or more special individual reasons make the strict letter of this code impractical, that the modification is in conformance with the intent and purpose of this code, and that such modification does not lessen health, life and fire safety requirements. The details of the written request and action granting modifications shall be recorded and entered into the files of the code enforcement agency.

104.3 Applications and permits. The *code official* is authorized to receive applications, review construction documents and issue permits for construction regulated by this code, issue permits for operations regulated by this code, inspect the premises for which such permits have been issued and enforce compliance with the provisions of this code.

104.4 Access to Property. For the purpose of inspecting and enforcing the provisions of this code and the terms and conditions of any permit issued under this code, the *code official* is authorized to enter upon private property at reasonable times and upon reasonable notice for the purpose of determining compliance with this code and to evaluate conditions relative to the permit application.

104.4.1 Authorization. The owner or occupant of the property having a permit under this code shall allow the *code official* access to the property to perform the required inspections. If access is denied, the *code official* shall apply to the Court with jurisdiction to seek authority to access the property.

104.5 Identification. The *code official* shall carry proper identification when inspecting structures or premises in the performance of duties under this code.

104.6 Notices and orders. The *code official* shall issue all necessary notices or orders to ensure compliance with this code.

104.7 Official records. The *code official* shall keep official records as required by Sections 104.7.1 through 104.7.5. Such official records shall be retained for not less than 5 years or for as long as the structure or activity to which such records relate remains in existence, unless otherwise provided by other regulations.

104.7.1 Approvals. A record of approvals shall be maintained by the *code official* and shall be available for public inspection during business hours in accordance with applicable laws.

104.7.2 Inspections. The *code official* shall keep a record of each inspection made, including notices and orders issued, showing the findings and disposition of each.

104.7.3 Code alternatives and modifications. Application for alternative materials, design and methods of construction and equipment in accordance with Section 104.2.2; modifications in accordance with Section 104.2.3; and documentation of the final decision of the *code official* for either shall be in writing and shall be retained in the official records.

104.7.4 Tests. The *code official* shall keep a record of tests conducted to comply with Sections 104.2.1.4 and 104.2.2.5.

104.7.5 Fees. The *code official* shall keep a record of fees collected and refunded in accordance with Section 106.

104.8 Liability. The *code official*, member of the board of appeals or employee charged with the enforcement of this code, while acting for the jurisdiction, in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered personally liable, either civilly or criminally, and is hereby relieved from all personal liability for any damage accruing to persons or property as a result of an act or by reason of any act or omission in the discharge of official duties.

104.8.1 Legal defense. Any suit or criminal complaint instituted against any officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code or other laws or ordinances implemented through the enforcement of this code shall be defended by legal representatives of the jurisdiction until final termination of the proceedings. The *code official* or any subordinate shall not be liable for costs in an action, suit or proceeding that is instituted in pursuance of the provisions of this code.

104.9 Approved materials and equipment. Materials, equipment and devices approved by the *code official* shall be constructed and installed in accordance with such approval.

104.9.1 Materials and equipment reuse. Materials, equipment and devices shall not be reused unless such elements are in good working order and *approved*.

104.10 Other agencies. When requested to do so by the *code official*, other officials of this jurisdiction shall assist and cooperate with the *code official* in the discharge of the duties required by this code.

SECTION 105—TEMPORARY USES, EQUIPMENT AND SYSTEMS

105.1 General. The *code official* is authorized to issue a permit for temporary uses, equipment and systems. Such permits shall be limited as to time of service, but shall not be permitted for more than 180 days. The *code official* is authorized to grant extensions for demonstrated cause.

105.2 Conformance. Temporary uses, equipment and systems shall conform to the requirements of this code as necessary to ensure health, safety and general welfare.



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105.3 Temporary service utilities. The *code official* is authorized to give permission to temporarily supply service utilities.

105.4 Termination of approval. The *code official* is authorized to terminate such permit for temporary uses, equipment and systems and to order the same to be discontinued.

SECTION 106—FEES

106.1 General. An AHJ has the authority to establish fees.

SECTION 107—STOP WORK ORDER

107.1 Authority. Where the *code official* finds any work regulated by this code being performed in a manner contrary to the provisions of this code or in a dangerous or unsafe manner, the *code official* is authorized to issue a stop work order.

107.2 Issuance. The stop work order shall be in writing and shall be given to the owner of the property, the owner's authorized agent or the person performing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order and the conditions under which the cited work is authorized to resume.

107.3 Emergencies. Where an emergency exists, the *code official* shall not be required to give a written notice prior to stopping the work.

107.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to fines established by the authority having jurisdiction.



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Chapter 2 - Definitions

SECTION 201 GENERAL

201.1 Scope. Unless otherwise expressly stated, the following words and terms shall, for the purposes of this code, have the meanings shown in this chapter.

201.2 Interchangeability. Words stated in the present tense include the future; words stated in the masculine gender include the feminine and neuter; and the singular number includes the plural and the plural the singular.

201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in other International Codes, such terms shall have the meanings ascribed to them as in those codes.

201.4 Terms not defined. Where terms are not defined through the methods authorized by this section, such terms shall have their ordinarily accepted meanings such as the context implies.

SECTION 202 DEFINITIONS

ACCESSORY STRUCTURE. A building or structure used to shelter or support any material, equipment, chattel or occupancy other than a habitable building.

AGRICULTURAL BUILDING. A structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products. This structure shall not be a place of human habitation or a place of employment where agricultural products are processed, treated or packaged, nor shall it be a place used by the public.

APPROVED. Acceptable to the *code official*.

BUILDING. Any structure intended for supporting or sheltering any occupancy.

CLASS A TESTS. Class A Tests are applicable to *roof coverings* that are expected to be effective against severe fire exposure, afford a high degree of fire protection to the *roof deck*, do not slip from position, and are not expected to present a flying brand hazard.

CODE OFFICIAL. The official designated by the jurisdiction to interpret and enforce this code, or the *code official's* authorized representative.

DEFENSIBLE SPACE. An area either natural or man-made, where material capable of allowing a fire to spread unchecked has been treated, cleared or modified to slow the rate and intensity of an advancing wildfire and to create an area for fire suppression operations to occur.



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EMBELLISHMENTS. Elements incorporated in design and construction for ornamental or decorative purpose that are not integral to the structure or structural support.

FIRE INTENSITY CLASSIFICATION. The level of fire intensity identified for areas where significant fuel hazards and associated dangerous fire behavior may exist, based upon vegetative fuels, topography, weather conditions, and flame length value.

FIRE-RESISTANCE-RATED CONSTRUCTION. The use of materials and systems in the design and construction of a building or structure to safeguard against the spread of fire within a building or structure and the spread of fire to or from buildings or structures to the *wildland-urban interface* area.

FIRE-RETARDANT-TREATED WOOD. Fire-retardant-treated wood is any wood product that, when impregnated with chemicals by a pressure process or other means during manufacture, shall have, when tested in accordance with ASTM E84 or UL 723, a listed *flame spread index* of 25 or less. The ASTM E84 or UL723 test shall be continued for an additional 20-minute period and the flame front shall not progress more than 10.5 feet beyond the centerline of the burners at any time during the test.

FLAME SPREAD INDEX. A comparative measure, expressed as a dimensionless number, derived from visual measurements of the spread of flame versus time for a material tested in accordance with ASTM E84.

FUEL MODIFICATION. A method of modifying fuel load by reducing the amount of nonfire-resistive vegetation or altering the type of vegetation to reduce the fuel load.

HABITABLE SPACE. A space in a building for living, sleeping, eating or cooking.

HEAVY TIMBER CONSTRUCTION. As described in Section 602.4 of the 2024 *International Building Code*.

HOME IGNITION ZONE. Home Ignition Zone is the home and the area around the home (or structure). The HIZ takes into account both the potential of the structure to ignite and the quality of *defensible space* surrounding it.

IGNITION-RESISTANT BUILDING MATERIAL. A type of building material that resists ignition or sustained flaming combustion sufficiently so as to reduce losses from wildfire exposure of burning embers and small flames.



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IGNITION-RESISTANT VEGETATION. Plants that are less likely to readily ignite from a flame or other ignition source and produce fewer embers. While they can still be damaged by fire, their foliage and stems don't significantly contribute to the intensity of the fire.

LOG WALL CONSTRUCTION. A type of construction in which exterior walls are constructed of solid wood members and where the smallest horizontal dimension of each solid wood member is not less than 6 inches. Log wall construction shall follow requirements of ICC 400.

MULTILAYERED GLAZED PANELS. Window or door assemblies that consist of two or more independently glazed panels installed parallel to each other, having a sealed air gap in between, within a frame designed to fill completely the window or door opening in which the assembly is intended to be installed.

NONCOMBUSTIBLE. As applied to building construction material means a material that, in the form in which it is used, is either one of the following:

1. Material of which no part will ignite and burn when subjected to fire.
2. Any material conforming to ASTM E136 shall be considered noncombustible within the meaning of this section.
3. For the purposes of this code, fire-rated gypsum board tested in accordance with ASTM C1396 with no less than a 1-hour fire-resistance-rating with fire exposure from the outside only is considered a noncombustible material.

OCCUPIABLE SPACE. A room or enclosed space designed for human occupancy in which individuals congregate for amusement, education or similar purposes or in which occupants are engaged at labor.

ROOF ASSEMBLY. A system designed to provide weather protection and resistance to design loads. The system consists of a *roof covering* and *roof deck* or a single component serving as both the *roof covering* and the *roof deck*. A *roof assembly* can include an underlayment, thermal barrier, ignition barrier, insulation or a vapor retarder.

ROOF COVERING. The covering applied to the *roof deck* for weather resistance, fire classification or appearance.

ROOF DECK. The flat or sloped surface not including its supporting members or vertical supports.



SLOPE. The variation of terrain from the horizontal; the number of feet rise or fall per 100 feet measured horizontally, expressed as a percentage.

STRUCTURE. That which is built or constructed.

STRUCTURE IGNITION ZONE. Structure Ignition Zone is the structure and the area around the structure (or home). The SIZ takes into account both the potential of the structure to ignite and the quality of *defensible space* surrounding it.

TREE CROWN. The primary and secondary branches growing out from the main stem, together with twigs and foliage.

WILDLAND-URBAN INTERFACE. That geographical area where structures and other human development meets or intermingles with wildland or vegetative fuels.

Chapter 3 - Wildfire Hazard Identification

SECTION 301 GENERAL

301.1 Scope. The provisions of this chapter provide methodology to establish and record wildfire hazard based on the findings of fact to be regulated by this code.

301.2 Objective. The objective of this chapter is to provide simple baseline criteria for determining *wildland-urban interface* areas based on the wildfire hazard.

SECTION 302 WILDLAND-URBAN INTERFACE AREA DESIGNATIONS

302.1 Declaration. The AHJ shall declare the *wildland-urban interface* areas within the jurisdiction as defined by this code. The *wildland-urban interface* areas shall be based on the findings of fact.

SECTION 303 MAPPING AND APPLICABILITY

303.1 Mapping of Wildfire Hazard Areas. Wildfire Hazard shall be recorded on official maps. These maps identify areas subject to the provisions of this code and shall be available for public inspection through an accessible online platform and at designated local government offices.

303.1.1 Map. This map shall be based on a combination of factors including, but not limited to, vegetative fuels, topography, local weather patterns, and fire behavior modeling data.

303.1.2 Locally Developed Mapping. The AHJ may develop and adopt local maps designating wildfire hazard and *fire intensity classifications* within its jurisdictional boundaries in accordance with Sections 303.1 through 303.3.

303.2 Fire Intensity Classification. *Fire Intensity Classification* shall be identified on the map in accordance with Section 303.1. *Fire Intensity Classification* is determined by expected wildfire behavior, including flame length and suppression difficulty and is separated into three levels: low, moderate, and high. The identified *fire intensity classification* establishes code requirements for construction and mitigation.

303.2.1 Low Fire Intensity Classification. *Low Fire Intensity Classification* is identified in areas with light to medium surface fuels, such as grasses, shrubs, and scattered low-density vegetation. These fuels are often discontinuous, which limits flame propagation but can sustain burning under moderate weather conditions. Fires in this class may occur on gentle to moderate *slopes*, where topography begins to influence the rate of spread. Although flame lengths remain relatively small—typically less than two feet—limited spotting may occur, especially with wind. Trained firefighters with protective equipment and standard hand tools can usually suppress these fires through



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direct attack, particularly on *slopes* under 30 percent. Mechanized equipment is typically unnecessary.

Key Characteristics Include:

1. **Fuels:** Light to medium surface fuels, including grasses, shrubs, and scattered vegetation (e.g., WNL, USL fuel types).
2. **Flame Length:** Less than 2 feet.
3. **Rate of Spread:** Low, increasing with *slopes* over 20 percent.
4. **Spotting:** Very short-range spotting is possible under windy conditions.
5. **Terrain Influence:** More active fire behavior on moderate *slopes* (20 to 30 percent).
6. **Suppression Difficulty:** Easily suppressed by trained firefighters using basic protective gear and hand tools. Direct attack is effective, and mechanized support is rarely needed.

303.2.2 Moderate Fire Intensity Classification. *Moderate Fire Intensity Classification* is identified in areas with moderate to heavy fuel loads, such as dense shrubs, small trees, and accumulated ground fuels. Fires in this class present continuous horizontal and vertical fuel arrangements, allowing flames to reach up to 8 feet in length. Fire behavior is notably influenced by moderate to steep *slopes*, often accelerating the spread. Short-range spotting becomes more common, complicating suppression efforts. Ground crews typically require mechanized support, such as engines and dozers, to establish control lines. Aircraft assistance may be necessary, particularly in inaccessible terrain. There is a significant increase in the potential for property damage and risk to life, especially in *wildland-urban interface* areas.

Key Characteristics Include:

1. **Fuels:** Moderate to heavy fuels, including dense shrublands, small trees, timber litter, and canopy fuels (e.g., USH, UIH fuel types).
2. **Flame Length:** Up to 8 feet.
3. **Rate of Spread:** Moderate to high, increasing significantly on *slopes* over 30 percent.
4. **Spotting:** Short-range spotting is common.
5. **Terrain Influence:** Steep *slopes* (30 percent or greater) increase fire spread and intensity.
6. **Suppression Difficulty:** Challenging for ground crews without support from engines, dozers, or aircraft. Dozers and plows are generally effective on moderate terrain.

303.2.3 High Fire Intensity Classification. *High Fire Intensity Classification* is identified in areas with heavy, continuous fuel loads, such as dense forest canopies, thick



understory growth, and heavy dead/downed material. Fires in this class frequently occur on steep *slopes*, often exceeding 40 percent, where topography dramatically increases the rate of spread and severity. Flame lengths can exceed 30 feet, and both short- and medium-range spotting are common, particularly in windy conditions. Direct suppression by ground crews is typically ineffective, requiring indirect attack strategies, such as backburns and aerial retardant drops. Fires in this class pose extreme risk to life, property, and firefighter safety, especially in rugged or remote areas.

Key Characteristics Include:

1. **Fuels:** Heavy fuels, including dense forests, urban core areas with heavy fuel loads, and canopy-dominated regions (e.g., WNH, USH, UCH fuel types).
 2. **Flame Length:** Up to 30 feet or more.
 3. **Rate of Spread:** Rapid, especially on *slopes* greater than 40 percent.
 4. **Spotting:** Short-range spotting is common; medium-range spotting is possible under windy conditions.
 5. **Terrain Influence:** *Slopes* over 40 percent amplify intensity and spread, creating dangerous conditions for suppression.
 6. **Suppression Difficulty:** Direct attack by ground forces and dozers is generally ineffective. Indirect strategies (backburning, aerial support) are often necessary.
- These fires present significant danger to life, property, and responder safety.

303.3 Applicability of Code Provisions. The requirements of this code shall apply to all parcels located within designated Wildfire Hazard Areas and corresponding *fire intensity classifications* as identified on the official maps. The level of structure hardening, *defensible space*, and other mitigation measures required shall correspond to the applicable *fire intensity classification*—Low, Moderate, or High—as established by the board.

Structures and parcels identified with low *fire intensity classification* shall be constructed and maintained in accordance with the provisions for Class 1 structure hardening and site and area requirements.

Structures and parcels identified with moderate to high *fire intensity classifications* shall be constructed and maintained in accordance with the provisions for Class 2 structure hardening and site and area requirements.

SECTION 304 GROUND-TRUTHING

304.1 Purpose. This section establishes a process for owners or the owners authorized representative to request a ground-truthing review of their property’s Wildfire Hazard or *fire intensity classification* as identified on state or locally adopted maps. The intent is to provide an opportunity to verify that mapping accurately reflects current, site-specific conditions.

304.2 Determination of Fire Intensity Classification and Code Requirements. As determined by the *code official*, the *fire intensity classification* and associated requirements shall be based on a review of the vegetative fuels on the parcel and within 300' of the parcel boundary, topography, local weather patterns, and fire behavior modeling data and in accordance with the following *fire intensity classifications*:

304.2.1 *Low Fire Intensity Classification* in accordance with Section 303.2.1

304.2.2 *Moderate Fire Intensity Classification* in accordance with Section 303.2.2

304.2.3 *High Fire Intensity Classification* in accordance with Section 303.2.3

This determination shall be made based on existing conditions or conditions that have been established by a development plan approved by the local jurisdiction. Technical documentation shall be submitted in support of such request by a qualified wildfire professional and in accordance with Section 104.2.



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Chapter 4- Structure Hardening

SECTION 401 GENERAL

401.1 Scope. Exterior design and construction of new buildings and structures within the *wildland-urban interface* areas of Colorado shall be constructed in accordance with this chapter.

Exceptions:

1. Buildings of an accessory character classified as Group U occupancy (including *agricultural buildings*) of any size located at least 50 feet from a structure containing *occupiable* or *habitable space*.
2. One-story detached accessory, nonhabitable structures, such as tool and storage sheds, playhouses and similar uses, provided that the floor area does not exceed 120 square feet and the structure is located greater than or equal to 10 feet from the nearest adjacent occupiable structure.
3. The reconstruction, replacement, alteration, or repair of the exterior walls of an existing building, when less than 25 percent of the surface area of all exterior walls is affected.
4. The reconstruction, replacement, alteration, or repair of the exterior *roof covering* of an existing building, when less than 25 percent of the surface area of the exterior *roof covering* or an attachment thereto is affected.
5. Alterations or repairs to the exterior of an existing structure, or an attachment to it, when less than twenty-five percent of the exterior of the structure is affected by the alteration or repair.
6. Additions that do not increase the footprint of a structure by more than 500 square feet.

SECTION 402 BUILDING MATERIAL

402.1 Building material. Building materials shall comply with any one of the requirements in Section 402.2 through 402.4.

402.2 Noncombustible material. *Noncombustible* material shall comply with the definition of *noncombustible* materials in Section 202.

402.3 Fire-retardant-treated wood. *Fire-retardant-treated wood* shall be identified for exterior use and shall meet the requirements of Section 2303.2 of the 2024 *International Building Code*.

402.4 Ignition-resistant building material. Material shall be tested on the front and back faces in accordance with the extended ASTM E84 or UL 723 test, for a total test period of 30 minutes, or with the ASTM E2768 test. The materials shall bear identification showing the fire test results. Panel products shall be tested with a ripped or cut longitudinal gap of 1/8 inch. The materials, when tested in accordance with the test procedures set forth in ASTM E84 or UL 723



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for a test period of 30 minutes, or with ASTM E2768, shall comply with Sections 402.4.1 through 402.4.3.3. Materials or products which melt, drip or delaminate to the extent that the flame front is interrupted are not permitted.

Exception: Materials composed of a combustible core and a noncombustible exterior covering made from either aluminum at a minimum 0.019 inch thickness or corrosion-resistant steel at a minimum 0.0149 inch thickness shall not be required to be tested with a ripped or cut longitudinal gap.

402.4.1 Flame spread. The material shall exhibit a *flame spread index* not exceeding 25.

402.4.2 Flame front. The material shall exhibit a flame front that does not progress more than 10 feet 6 inches beyond the centerline of the burner at any time during the test.

402.4.3 Weathering. *Ignition-resistant building materials* shall maintain their performance in accordance with this section under conditions of use. The materials shall meet the performance requirements for weathering (including exposure to temperature, moisture and ultraviolet radiation) contained in Sections 402.4.3.1 through 402.4.3.3, as applicable to the materials and conditions of use.

402.4.3.1 Evaluation requirements for weathering. Fire-retardant-treated wood, wood-plastic composite materials and plastic lumber materials shall be evaluated after weathering in accordance with Method A “Test Method for Accelerated Weathering of Fire-Retardant-Treated Wood for Fire Testing” in ASTM D2898.

402.4.3.2 Wood-plastic composite materials. Wood-plastic composite materials shall also demonstrate acceptable fire performance after weathering by the following procedure: first testing in accordance with ASTM E1354 at an incident heat flux of 50 kW/m² in the horizontal orientation, then weathering in accordance with ASTM D7032 and then retesting in accordance with ASTM E1354 and exhibiting an increase of no more than 10 percent in peak rate of heat release when compared to the peak heat release rate of the nonweathered material.

402.4.3.3 Plastic lumber materials. Plastic lumber materials shall also demonstrate acceptable fire performance after weathering by the following procedure: first testing in accordance with ASTM E1354 at an incident heat flux of 50 kW/m² in the horizontal orientation, then weathering in accordance with ASTM D6662 and then retesting in accordance with ASTM E1354 and exhibiting an increase of no more than 10 percent in peak rate of heat release when compared to the peak heat release rate of the nonweathered material.



SECTION 403 CLASS 1 STRUCTURE HARDENING

403.1 General. Class 1 structure hardening shall be in accordance with Sections 403.2 through 403.4.2 and shall apply to buildings and structures hereafter constructed, modified or relocated into or within areas of the *wildland-urban interface* having a low fire hazard severity.

403.2 Roofing. Roofs shall have a *roof covering* or *roof assembly* classified as Class A when tested in accordance with ASTM E108 or UL 790.

403.2.1 Flame and ember protection of roofs. For roof assemblies where the roof covering profile creates a space between the roof covering and roof deck, the space shall resist the entry of flames and embers by one or more of the following methods:

1. Firestopping with noncombustible material of the space between the roof covering and the roof deck.
2. Installation of one layer of cap sheet complying with ASTM D3909 over the combustible roof deck.
3. Installation of a listed Class A classified roof assembly.

403.2.2 Roof valley flashings. Valley flashings shall be not less than 0.019 inch (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36-inch-wide underlayment consisting of one layer of cap sheet complying with ASTM D3909 running the full length of the valley.

403.3 Gutters and downspouts. Gutters and downspouts shall be constructed of *noncombustible* material.

403.4 Ventilation Openings. Ventilation openings for enclosed attics, enclosed rafter spaces, and underfloor spaces shall be in accordance with Section 403.4.1 or Section 403.4.2 as applicable.

403.4.1 Performance Requirements. Ventilation openings shall be fully covered with listed vents, tested in accordance with ASTM E2886, to demonstrate compliance with all the following requirements:

1. There shall be no flaming ignition of the cotton material during the Ember Intrusion Test.
2. There shall be no flaming ignition during the Integrity Test portion of the Flame Intrusion Test.
3. The maximum temperature of the unexposed side of the vent shall not exceed 662°F (350°C).

403.4.2 Prescriptive Requirements. Ventilation openings for enclosed attics, enclosed rafter spaces, and underfloor spaces shall be covered with *noncombustible* 404.3 corrosion-resistant mesh with openings not to exceed 1/8-inch.

SECTION 404 CLASS 2 STRUCTURE HARDENING

404.1 General. Class 2 structure hardening shall be in accordance with Sections 404.2 through 404.10.1 as well as the provisions of Class 1 structure hardening in Sections 403.2-403.4.2 and shall apply to buildings and structures hereafter constructed, modified or relocated into or within areas of the *wildland-urban interface* having a moderate or high fire hazard severity. See also Sections 101.6-101.7.

404.2 Protection of eaves. Eaves and soffits shall be protected on the exposed underside by *noncombustible material, ignition-resistant materials*, or by materials approved for not less than 1-hour *fire-resistance-rated construction, 5/8-inch Type X drywall, 2-inch nominal dimension lumber, or 1 inch nominal fire-retardant-treated wood* or 3/4 inch nominal fire-retardant-treated plywood, identified for exterior use and meeting the requirements of Section 2303.2 of the 2024 *International Building Code*. Fascias are required and shall be protected on the backside by *noncombustible material, ignition-resistant materials*, or by materials approved for not less than 1-hour *fire-resistance-rated construction, 5/8-inch Type X drywall, or 2-inch nominal dimension lumber*.

404.3 Exterior Walls. Exterior walls of buildings or structures shall be constructed with one of the following methods:

1. Exterior wall assemblies with a minimum of 1-hour fire-resistance rating, rated for exposure on the exterior side.
2. *Approved noncombustible materials.*
3. *Heavy timber or log wall construction.*
4. *Noncombustible materials* complying with Section 402.2 on the exterior side.
5. *Fire-retardant treated wood* complying with Section 402.3 on the exterior side. The *fire-retardant-treated wood* shall be labeled for exterior use and meet the requirements of Section 2303.2 of the 2024 *International Building Code*.
6. *Ignition-resistant materials* complying with Section 402.4 on the exterior side.

Such material shall extend from the top of the foundation to the underside of the eave or the underside of the roof sheathing.

Exceptions:

1. Exterior wall *embellishments* and architectural trim (exclusive of trim on exterior windows and doors) not to exceed 5 percent of the square footage of the exterior wall.
2. Roof or wall top cornice projections and similar assemblies.
3. Solid wood rafter tails and solid wood blocking installed between rafters having minimum dimension 2 inch nominal.

404.3.1 Exterior Wall Coverings. Exterior wall coverings shall be limited to the following:

1. *Noncombustible materials.*
2. *Fire-retardant-treated wood.*
3. *Ignition-resistant building materials.*



Exception: Where options 1 or 2 in section 404.3 are used, vinyl siding may be used as an exterior covering.

404.3.2 Flashing. A minimum of 6 inches of metal flashing or *noncombustible* material applied vertically between the wall sheathing and the exterior cladding shall be installed at the ground, decking, and roof intersections.

Combustible sheathing products exposed by the gap created at the base of the exterior walls, posts, or columns must be protected with *noncombustible material* or *ignition-resistant building materials* while still permitting drainage and moisture control from behind exterior cladding.

404.4 Underfloor enclosure. Buildings or structures shall have underfloor areas enclosed to the ground or comply with exterior walls in accordance with Section 404.3.

404.5 Decking. Unenclosed decks shall have the deck walking surface constructed of one of the following:

1. *Approved noncombustible* materials
2. Class A rated material

Exception: Composite decking material with a minimum of Class B rating

3. *Fire-retardant-treated wood* identified for exterior use and meeting the requirements of Section 2303.2 of the 2024 *International Building Code*
4. *Ignition-resistant building materials* in accordance with Section 402.4.

404.6 Appendages and Projections. Appendages and projections shall be constructed in accordance with Section 404.3.

404.7 Exterior Glazing. Exterior windows, window walls and glazed doors, windows within exterior doors, and skylights shall be tempered glass, *multilayered glazed panels*, glass block or have a fire protection rating of not less than 20 minutes.

404.8 Exterior Doors. Exterior doors shall be *approved noncombustible* construction, solid core wood not less than 1 ¾-inches thick, or have a fire protection rating of not less than 20 minutes. Windows within doors and glazed doors shall be in accordance with Section 404.7.

Exception: Vehicle access doors.

404.9 Vehicle Access Door Perimeter Gap. Exterior vehicle access doors shall resist the intrusion of embers from entering by preventing gaps between doors and door openings, at the head, sill, and jamb of doors from exceeding ⅛ inch as approved by the AHJ.

Gaps between doors and door openings shall be controlled by one of the following methods:

1. Weather-stripping products made of materials that: (a) have been tested for tensile strength in accordance with ASTM D638 (Standard Test Method for Tensile Properties of Plastics) after exposure to ASTM G155 (Standard Practice for Operating Xenon Arc Light Apparatus for Exposure of Non-Metallic Materials) for a period of 2,000 hours, when the maximum allowable difference in tensile strength values between exposed and



non-exposed samples does not exceed 10 percent; and (b) exhibit a V-2 or better flammability rating when tested to UL 94 (Standards for Tests for Flammability of Plastic Materials for Parts in Devices and Appliances).

2. Door overlaps onto jambs and headers.
3. Garage door jambs and headers covered with metal flashing.

404.10 Detached Accessory Structures. Detached *accessory structures* located less than 50 feet from a building containing *habitable* or *occupiable space* shall have exterior walls constructed in accordance with Section 404.3 through 404.3.2.

404.10.1 Underfloor areas. Where the detached structure is located and constructed so that the structure or any portion thereof projects over a descending *slope* surface greater than 10 percent, the area below the structure shall have underfloor areas enclosed to within 6 inches of the ground, with exterior wall construction in accordance with Section 404.3 or underfloor protection in accordance with Section 404.4 or with 1/8-inch metal corrosion-resistant screen with a hardened zone within 5 feet.

Exception: The enclosure shall not be required where the underside of exposed floors and exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour *fire-resistance-rated construction*, *heavy timber construction*, *noncombustible* materials on the exterior side, or *fire-retardant-treated wood* on the exterior side. The *fire-retardant-treated wood* shall be labeled for exterior use and meet the requirements of Section 2303.2 of the 2024 *International Building Code*.



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Chapter 5- Site and Area Requirements

SECTION 501 GENERAL

501.1 Scope. The provisions of this chapter shall apply to parcels subject to this code.

501.2 Reference. As needed, the *code official* shall refer to the Home Ignition Zone (HIZ) Guide as developed by the Colorado State Forest Service.

Where conflicts occur between provisions of this code and the HIZ Guide, the provisions of this code shall govern. The provisions of this code, as applicable, shall take precedence over the provisions in the referenced standard.

SECTION 502 CLASS 1 REQUIREMENTS

502.1 Structure Ignition Zone 1 (0-5 feet): Immediate Zone

502.1.1 Objective. This zone is designed to reduce or eliminate ember ignition and direct flame contact with the structure, decks, stairs, and attachments.

502.1.2 Materials. Use *noncombustible*, hard surface materials in this zone, such as rock, gravel, sand, concrete, bare earth or stone/concrete pavers.

Exception: Ignition-resistant plantings, per an approved list by the AHJ that is not less than that created by the Colorado State Forest Service, are allowed in the Immediate Zone.

502.1.3 Plantings. Remove all plantings including shrubs, slash, combustible mulch and other woody debris, with the exception of ignition-resistant vegetation.

502.1.4 Trees. There shall be no planting of new trees in the immediate zone. Mature trees of no less than 10-inch diameter at 4.5 feet above ground level may be maintained.

Tree crowns extending to within 10 feet of any structure shall be pruned to maintain a minimum clearance of 10 feet.

Prune tree branches to a height of 6-10 feet from the ground or a third of the total height of the tree, whichever is less.

502.2 Site Signage

502.2.1 Marking of roads. *Approved* signs or other *approved* notices shall be provided and maintained for access roads and driveways to identify such roads and prohibit the obstruction thereof.

502.2.2 Marking of fire protection equipment. Fire protection equipment and fire hydrants shall be clearly identified in a manner *approved* by the *code official* to prevent obstruction.



502.2.3 Address markers. Buildings shall have a permanently posted address, which shall be placed at each driveway entrance and be visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter, and the address shall be visible and legible from the road on which the address is located in a manner *approved* by the *code official*.

502.3 Retaining Walls

502.3.1 Retaining Walls. Retaining walls shall be constructed with either *noncombustible* or ignition-resistant materials when any of the following conditions exist:

1. The retaining wall is within 8 feet of a structure regulated by this code or up to the property line when the property line is less than 8 feet away from the structure.
2. The retaining wall is integral to the support of a structure regulated by this code.
3. The retaining wall is integral to the egress from a structure regulated by this code to a public way, easement, or private road.

502.4 Fencing

502.4.1 Fencing. Fencing within 8 feet of a structure regulated by this code or up to the property line when the property line is less than 8 feet away from the structure shall be constructed with *noncombustible* or ignition-resistant materials.

Exception: Vinyl fencing. Vinyl fencing may be allowed.

SECTION 503 CLASS 2 REQUIREMENTS

503.1 General. Class 2 site and area requirements shall be in accordance with Sections 503.2 through 503.3.2 and include all requirements of Class 1 in Sections 502.1 through 502.4.

503.2 Structure Ignition Zone 2 (5-30 feet) Intermediate Zone

503.2.1 Objective. This zone is designed to give an approaching fire less fuel, which will help reduce its intensity as it gets nearer to structures.

503.2.2 Dead Materials. Within the *fuel modification* area, hazardous dead plant material must be removed from live vegetation.

503.2.3 Fuels Accumulation. Avoid large accumulations of surface fuels such as logs, branches, slash and combustible mulch.

503.2.4 Trees. *Tree crowns* extending to within 10 feet of any structure shall be pruned to maintain a minimum clearance of 10 feet.

Prune tree branches to a height of 6-10 feet from the ground or a third of the total height of the tree, whichever is less.



503.2.4.1 Tree Spacing. *Tree crowns* within this zone shall be spaced to prevent structure ignition and promote fuel discontinuity to limit fire spread.

503.2.5 Shrubs. Shrub groups within this zone shall be spaced to prevent structure ignition. Shrubs shall be at least 10 feet away from the edge of tree branches.

503.3 Structure Ignition Zone 3 (30-100 feet) Expanded Zone

503.3.1 Objective. This zone focuses on mitigation that keeps fire on the ground.

503.3.2 Tree Spacing. *Tree crowns* within this zone shall be spaced at a minimum of 6-10 feet.

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Appendix A: PERMITS

The provisions of this appendix apply only when adopted by the governing body in the final ordinance.

A101.1 General. Where not otherwise provided in the requirements of the *International Building Code* or *International Fire Code*, permits are required in accordance with Sections A101.2 through A101.9.

A101.2 Permits required. Unless otherwise exempted, buildings or structures regulated by this code shall not be erected, constructed, altered, repaired, moved, converted, changed, or changed in use or occupancy unless a separate permit for each building or structure has first been obtained from the *code official*.

For buildings or structures erected for temporary uses, see Section 105.

A101.3 Permit application. To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished by the code enforcement agency for that purpose. Every such application shall:

1. Identify and describe the work, activity, operation, practice or function to be covered by the permit for which application is made.
2. Describe the land on which the proposed work, activity, operation, practice or function is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building, work, activity, operation, practice or function.
3. Indicate the use or occupancy for which the proposed work, activity, operation, practice or function is intended.
4. Be accompanied by plans, diagrams, computation and specifications and other data as required in Appendix B.
5. State the valuation of any new building or structure or any addition, remodeling or alteration to an existing building.
6. Be signed by the applicant or the applicant's authorized agent.
7. Give such other data and information as required by the *code official*.

A101.3.1 Preliminary inspection. Before a permit is issued, the *code official* is authorized to inspect and approve the systems, equipment, buildings, devices, premises and spaces or areas to be used.

A101.3.2 Time limitation of application. An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that



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the *code official* is authorized to grant one or more extensions of time for additional periods not exceeding 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

A101.4 Permit approval. Before a permit is issued, the *code official*, or an authorized representative, shall review and approve permitted uses, occupancies or structures. Where laws or regulations are enforceable by other agencies or departments, a joint approval shall be obtained from agencies or departments concerned.

A101.5 Permit issuance. The application, plans, specifications and other data filed by an applicant for a permit shall be reviewed by the *code official*. If the *code official* finds that the work described in an application for a permit and the plan, specifications and other data filed therewith conform to the requirements of this code, the *code official* is allowed to issue a permit to the applicant.

When the *code official* issues the permit, the *code official* shall endorse in writing or stamp the plans and specifications APPROVED. Such *approved* plans and specifications shall not be changed, modified or altered without authorization from the *code official*, and work regulated by this code shall be done in accordance with the *approved* plans.

A101.5.1 Refusal to issue a permit. Where the application or construction documents do not conform to the requirements of pertinent laws, the *code official* shall reject such application in writing, stating the reasons therefor.

A101.6 Validity of permit. The issuance or granting of a permit or approval of plans, specifications and computations shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or conceal the provisions of this code or other ordinances of the jurisdiction shall not be valid.

A101.7 Expiration. Every permit issued by the *code official* under the provisions of this code shall expire by limitation and become null and void if the building, use or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building, use or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days.

Any permittee holding an unexpired permit is allowed to apply for an extension of the time within which work is allowed to commence under that permit where the permittee is unable to commence work within the time required by this section for good and satisfactory reasons. The *code official* is authorized to extend the time for action by the permittee for a period not exceeding 180 days on written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. Permits shall not be extended more than once.



A101.8 Retention of permits. Permits shall at all times be kept on the premises designated therein and shall at all times be subject to inspection by the *code official* or other authorized representative.

A101.9 Revocation of permits. Permits issued under this code can be suspended or revoked where it is determined by the *code official* that:

1. It is used by a person other than the person to whom the permit was issued.
2. It is used for a location other than that for which the permit was issued.
3. Any of the conditions or limitations set forth in the permit have been violated.
4. The permittee fails, refuses or neglects to comply with any order or notice duly served on him or her under the provisions of this code within the time provided therein.
5. There has been any false statement or misrepresentation as to material fact in the application or plans on which the permit or application was made.
6. The permit is issued in error or in violation of any other ordinance, regulations or provisions of this code.

The *code official* is allowed to, in writing, suspend or revoke a permit issued under the provisions of this code whenever the permit is issued in error or on the basis of incorrect information supplied, or in violation of any ordinance or regulation or any of the provisions of this code.



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Appendix B: CONSTRUCTION DOCUMENTS

The provisions of this appendix apply only when adopted by the governing body in the final ordinance.

B101.1 General. Plans, engineering calculations, diagrams and other data shall be submitted in the format as required by the jurisdiction. The construction documents shall be prepared and submitted where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the *code official* is authorized to require additional documentation.

Exception: Submission of plans, calculations, construction inspection requirements and other data, if it is found that the nature of the work applied for is such that reviewing of plans is not necessary to obtain compliance with this code.

B101.2 Information on plans and specifications. Plans and specifications shall be drawn to scale on substantial paper or cloth and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed, and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations.

B101.3 Site plan. In addition to the requirements for plans in the *International Building Code*, site plans shall include topography, landscape and vegetation details and locations of structures or building envelopes. The *code official* is authorized to waive or modify the requirement for a site plan where the application for permit is for alteration or repair or where otherwise warranted. Identify the *fire intensity classification*.

B101.3.1 Defensible Space Site Plans. Defensible space site plans shall be prepared and submitted to the *code official* for review and approval as part of the site plans required for a permit. The *code official* is authorized to waive or modify the requirement for a defensible space site plan where the application for permit is for alteration or repair or where otherwise warranted.

B101.5 Other data and substantiation. Where required by the *code official*, the plans and specifications shall include classification of fuel loading, fuel model light, medium or heavy, and substantiating data to verify classification of fire-resistive vegetation.

B101.6 Retention of plans. One set of *approved* plans, specifications and computations shall be retained by the *code official* for a period of not less than 180 days from date of completion of the permitted work or as required by state or local laws.

B101.7 Examination of documents. The *code official* shall examine or cause to be examined the accompanying construction documents and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of this code and other pertinent laws or ordinances.



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B101.8 Amended construction documents. Work shall be installed in accordance with the *approved* construction documents, and changes made during construction that are not in compliance with the *approved* documents shall be resubmitted for approval as an amended set of construction documents.

B101.9 Previous approvals. This code shall not require changes in the construction documents, construction or designated occupancy of a structure for which a lawful permit has been heretofore issued or otherwise lawfully authorized, and the construction of which has been pursued in good faith within 180 days after the effective date of this code and has not been abandoned.

B101.10 Phased approval. The *code official* is authorized to issue a permit for the construction of foundations or any other part of a building or structure before the construction documents for the whole building or structure have been submitted, provided that adequate information and detailed statements have been filed complying with pertinent requirements of this code. The holder of such permit for the foundation or other parts of a building or structure shall proceed at the holder's own risk with the building operation and without assurance that a permit for the entire structure will be granted.



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Appendix C: INSPECTION AND ENFORCEMENT

The provisions of this appendix apply only when adopted by the governing body in the final ordinance.

C101.1 Inspection. Inspections shall be in accordance with Sections C101.1.1 through C101.1.4.3.

C101.1.1 General. Construction or work for which a permit is required by this code shall be subject to inspection by the *code official* and such construction or work shall remain visible and able to be accessed for inspection purposes until *approved* by the *code official*.

It shall be the duty of the permit applicant to cause the work to remain visible and able to be accessed for inspection purposes. Neither the *code official* nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid.

Where required by the *code official*, a survey of the lot shall be provided to verify that the mitigation features are provided and the building or structure is located in accordance with the *approved* plans.

C101.1.2 Authority to inspect. The *code official* shall inspect, as often as necessary, buildings and premises, including such other hazards or appliances designated by the *code official* for the purpose of ascertaining and causing to be corrected any conditions that could reasonably be expected to cause fire or contribute to its spread, or any violation of the purpose of this code and of any other law or standard affecting fire safety.

C101.1.2.1 Approved inspection agencies. The *code official* is authorized to accept reports of approved inspection agencies, provided that such agencies satisfy the requirements as to qualifications and reliability.

C101.1.2.2 Inspection requests. It shall be the duty of the holder of the permit or their duly authorized agent to notify the *code official* when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by this code.

C101.1.2.3 Approval required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the *code official*. The *code official*, upon notification, shall make the requested inspections and shall



either indicate the portion of the construction that is satisfactory as completed, or notify the permit holder or his or her agent wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the *code official*.

C101.1.3 Reinspections. To determine compliance with this code, the *code official* can cause a structure to be reinspected. A fee can be assessed for each inspection or reinspection where work for which inspection is called is not complete or where corrections called for are not made.

Reinspection fees can be assessed where the *approved* plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested or for deviating from plans requiring the approval of the *code official*.

To obtain a reinspection, the applicant shall pay the reinspection fee as set forth in the fee schedule adopted by the jurisdiction. Where reinspection fees have been assessed, additional inspection of the work will not be performed until the required fees have been paid.

C101.1.4 Testing. Installations shall be tested as required in this code and in accordance with Sections C101.1.4.1 through C101.1.4.3. Tests shall be made by the permit holder or authorized agent and observed by the *code official*.

C101.1.4.1 New, altered, extended or repaired installations. New installations and parts of existing installations that have been altered, extended, renovated or repaired, shall be tested as prescribed herein to disclose defects.

C101.1.4.2 Apparatus, instruments, material and labor for tests. Apparatus, instruments, material and labor required for testing an installation or part thereof shall be furnished by the permit holder or authorized agent.

C101.1.4.3 Reinspection and testing. Where any work or installation does not pass an initial test or inspection, the necessary corrections shall be made so as to achieve compliance with this code. The work or installation shall then be resubmitted to the *code official* for inspection and testing.

C101.2 Enforcement. Enforcement shall be in accordance with Sections C101.2.1 and C101.2.2.

C101.2.1 Authorization to issue corrective orders and notices. Where the *code official* finds any building or premises that are in violation of this code, the *code official* is authorized to issue corrective orders and notices.

C101.2.2 Service of orders and notices. Orders and notices authorized or required by this code shall be given or served on the owner, the owner's authorized agent, operator, occupant or other person responsible for the condition or violation either by verbal notification, personal service, or delivering the same to, and leaving it with, a person of suitable age and discretion on the premises; or, if such person is not found on the



premises, by affixing a copy thereof in a conspicuous place on the door to the entrance of said premises and by mailing a copy thereof to such person by registered or certified mail to the person's last known address.

Orders or notices that are given verbally shall be confirmed by service in writing as herein provided.

C101.3 Compliance with orders and notices. Compliance with orders and notices shall be in accordance with Sections C101.3.1 through C101.3.8.

C101.3.1 General compliance. Orders and notices issued or served as provided by this code shall be complied with by the owner, the owner's authorized agent, operator, occupant or other person responsible for the condition or violation to which the corrective order or notice pertains.

If the building or premises is not occupied, then such corrective orders or notices shall be complied with by the owner or the owner's authorized agent.

C101.3.2 Compliance with tags. building or premises shall not be used when in violation of this code as noted on a tag affixed in accordance with Section C101.3.1.

C101.3.3 Removal and destruction of signs and tags. A sign or tag posted or affixed by the *code official* shall not be mutilated, destroyed or removed without authorization by the *code official*.

C101.3.4 Citations. Persons operating or maintaining an occupancy or premises subject to this code who allow a hazard to exist or fail to take immediate action to abate a hazard on such occupancy, premises or vehicle when ordered or notified to do so by the *code official* shall be guilty of a misdemeanor.

C101.3.5 Unsafe conditions. Buildings, structures or premises that constitute a fire hazard or are otherwise dangerous to human life, or that in relation to existing use constitute a hazard to safety or health or public welfare, by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster damage or abandonment as specified in this code or any other ordinance, are unsafe conditions. Unsafe buildings or structures shall not be used. Unsafe buildings are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal, pursuant to applicable state and local laws and codes.

C101.3.5.1 Record. The *code official* shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

C101.3.5.2 Notice. Where an unsafe condition is found, the *code official* shall serve on the owner, owner's authorized agent or person in control of the building, structure or premises, a written notice that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or



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requires the unsafe structure to be demolished. Such notice shall require the person thus notified, or their designee, to declare to the *code official* within a stipulated time, acceptance or rejection of the terms of the order.

C101.3.5.2.1 Method of service. Such notice shall be deemed properly served where a copy thereof is served by one of the following methods:

1. Delivered to the owner or the owner's authorized agent personally.
2. Sent by certified or registered mail addressed to the owner or the owner's authorized agent at the last known address with a return receipt requested.
3. Delivered in any other manner as prescribed by local law.

Where the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner on the owner's authorized agent or on the person responsible for the structure shall constitute service of notice on the owner.

C101.3.5.3 Placarding. Upon failure of the owner, the owner's authorized agent or the person responsible to comply with the notice provisions within the time given, the *code official* shall post on the premises or on defective equipment a placard bearing the word "UNSAFE" and a statement of the penalties provided for occupying the premises, operating the equipment or removing the placard.

C101.3.5.3.1 Placard removal. The *code official* shall remove the unsafe condition placard whenever the defect or defects on which the unsafe condition and placarding action were based have been eliminated. Any person who defaces or removes an unsafe condition placard without the approval of the *code official* shall be subject to the penalties provided by this code.

C101.3.5.4 Abatement. The owner, the owner's authorized agent, operator or occupant of a building, structure or premises deemed unsafe by the *code official* shall abate, correct or cause to be abated or corrected such unsafe conditions either by repair, rehabilitation, demolition or other *approved* corrective action.

C101.3.5.5 Summary abatement. Where conditions exist that are deemed hazardous to life and property, the *code official* is authorized to abate or correct summarily such hazardous conditions that are in violation of this code.

C101.3.5.6 Evacuation. The *code official* shall be authorized to order the immediate evacuation of any occupied building, structure or premises deemed unsafe where such hazardous conditions exist that present imminent danger to the occupants. Persons so notified shall immediately leave the structure or premises and shall not enter or reenter until authorized to do so by the *code official*.



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C101.3.6 Prosecution of violation. If the notice of violation is not complied with promptly, the *code official* is authorized to request the legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

C101.3.7 Violation penalties. An AHJ has the authority to establish fees.

C101.3.8 Abatement of violation. In addition to the imposition of the penalties herein described, the *code official* is authorized to institute appropriate action to prevent unlawful construction or to restrain, correct or abate a violation; or to prevent illegal occupancy of a structure or premises; or to stop an illegal act, conduct of business or occupancy of a structure on or about any premises.

Office of the City Administrator

To: Mayor and City Council
From: Andrew Marsh
Date: January 26, 2026
Subject: City Administrator Update

Requests for Action:

- Motion to approve a Trail Sponsorship Policy.

Updates:

- Dylan and I attended on January 12 the quarterly meeting of the Historic Sites and Facilities Board.
- The Mayor, Guy and I attended on January 13 the monthly meeting of Clear Creek County Mayors and Commissioners.
- Met on January 14 with one of the City's attorneys regarding renewal of the City's franchise agreement with Comcast.
- Guy and I met on January 14 with representatives of the Clear Creek Center for Arts and Education (CCCAE) and the Colorado Department of Local Affairs regarding the CCCAE's grant application under the Rural Economic Development Initiative (REDI) program.
- The Mayor attended on January 15-16 the annual Mayors' Summit sponsored by the Colorado Municipal League (CML).
- Attended on January 16 the CML Policy Committee meeting.
- Guy and I met on January 20 with Kelsey to review the City's financial policies, practices and procedures.
- The Mayor, Guy and I attended on January 20 a meeting with HDR Engineering and the Colorado Department of Transportation to finalize the scope of the transit improvements as part of the Mobility Hub Plan.
- The Mayor, Guy, Wonder, and I met on January 20 regarding a new format for the monthly sales tax report.
- Staff and I met on January 21 to review the City's short-term rental (STR) regulations and enforcement.



RECREATIONAL TRAIL SPONSORSHIP POLICY

This policy memorializes the purpose and guidelines of the City of Idaho Springs Recreational Trail Sponsorship program.

Purpose: Periodically, the Idaho Springs City Council (“City Council”) receives proposals from private parties to donate funds to assist with the construction, maintenance or other costs related to recreational trails located within City parks and other City property. On occasion, the donor requests recognition for their donation in the form of trail signage. The City Council wishes to allow the donations and associated signage under terms and guidelines that restrict the content of and designate such signage as a non-public forum, as further set forth herein.

Guidelines:

- Signage posted by the City upon City property in recognition of a monetary donation from a private party to the City in support of a recreational trail located therein is a non-public forum.
- The City Council may review and approve language proposed by donors to be placed upon signs associated with recreational trails when the Council reasonably concludes that the proposed sign language:
 - References the donor’s name, whether corporate, business (d/b/a) or individual; and/or
 - References, celebrates or otherwise memorializes or recognizes a person, place, thing or event that positively contributes or contributed to the culture, history, lore or community of Idaho Springs; and
 - Does not contain obscene, profane or patently offensive language; and
 - Does not contain a political or religious message.
- The City Council shall reject any proposed language that does not satisfy these guidelines, in its sole and absolute discretion; in such event, the prospective donor may withdraw the offered donation, if contingent upon trail signage recognition.
- The decision of the City Council is final.

TO: City Council
CC: City Administrator Andrew Marsh
FROM: Guy Patterson | Assistant City Administrator
DATE: 1/26/2026
SUBJECT: Assistant City Administrator Report
ATTACHMENTS: None



REQUEST FOR ACTION

*Motion to support the Clear Creek Center for Art & Education’s (CCCAE) application for a \$150,000 grant from the Rural Economic Development Initiative (REDI) program and to approve the City serving as the fiscal agent for the grant if awarded.

Request for Action

As was detailed during the Councils January 12 work session, upon approval of the motion, the city is prepared to act as the fiscal agent for the Clear Creek Center for Arts & Education application for the Rural Economic Development Initiative. The involvement of the city will be to submit the grant application (written by CCCAE), enter into an agreement with the state and submit reimbursement requests on behalf of the CCCAE.

Senior Housing Project RFPs

Staff have received and will be reviewing RFP’s to provide a market study and to become a development partner with the City. We will be reviewing these submissions and will be coming to Council in the next few weeks for contract approval.

Financial Management Policies:

Last year, Council was made aware of new financial management policies the staff would pursue. That transition is now complete. Except for federal grant funds, all other funds are now going immediately to the higher interest accounts in COTRUST. Other accounts have been consolidated, etc. The entire process should be cleaner and more user-friendly.



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: 1/26/2026

Re. STAFF REPORT PUBLIC WORKS / WATER FACILITIES DEPARTMENTS

WASTEWATER

	BOD	TSS	NH4	PO4	TIN
Goal	10	10	3	1	10
Current	2	ND	0.15	2.6	3.8

- New Nreeda computer install
- 10Screw Press back online
- Reactor #1 air diffuser leak noted
- Reactor #2 repair - Continued transfer and process solids.

WATER

Disinfectant Byproducts	TOC	COAGULANT dose	TOC removal	CL2 dose Actual	HAAS Annual average	TTHM Annual average
Goal	<2		25%	system residual (0.89)	<60	<80
Current	<1			Demand 1.91	33.1	32.6

- Montane Tank Construction – Concrete cracking – Additional sealing required – 30-day extension approved. Project delayed due to Additional sealing needing warm weather to install – New completion estimate July 2026

- Idaho Spring reservoir discharge valve- Repaired Complete

Distribution/ Collection

- 1st ave. Water line Hunt
- Montane Sewer line cleaning

Streets

- 16 & Colorado parking lot fix up.
- Pot holes

Parks

- Ice management

Building Maintenance

- Cemetery Sign complete