



CITY OF IDAHO SPRINGS
1711 Miner Street
P.O. Box 907
Idaho Springs, CO 80452-0907
Telephone (303) 567-4421
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NOTICE AND AGENDA
WORK SESSION
Idaho Springs City Council
1711 Miner Street
Monday, November 13, 2023 – 5:30 p.m.

**NOTICE AND AGENDA OF
WORK SESSION
MONDAY NOVEMBER 13th, 2023 5:30 p.m.**

- ❖ Police Station – Planning Phase
- ❖ Historical Society of Idaho Springs Budget Request
- ❖ Finalize proposed 2024 Budget

**IN-PERSON AND REMOTE MEETING PUBLIC ATTENDANCE AND PARTICIPATION
INSTRUCTIONS**

The Public is able to view and hear this meeting remotely at the following address on the City's website:

<https://www.colorado.gov/pacific/idahosprings/city-council-live>



Idaho Springs Police Department

3000 Colorado Blvd. ★ Post Office Box 907

Idaho Springs, CO 80452

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

<https://cityofidahosprings.colorado.gov/ISPD>

To: Mayor Chuck Harmon
Idaho Springs City Council
From: Nathan Buseck, Chief of Police
Date: 11/13/23
Subject: Staff report – Programming and Planning, 1744 Miner St., ISPD remodel

On 10/31/23 City Staff, including Mayor Harmon, Andy Marsh, and Chief Buseck all met with the architect, Ted Halsey, to discuss the planning for the spaces within the new ISPD building located at 1744 Miner St. Many items were addressed along with having consideration for costs and what will best fit the current building and location. Based on those discussions, Halsey Architecture has provided a final Programming/Planning report that estimates potential future costs and provides the general layout as to how the building could be remodeled to meet the current and future needs of the police department.

The attached documentation from Halsey Architecture represents a real-world analysis on what the specific space needs are for a progressive law enforcement agency. The programming and planning lay out specific spaces along with square footage. For example, number of offices, administrative/records area, officer workstations, interview room, lobby, community/training room, locker room, servery/break area, evidence storage, evidence processing area, armory, car port, temporary holding/processing area for in-custody individuals, I.T. needs, etc. We encourage the Council to examine the items listed in the attachment and engage in feedback/questions regarding the specific areas listed.

As part of our due diligence, the City contracted with Reno James Engineering to do an evaluation of the existing condition of the mechanical, electrical, and plumbing systems within the building. A copy of that report is attached as reference material.

As stated before, the City has begun to explore options to pursue grant funding through DOLA. Our intention is to examine the opportunity of adding solar energy (photovoltaic) with other LEED requirements that will potentially save the City money in the long term and create a healthy indoor environment. The new building will improve police operations and enhance productivity, recruitment/retention, and professionalism. This project has the potential to transform the City's image in an extraordinary and positive way. Our goal is to move forward with design and construction documents which would put the City in a position to apply for grant funding for this project in March of 2024.

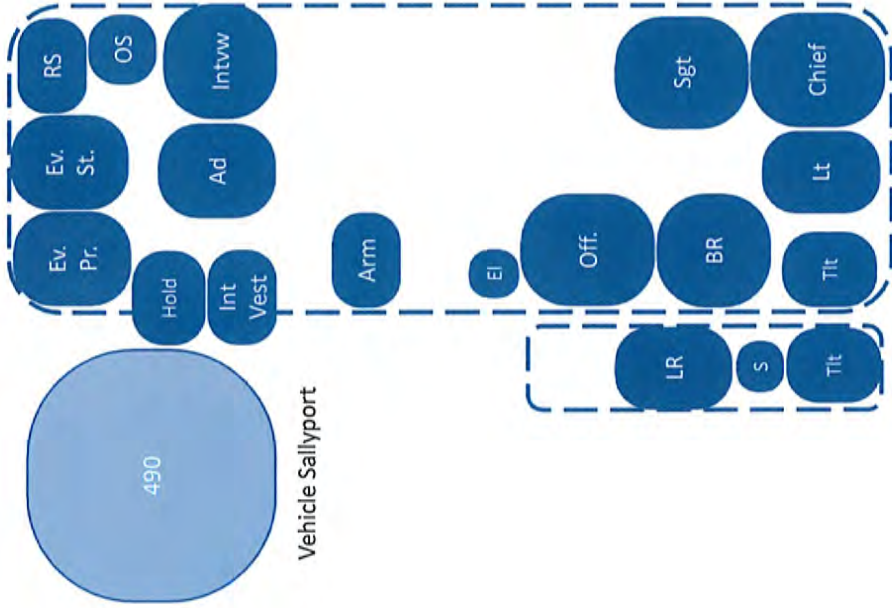
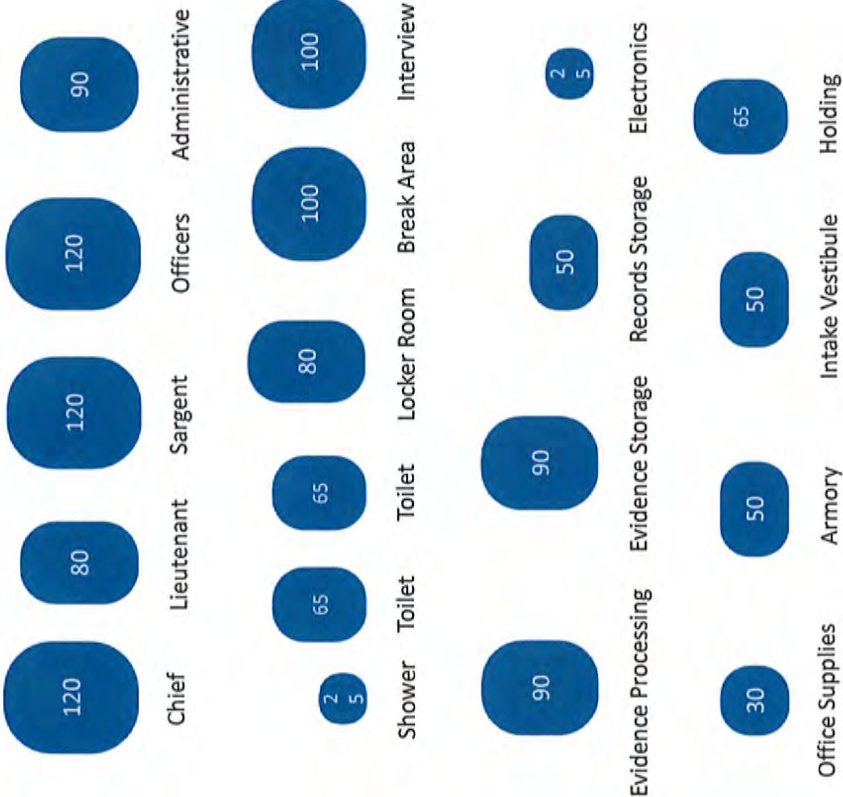
This is a very unique and exciting opportunity for the City of Idaho Springs, and it is extremely important the City takes all the necessary steps to ensure this project has insightful and innovative guidance as well as responsible financial considerations.



Programming Workshop 3 – Final Stakeholder and User Discussion

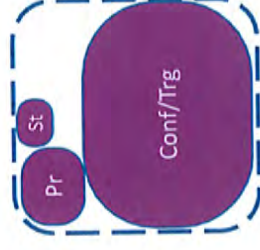
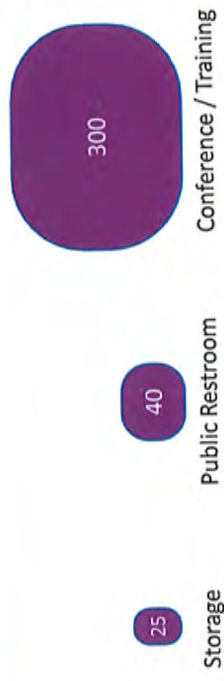
		Current 2023	Programmed 2033		
Dept. Code	Department	Staff	SubTotal NSF	Total NSF	TOTAL
1.0	Police				
1.1	Officer Areas	9	12	240	
1.1	Support	3	5	860	
1.1	Booking & Holding	0	0	565	
	Departmental Total	12	17	1,665	2,081
2.0	Community				
2.1	Operations		0	0	
2.1	Support		0	360	
	Departmental Total	0	0	360	450
3.0	Information Technology				
3.1	Operations		0	0	
3.1	Support		0	30	
	Departmental Total	0	0	30	38
4.0	Building Support				
4.1	Main Lobby		0	230	
4.1	Vending		0	0	
	Departmental Total	0	0	230	288
4.2	Building Operations				
	Support Spaces		0		
	Departmental Total	0	0	80	100
Total Staff		0	17		
Total Net Square Footage				2,365	2,956
Building Grossing Square Feet BGSF					17%
Building Gross Square Feet BGSF					503
					3,459
5.0	Parking				
5.1	Staff Parking			6	
5.1	Public Parking			8	
	Parking Total	0	0	14	5,050
Building Total Net Square Footage					
Building Gross Square Feet BGSF (with parking)				2,371	2,956
Building gross square footage multiplier (BGSF) includes: exterior envelope and structure and inter-departmental circulation.					8,509
Space code designations: WS (workstation) CWS (counter workstation) PO (private office) ER (enclosed room) OA (open area) SA (secure outdoor)					

1.0 Police



Grouping

2.1 Community



Grouping

3.1 IT



Telephone/
Server Room

4.1 Building Support / 4.2 Operations



Main Elec



Refuse/Recycle

4.1 Building Operations



Entry
Vestibule



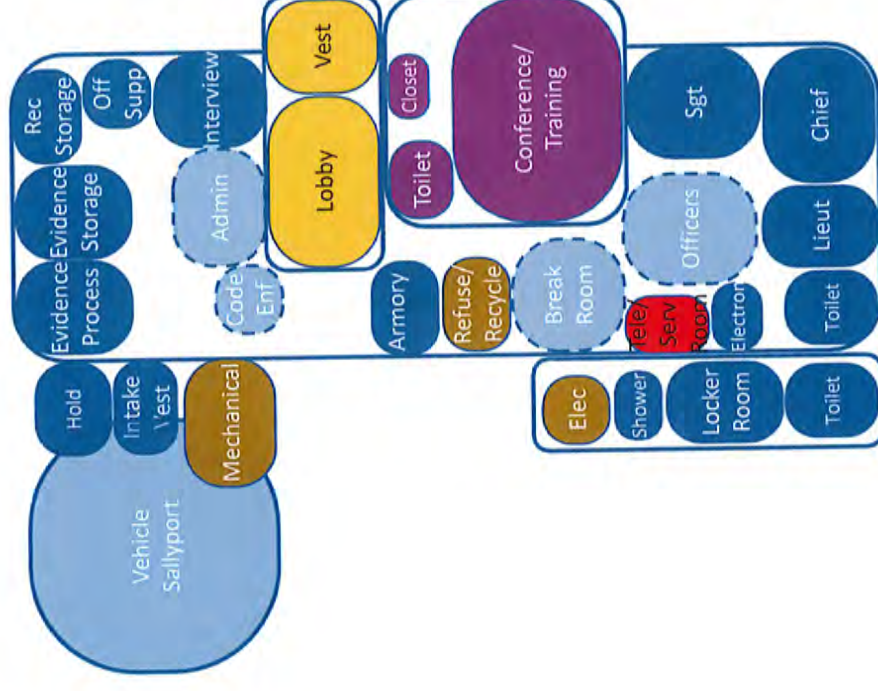
Lobby



Grouping

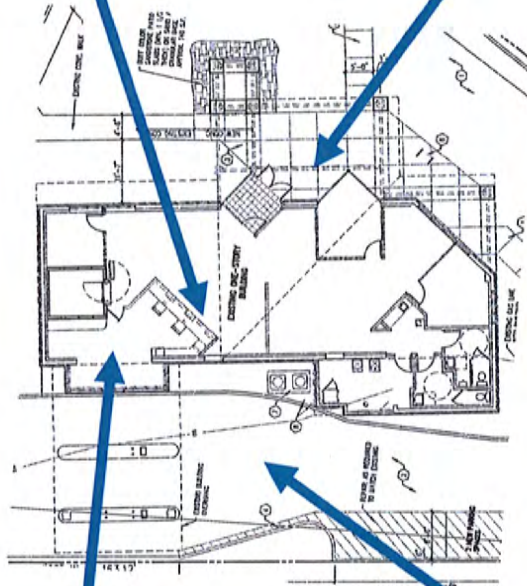
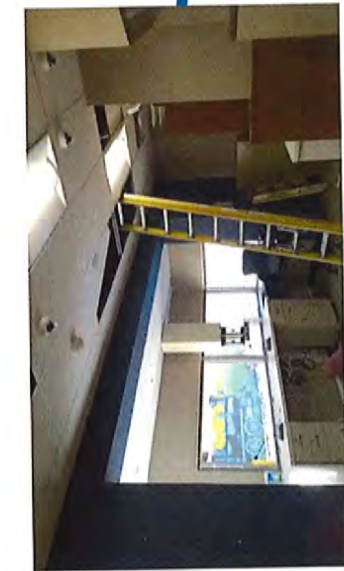
Arrangement Scenario – 18 October Review Comments

1. Optimize department arrangements with existing anchors:
 - Public entrance / Lobby
 - Vehicle drive-thru
 - Vault
 - Plumbing and electrical
2. Public direct access to Conference Room
3. Training room adjacent to break room to separate groups
4. Add one Code Enforcement workstation near lobby
5. Reduce Interview Room size – same as Administration 80 SF
6. Holding & Intake vestibule in Vehicle Sallyport
7. Mechanical Room space included in Vehicle Sallyport
8. Refuse-Recycle near Break Room
9. Armory away from Officer area
10. CSP accommodation: workstation & staff toilets
11. Future Expansion Areas – northeast office & west service area



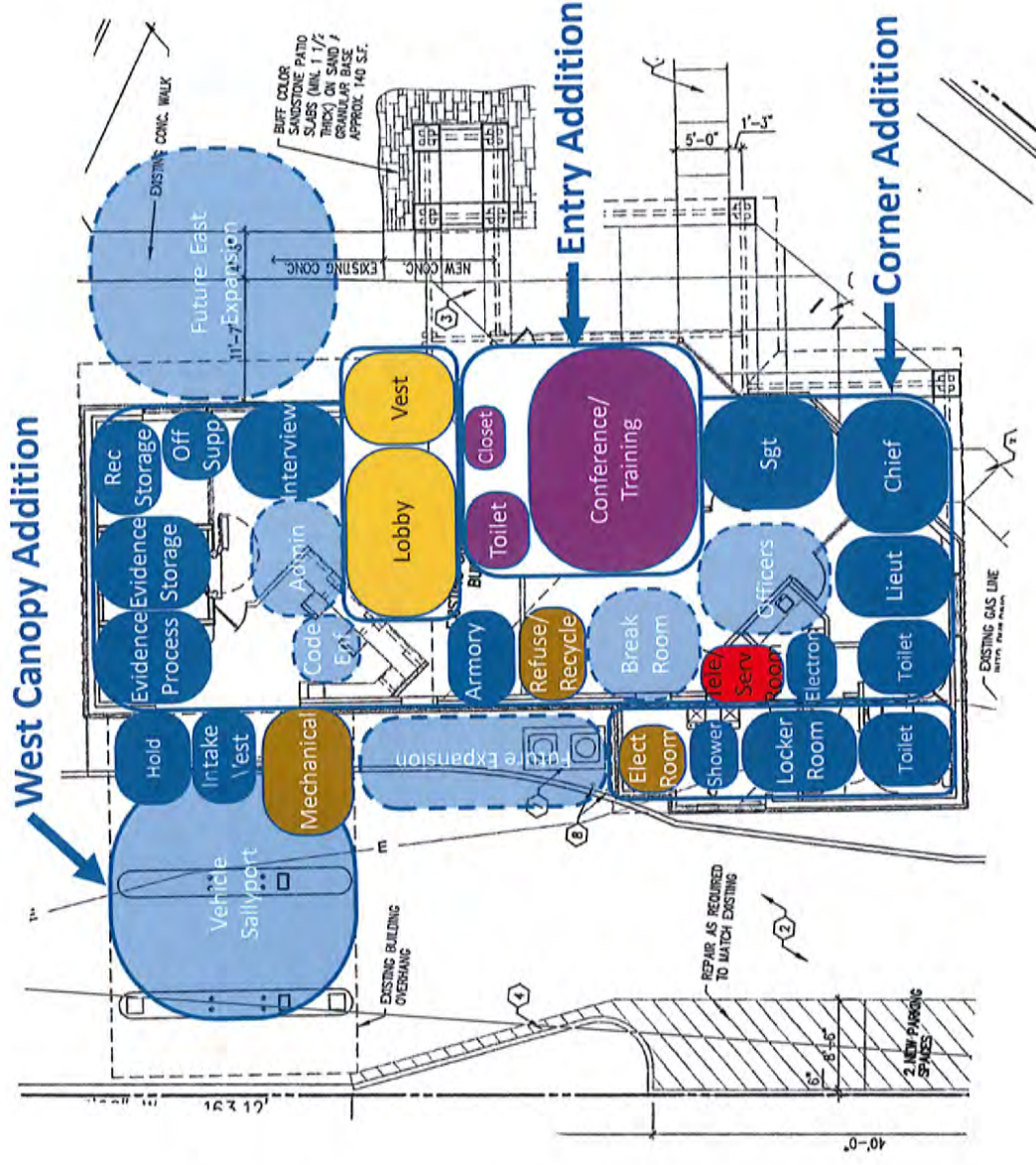
All Department Grouping

Existing Building and Drive Thru



Renovations/Expansions

1. East & west additions walls-foundations
2. Reuse/Replace HVAC equipment/ducts
3. Reroute main electrical & gas service
4. Redirect stormwater northwest drive
5. Remove drive through islands & slab
6. Raise vehicle sallyport to floor level
7. Future expansions east & west
8. Photovoltaic ("solar") roof panels
9. Repave east sidewalk and entrance
10. Re-landscape north and east



Next Steps

1. ALTA & Topographic Surveys – Fall 2023
2. DOLA Grant & LEED requirements – Fall 2023
3. Design Phase Services Proposal – Fall / Winter 2023
4. Building As-Built Survey & Discovery – Fall / Winter 2023
5. Design Phase – Spring / Summer 2024
6. DOLA Application – March 2024
7. Bidding / Construction Award – Summer 2024
8. Construction Start – Late Summer / Fall 2024
9. Construction Punchlist – Winter 2024-2025
10. Building Occupancy – Spring 2025





3760 VANCE ST. SUITE 301
WHEAT RIDGE, COLORADO 80033
PHONE: 303-800-5105
MATTHEW@RENOJAMES.COM

October 30, 2023

Nathan Busek
Chief of Police
3000 Colorado Blvd.
P.O. Box 907
Idaho Springs, CO. 80452

RE: 1744 Miner St - Future Police Station

To Whom it May Concern,

Below are my observations on the existing conditions of the mechanical, electrical and plumbing systems at 1744 Miner St in Idaho Springs.

Mechanical:

The main HVAC system for this location is a traditional split system by Trane. There are two separate systems in which one conditions the north half of the building and the other conditions the south half. Each system has one gas furnace unit paired with a cooling coil and condensing unit.

The two condensing units are located on the west side of the building. The units are operational, installed in a code compliant manner, and appear to be in good condition given their age. According to the ASHRAE handbook, the median service life of this type of condensing unit is 15 years. The model numbers for these units could not be identified on outside of the unit. That said, I looked down into the condenser unit and saw that the original compressors were still installed in the unit with a manufacture date of 2006. This would mean the unit is past its median service life. Also, these units appeared to be using R-22 refrigerant based on the label on the compressor. The refrigerant, R-22, is now considered obsolete and is not used in any new refrigeration equipment. See figures 1 and 2 showing the condensing units and their associated electrical disconnects.

The two gas furnace units are located in the attic space. Access to these units is quite difficult and requires a tall ladder. The access point is approximately in the northwest corner of the building. There is a service walkway within the attic to get to the furnace units (See Figure 3). The gas furnace units are horizontal flow units and are Trane model XR80 units. The full model number of these units were not observed in the field. It is assumed that these units were installed during the initial construction of the building. Their age is the same as the condensing units but also are operational and installed properly. According to the ASHRAE handbook, the median service life of this type of furnace unit is 18 years which puts these units towards their median service life. Replacement of these units could be invasive and difficult due to their existing location. Both furnace units have fresh air ducts to the exterior of the building. The fresh air ducts have manual balance dampers. Modern code compliance would require the fresh

air ducts to have a motor operated damper capable of closing when the furnace units are not in use or during a non-occupied mode if the building is closed. The furnace units are 80% efficient and have a B-vents to the exterior. The B-vents are teed together and assisted by a Tjernlund power venter. Ideally, the b-vents would be naturally drafted and go straight through the roof without any assistance. The cooling coils on the furnace unit do not have a drip pan underneath them. A condensate overflow switch will need to be provided or field verified to ensure code compliance.



Figure 1: Condensing units on west side of building.



Figure 2: Condensing unit electrical disconnects. 240V-60A fused disconnects.



Figure 3: Walkway to furnace units in attic.



Figure 4: Furnace units ground mounted on walkway in attic.



Figure 5: Trane XR80 gas furnace unit.



Figure 6: Fresh air intake penetrations. Fresh air intakes connect to return air on each furnace unit and are balance via a manual volume damper.



Figure 7: Power flue exhaust fan that assists in the combined B-vent system for the furnace units.

Plumbing:

The domestic water enters on the south side of the building. There is an existing 1" meter in the landscaped area. In the kitchen area, there is an existing 1" backflow preventer and a floor drain are located directly below in case of a backflow event.

Existing plumbing fixtures include the following: (2) Lavatories, (2) Tank water closets, and (1) Kitchen sink. All plumbing fixtures appeared to be in good working order and installed properly. There was no mop sink or drinking fountain observed in the building. For most occupancies, a mop sink and drinking fountain are required by code and these fixtures will most likely need to be added for the future tenant finish.

There is an existing water heater that is above the restroom lavatory. It is a Bradford White, 12 gallon, 120V, 1500W water heater. The location of the water heater would make it very difficult to service. This water heater does not have a circulation loop which is a code requirement for the current codes adopted by Idaho Springs. This water heater is at capacity given the plumbing fixture it serves. Any additional plumbing fixtures requiring hot water would render this existing water heater not sufficient and making it not be capable of providing enough hot water.

The sanitary plumbing is concealed in all aspects of the building. The condensate from the cooling coils on the furnace, the water heater overflow pan, and backflow preventer are all routed in a code compliant manner to a floor drain. There is a 2-way cleanout on the west side of the building.

The gas meter is located on the southside of the building near the water meter. It is an American Meter Company AC-250 meter provided by Xcel Energy. This meter is sufficient for the current gas loads which is only the (2) furnace units.



Figure 8: Curb stop for domestic water service on southside of building.



Figure 9: Domestic water meter on southside of building.



Figure 10: 1" Backflow preventer in kitchen.



Figure 11: Floor drain below backflow preventer for condensate, water heater drain pan, and backflow preventer drain.

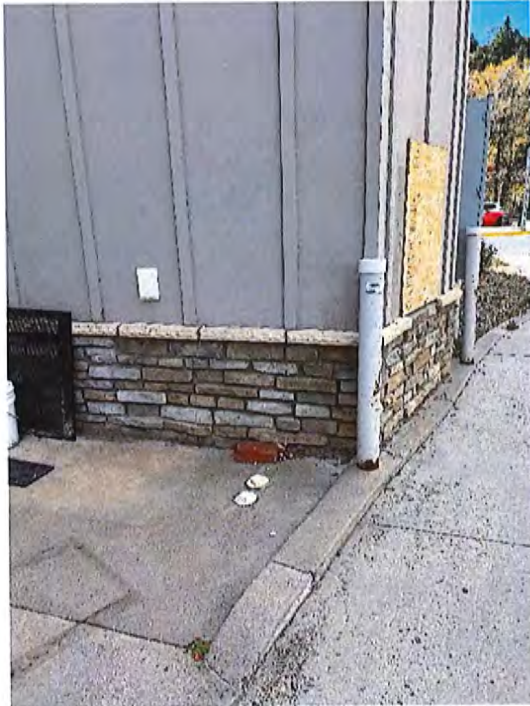


Figure 12: 2-way cleanout on westside of building.



Figure 13: Gas meter on southside of building.

Electrical:

The existing electrical service is a single phase 120/240V service from a 50kVA pole-mounted transformer. The secondary wire travels from the pole-mounted transformer to a pole on the northwest corner of the property. The secondary then travels down the pole and runs underground down the drive lane to the electrical service entrance on the west side of the building. The service is hot sequenced and has a 400A CT Cabinet and Meter. There is also a 400A main disconnect on the west exterior of the building. There are 2 distribution panel boards used for the distribution of power throughout the building.

The main panel is labeled "Panel L1". Panel L1 is a single phase 120/240V, 400A main lug only panel and has 42-circuits. All breakers within the panel are Siemens breakers and have a short circuit rating of 10,000A. All 42-circuits within this panel appear to be taken and there are no blanks or spares. Panel L1 has a 100A, 2-pole breaker that feeds a subpanel labeled "Panel L2".

The subpanel, Panel L2, is a single phase 120/240V, 250A main lug only panel with 30 circuits. All breakers within the panel are Siemens breakers and have a short circuit rating of 10,000A. There are 23 of the 30-circuits in use and there are an additional 7 spaces available for future use. This panel also contains GFCI breakers for the snowmelt wiring in the gutters of the building. This snow melt system should be very usefully for the Idaho Springs climate and will protect the building from any damage from ice accumulation.

All lighting within the building appears to be energy efficient new LED lighting. The office spaces did not have motion sensors controls which is a code requirement for all modern buildings. Any future changes to the building would require updated lighting controls to remain compliant to International Energy Conservation Code (IECC).



Figure 14: Pole-Mounted transformer servicing building.

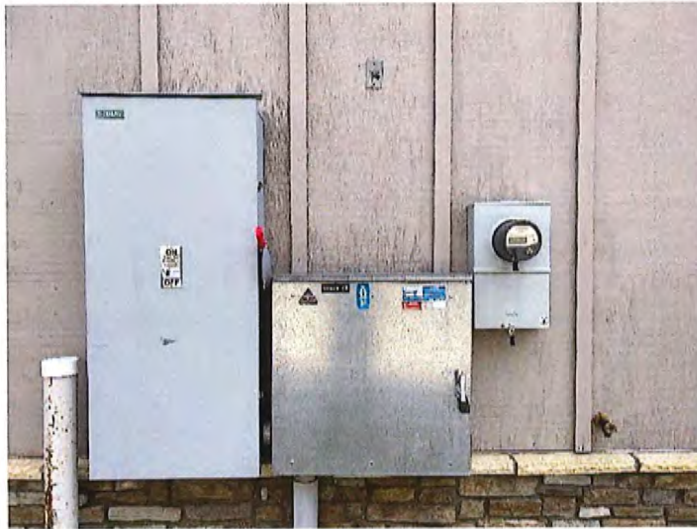


Figure 15: Electric service gear on west side of building.



Figure 15: Excel Energy CL20 Meter. Meter# 59980434



Figure 16: Panel L1 (left) and Panel L2 (right)



Figure 17: Existing panel schedule for Panel L1

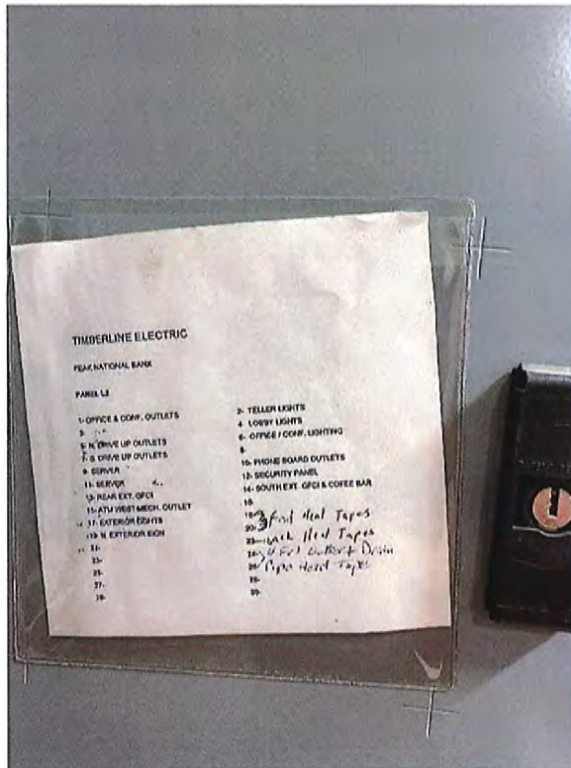


Figure 18: Existing panel schedule for Panel L2

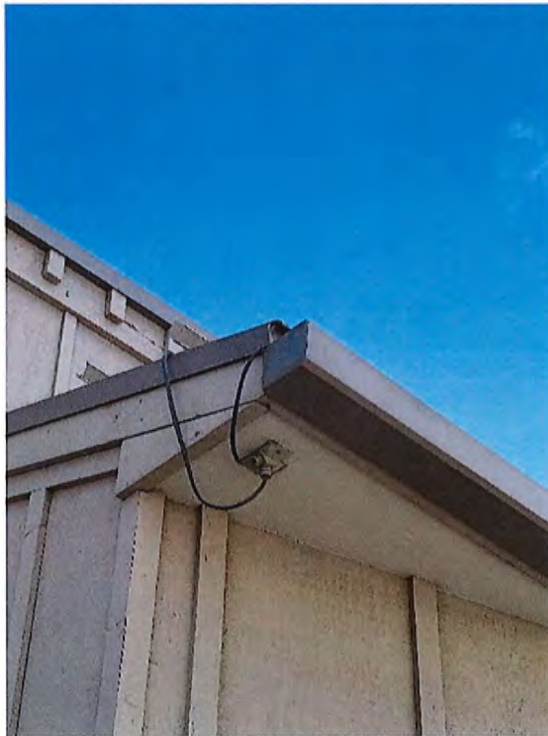


Figure 19: Heat trace wiring for gutter and roof snow melt system.



Figure 20: LED troffers in main lobby area.

Future Buildout Recommendations:

Overall, this building appears to be in excellent condition and has been well maintained over the years. There will be some challenges going from a bank to a police station, as there is with any tenant improvement and change of use project. Below is a list of preliminary design options to consider when moving forward with the tenant improvement project. These options are based on the programming space needs analysis.

Mechanical System Options:

1. Re-use the existing furnace units and condensing units until they fail. These units have been well maintained over the years as evident by the maintenance report logs by M-Tech Mechanical left in the building. These units will only need to be modified slightly for the tenant buildout. Some of these modifications would include: relocating diffusers and adding new ones as required, adding motor operated dampers to the fresh air intakes for code compliance. When the units fail, they can be replaced with modern equivalent equipment. The condensing units can be replaced with more energy efficient units that have higher SEER values and the furnace units can be replaced with higher efficient units that have a higher AFUE rating (90% or higher).
2. Re-use the existing furnace units and condensing units but provide more significant modifications. Currently, each unit only has one zone in which the north half of the building is a separate zone then the south half. The furnace units and ducting could be

modified to with VVT (variable volume and temperature) dampers to allow for more zones. For example, each office could be its own zone. When these units fail, they can be treated the same way as option 1 and be replaced with modern equivalent mechanical equipment.

3. Full equipment replacement. This would be the most expensive option. At this point, the location of the equipment could be reconsidered if there is floor space available. The equipment currently resides in a difficult location for maintenance and repairs. Also, all new equipment would be needed if the goal of build out to make this building LEED or Green Building certified.

For all three options, it is recommended that a new, separate system is used for the addition on the west side of the building or any other additions to the building envelope.

Future Plumbing Design:

The plumbing scope of the future tenant improvement is fairly straight forward and minimal. The existing water heater is very small but sized appropriately for the existing fixture count. The future floor plans show an additional restroom, shower, and will require a mop/service sink. A larger water heater will be required to supply the need amount of hot water. It is also recommended that the existing waste water lines get video scoped to verify their condition and invert depths for future points of connection.

Future Electrical Design:

The existing electrical service is sized appropriately and has capacity for additional electrical loads. The current service should be easily modified for adding additional circuits for offices and any other new loads within reason. One thing of concern with the existing service is the service lateral that runs down the drive. The addition on the westside of the building will be directly on top of the service lateral. The depth of the service lateral will need to be verified to ensure the new footer does not interfere with the service lateral. If interference is predicted then the service lateral will need to be relocated or re-routed. The service lateral could be re-routed to the northwest corner of the building and up into the interstitial space above the ceiling.

As stated earlier, a future upgrade that will be required by code is updating the lighting controls with occupancy sensors in the office areas and restrooms. Also, preparing for car charging stations is recommended.

Thank you for your time.
Matt Davidson, P.E.
Reno James Engineering





THE HISTORICAL SOCIETY OF IDAHO SPRINGS, INC.

P.O. Box 1318
Idaho Springs, Colorado 80452
(303)567-4709 or 567-4100

Mayor and City Council
1711 Miner Street
Idaho Springs, Colorado 80452

October 18, 2023

Dear Mayor and City Council,

First, I would like to thank you for displaying the "pumpkin" again this year!

The Historical Society is aware that you are currently planning next year's budget and we wish to be included. We have been partners in operating and maintaining the Visitor center for many years. Historically this has been a successful joint venture for both parties. The Visitor center has served 19,132 visitors in the first three quarters of this year, not counting the number of phone calls. In doing so we encourage people to spend time in Idaho Springs, directing them to local businesses, restaurants, shopping and activities, thereby encouraging them to stay and play locally. This directly impacts the sales taxes collected by the City.

This past year has been challenging for us in that we are all seeing the prices of everything escalating at a more rapid pace than in the past. We are experiencing increased insurance, utilities, payroll, and business expenses. This past year technology caught up with us and we had to replace the analog security, fire and phone equipment with updated digital systems as well as computers and modems. Our expenses for the first three quarters of 2023 have been 37.75% over the same timeframe of 2022. We anticipate that these expenses will continue to rise in 2024. Therefore, we are requesting an increase in our quarterly payments to \$60,000 annually for the 2024 budget.

We look forward to a continued partnership with the City of Idaho Springs and thank you for all you do for the community.

Sincerely,

Jan Bowland
Jan Bowland, President

Idaho Springs Historic Society Fact Sheet

Trip Advisor:

This is often one of the first places visitors will go to look for information about a place new to them.

The Visitor's Center is the #1 attraction out of 9 places for shopping/visitor's centers/history museums, #7/41 in Things to Do, and the only listing for Traveler's Resources.

The rating for the Visitor's Center is a 4.5 stars, with most mentioning that there is excellent information about the town, where to eat, what to see, where to park, and the connection to the Forest Service. There is also mention that this is the only place to get USFS information.

Source: https://www.tripadvisor.com/Attractions-g33485-Activities-c26-a_attractionType.SUPPLIERS-Idaho_Springs_Colorado.html

Google:

There are 395 reviews. Our average is 4.5 stars. Like with Trip Advisor, this is one of the first places that visitors look for information. People comment on the museum, the helpfulness of the staff, and the availability of information for all aspects of visiting Idaho Springs, Clear Creek county, Arapaho National Forest, and the surrounding areas.

As a Visitor's Center:

We average _____ visitors monthly.

They come in looking for:

Town information

Tour information

Museum/attraction information

Parking information

Downtown/historic district information

Forest Service information (there are no other active USFS locations within Clear Creek County)

All of our employees are trained in the USFS program for affiliates

Take calls directed at USFS/the phone is directed to our visitor's center for the Clear Creek Ranger

Free, public restrooms

As a Historical Society:

We maintain photo archives of the town and National Historic District

Provide local photos for individuals and businesses

Maintain an active accessions program available to citizens of the city and the county

Work with the Clear Creek County Library District Archives to collect, store, and digitize past newspapers.

Provide programming to the community about the daily lives of residents, businesses, and military history

Showcase local authors and authors whose work is focused on our city and county

Maintain an Idaho Springs/Clear Creek County museum

Run the Underhill Museum six months/year (coinciding with the summer months)

Make the Underhill Museum available for gatherings for the public

Visitor's Center as a DMO (Destination Marketing Organization)

Questions:

1. Who's visiting the visitor centers?
2. Do destinations still need them?
3. Are they worth the effort and cost?

From Orange County VC, Gulf Shores VC, and Corpus Christi VC

Article link: <https://www.simpleviewinc.com/blog/stories/post/are-visitor-centers-still-relevant-for-these-3-dmos-the-answer-is-yes/>

1.

For us, welcome centers are an extension of the Southern hospitality that is expected in our destination. Our staff gets to know the guest's interests through that human connection and then generates a positive economic impact. Through our Summer 2021 visitor profile study, we know that guests visiting our centers pursued, on average, three more activities than those who did not come in our doors. And with pent-up demand, we were also able to influence the guests to stay on average at least one more day in the destination. Also, our welcome center guests are associated with higher overall experience scores as well as a stronger likelihood to return to the destination.



Research consistently tells us that a visitor educated on all there is to see and do in a destination not only spends more money while here but also is more likely to become a repeat visitor that plans another vacation in the future as they will not be able to do everything while here. We also feel that by talking to visitors coming to the destination, it keeps us in tune with what visitors are wanting to experience while here. This insight helps us to create content for our website and social media channels – along with collateral for our centers that we know will be most meaningful and resonate best with our visitors. For example, due to popularity in visitors asking for information on farms, we crafted a farm guide we now update annually.



When we reimagined what we wanted our visitor center to be, we wanted to actively portray the vibrant, bold, and unique culture of Corpus Christi. We aimed to

create a space where visitors could not only get information to dive deeper into their vacation but could also feel like they are shopping for their experiences while being immersed in the vibrancy of the Gulf Coast Capital. With that, we decided that making this a revenue-generating visitor info center would be one of our main focuses. In a time where other destinations do not see the value in brick-and-mortar locations, we simply reimagined the possibilities of what we could accomplish that offers more than a place to obtain information.

2.

We work very hard to help guests understand that we should be their first stop when they arrive in the destination. It's key for first-time visitors, especially to learn about the destination, as some may not understand beach safety or ordinances. Over the years, we have added more avenues (with tracking) to interact with the guests, thus catering to their convenience. Even something as simple as a booth with a team member at a local event is worthwhile.

Up until a few years ago, our visitor center was always free-standing, and we were the only tenants in the building. Because of this, a lot of staff time was spent on the upkeep and maintenance of the space. We now partner with two area chambers of commerce in our county and have our visitor centers in the consumer-facing space in their building. This has been a win-win relationship as these chambers feel their purpose is to focus on the business to business opportunities for their partners, so this allows us to use our limited staff to focus on helping consumers and visitors coming in with questions about what to see and do in the area.

We also are using QR codes more in light of the COVID-19 pandemic as some folks are not wanting to touch paper and prefer digital collateral they can easily view on their phone or electronic device.



As we have seen a shift in the wants and needs of our market, we have observed and gathered various components that we have incorporated into our strategy and how we operate. Lucky for us, we have been extraordinarily successful in making every space inside the visitor info center as engaging as possible. Additionally, we keep on upgrading any chance we get. From the beautiful murals that adorn the interior and exterior of the center that make for a perfect photo op, to taking it a step further and making an artificial reality Instagram component for those same murals. In fact, we have even gone as far as using the outside of our visitor info center to host a monthly

market where local makers, artists, and businesses can come out and showcase their goods.

We began looking into revenue-generating opportunities as well as community pride initiatives. We use our visitor information center to gather information through surveys and get feedback from visitors that way. We also currently have a retail program that has been successful enough for us to now be adding an e-commerce component to our website. All of this will be housed from our visitor info center.

Overall, we have truly created a place locals can be proud of. Visitors can feel the community pride that lies within those walls, and that is what truly makes it unique to our destination.

All three of the VC rate highly on Trip Advisor and Google. They are compared to art galleries, and museums. We have the benefit of having a museum attached to our center that provides the beginning of historical information for our city and our county.

Proposed Budget 2024 Highlights

November 8, 2023

All Departments

- Consider a 6% wage/salary increase for 2024 to help employees keep up with continued high inflation and cost of living. The greater Denver Area Consumer Price Index (CPI) increased 5.4% from September 2022 to September 2023. For the same period last year, the CPI was 7.7%, and the City Council approved an 8% raise for employees. Market salary and internal equity adjustments will also be made as necessary based on this year's compensation survey by the Colorado Municipal League.
- Employee health insurance premiums will increase by 5% in 2024. There will be no increase in 2024 for vision, dental and life insurance premiums. The City pays 80% of the employee health and dental premiums and 100% of the employee life insurance premiums. The City does not share the cost of vision insurance.
- This fall, City Council approved a revised employee retirement program by joining the Colorado Retirement Association (CRA). The City's current retirement program matches employee voluntary contributions (except sworn police officers) up to 5% of the employee's base salary. The new CRA program beginning in 2024 will require all employees (except sworn police officers) to contribute 3% of their base salary and will be matched by the City. Employee voluntary contributions above 3% will be matched by the City up to 10% based on years of service. Sworn police officers receive a defined benefit pension through the Fire and Police Pension Association (FPPA).

Police

- General Fund – Police
 - Clear Creek County has formally notified Jeffcom of its request to transition Clear Creek County Sheriff's Office dispatch operations to Jeffcom. If this request is approved by Jeffcom's board of directors, then the transition would likely occur by July 1, 2024 and would include dispatch services for Idaho Springs at considerable cost savings.
 - In-vehicle camera system @\$35,000/year
 - 5 handguns with the red dot system @\$6,000
- General Fund – Fire
 - Based on a presentation this fall by the Clear Creek Fire Authority, City Council provided direction to increase the City's contribution to \$278,105 to fund full-time staffing in Idaho Springs beginning next year.
- Police Pension Fund
 - The only person receiving benefits from this pension has passed, and this Fund is now inactive. All current sworn police officers receive a pension through the FPPA.

Administration

- General Fund – Administration
 - Update Personnel Handbook at \$10,000
 - Begin Comprehensive Plan Update @ \$50,000
 - Increase Community Outreach, Communication and Engagement @ \$20,000
- General Fund – Community Promotion
 - Increase Independence Day celebration budget to \$50,000
- Increase Holiday Tree Lighting event budget
- General Fund – Building Inspection
 - Consider hiring a Building Official after further analysis. This position will be reflected in the updated compensation plan and salary schedule that will become effective January 1, 2024.
- General Fund – Court

Public Works

- General Fund – Streets
 - Add a new Public Works Supervisor position @ \$87,100 (salary & benefits)
- General Fund – Parks
- General Fund – Cemetery
- Hansen's Cemetery Trust Fund
- Conservation Trust Fund
 - Courtney Ryley Cooper Park Playground Improvements contribution @ \$90,000
- 1% Street Sales Tax Fund
 - Virginia Canyon Rd. & Virginia St. reconstruction phase 1 @ \$1,000,000
 - Paving Overlay Projects @ \$500,000
- RAMP Fund
 - Colorado Blvd. improvements @ \$100,000
- Parking Enterprise Fund
 - RAISE Planning Grant @ \$2,400,000 for design and engineering of parking structure and mobility hub
 - DOLA's Local Match Program (LOMA) grant @ \$250,000 for design and engineering

Water Resources

- Water Enterprise Fund
 - 3% water rate increase and 2% wastewater rate increase as recommended by the rate study with the new 1% sales tax.
 - Reclassify the existing Maintenance Supervisor position to a Water Resources Supervisor position.
 - Mattie Dam Reconstruction Project @ \$850,000. Staff are applying for a Colorado Water Conservation Board grant in the amount of \$440,000 and plan to apply for a

DOLA Energy Impact Assistance Fund Tier I grant in the amount of \$200,000 to help fund this project.

- Chicago Creek Water Main Replacement Project Phase 1 @ \$2,000,000. The City has received a \$1,000,000 EIAF grant to help fund the project.
- Virginia Canyon Road and Virginia Street Utilities Replacement Project Phase 1 @ \$4,750,000. The City has received a \$750,000 EIAF grant to help fund the Virginia Canyon Road water and sewer main replacements and was just awarded a \$1,000,000 EIAF grant to help fund the Virginia Street water and sewer main replacements. The City has also applied to the State Revolving Fund for grants and low interest loans to help fund additional phases of this project and the Chicago Creek water main project in 2025.
- Montane Water Tank Replacement & Relocation @ \$1,500,000. Staff will be seeking grant funding to assist with completing this project in 2025.

All Departments

- Sales Tax Improvement Fund
 - Trek Foundation Award for VCMP Trails Construction @ \$125,000 (\$125,000 received in 2023 for a total award of \$250,000)
 - Argo Gondola Advance for VCMP Trail Construction @ \$400,000
 - CPW grant for Shelly-Quinn Ballfields Improvements @ \$1,250,000 (application submitted, award would not be received until late 2024 and would be included in the 2025 budget)
 - DOLA grants for Public Works Facility Project @ \$800,000 (grants awarded)
 - 2 electric bicycles for Police @\$10,000
 - CRC Park Playground Improvements @ \$500,000, including \$90,000 from the Conservation Trust Fund. Staff intends to apply for a Great Outdoors Colorado grant to help fund this project.
 - VCMP trail construction Phase 3 @ \$412,500
 - Portable Stage @ \$28,000
 - Public Works Facility Project @ \$1,700,000 (Project underway with completion expected in spring 2024)
 - Renovation of former bank building for new Police Station @ \$400,000. Staff intends to apply for a DOLA EIAF grant to help fund half the cost of this project.
 - City Hall Exterior & Window Restoration @ \$396,918 (contract awarded for work to begin in summer 2024)
 - City Hall Interior Improvements including Council Chambers, Front Office, and Lower-Level Offices @ \$150,000
 - Train Shelter @ \$100,000
 - Powder House Restoration @ \$50,000

City of IDAHO SPRINGS, Colorado

2024 Proposed Budget

Budget Summary

<u>Fund</u>	<u>Beginning Fund Balances/ Funds Available</u>	<u>2024 Revenues</u>	<u>2024 Expenditures</u>	<u>2024 Transfers</u>	<u>Ending Fund Balances/ Funds Available</u>
<u>General Fund:</u>	\$ 2,501,535	\$ 3,927,511	\$ (4,477,624)	\$ 25,000	\$ 1,976,422
<u>Special Revenue Funds:</u>					
Conservation Trust Fund	97,357	13,000	(90,000)	-	20,357
1% Street Sales Tax Fund	2,648,161	1,065,000	(2,343,763)	-	1,369,398
<u>Capital Project Funds:</u>					
R.A.M.P. Fund	698,636	23,000	(100,000)	-	621,636
Sales Tax Improvement Fund	3,633,809	2,588,000	(5,020,500)	-	1,201,309
<u>Enterprise Funds:</u>					
Water	2,245,196	4,527,277	(5,685,930)	-	1,086,543
Wastewater	5,779,341	2,752,189	(4,327,530)	-	4,204,000
Parking	633,230	3,157,000	(3,000,000)	-	790,230
<u>Fiduciary Funds:</u>					
Hansen's Cemetery Trust Fund	9,679	175	-	-	9,854
Police Pension Fund	-	-	-	-	-
Total	\$ 18,246,943	\$ 18,053,152	\$ (25,045,347)	\$ 25,000	\$ 11,279,748

City of IDAHO SPRINGS, Colorado
2024 Proposed Budget

		General Fund				
		Actual	Actual	Budget	June YTD	Estimated
		2021	2022	2023	2023	Actual 2023
		2,335,939	2,199,874	1,970,932	2,264,649	2,501,535
Beginning Fund Balance						
Revenues						
10-00-3110	Property Taxes	178,544	201,827	202,000	141,712	202,000
10-00-3120	Specific Ownership Tax	20,587	21,659	24,000	10,369	20,738
10-00-3130	Sales Tax (1/2)	1,831,997	1,915,717	2,200,000	867,472	2,200,000
10-00-3135	Building Use Tax (2/3)	42,457	38,475	42,000	7,041	15,000
10-00-3136	Motor Vehicle Use Tax	96,189	84,573	95,000	38,869	77,738
10-00-3182	Franchise-Public Service	80,690	96,994	92,000	60,310	92,000
10-00-3183	Franchise-Comcast	12,357	15,026	23,000	15,786	15,786
10-00-3184	Franchise-Qwest/CenturyLink	582	394	500	162	500
10-00-3211	Liquor License	9,330	5,478	6,000	3,950	8,000
10-00-3216	Business License	20,492	15,891	13,000	15,042	16,000
10-00-3218	Shopping Bag Fees	-	-	-	396	1,000
10-00-3221	Building Permits	56,210	71,454	120,000	0	120,000
10-00-3222	Contractor's License	12,100	12,500	10,000	6,100	12,000
10-00-3225	Fingerprints	-	-	-	15	-
10-00-3227	Reports/Copies/Fax	1,380	1,261	1,200	1,288	2,000
10-00-3229	Other Licenses/Permits	65,358	64,249	70,000	10,561	65,000
10-00-3240	Plan Review/Commission Fees	807	2,694	1,200	74,594	1,200
10-00-3301	Motor Vehicle Reg. Fees	8,602	8,277	8,900	3,098	7,000
10-00-3304	Marijuana Special Sales Tax	88,919	86,711	90,000	35,749	80,000
10-00-3305	State Shared Cigarette Tax	6,794	4,874	5,200	2,078	5,000
10-00-3306	County Road & Bridge Tax	81,349	351,268	319,000	113,272	350,000
10-00-3307	Severance Tax	6,232	164,318	197,000	-	197,000
10-00-3309	Highway Users Tax	73,127	68,607	70,000	30,958	70,000
10-00-3380	Operational Grants	15,000	-	10,000	-	20,000
10-00-3381	C.A.R.E.S Grant Received	34,000	-	-	-	-
10-00-3385	Fed'l Grant-Amer. Recovery PI	9,203	-	-	-	-
10-00-3400	Int Earned on Advs to Other Fd	3,322	2,839	-	-	-
10-00-3550	Fines	63,374	42,477	70,000	33,305	66,610
10-00-3555	Parking Fines	5,682	-	3,000	-	-

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City of IDAHO SPRINGS, Colorado 2024 Proposed Budget

General Fund

	Actual 2021	Actual 2022	Budget 2023	June YTD 2023	Estimated Actual 2023	Proposed 2024
10-00-3601 Interest Earned	1,142	31,896	11,500	27,056	54,112	61,049
10-00-3602 Argo Mine/Developer Account	-	-	-	-	-	-
10-00-3603 Developer Account Payments	-	-	-	-	-	-
10-00-3604 Donations	6,110	610	-	5,100	5,100	2,500
10-00-3605 Tivoli Lighting	200	-	-	-	-	-
10-00-3610 Cemetery Fees	8,250	2,400	2,000	4,950	10,000	5,000
10-00-3620 Leases/Rent	71,375	58,301	67,000	44,133	70,000	70,000
10-00-3680 Reimbursement/Refunds	22,578	15,204	19,000	1,704	10,000	10,000
10-00-3690 Miscellaneous Revenue	5,998	6,037	13,000	4,067	8,000	8,000
10-00-3691 Credit Card Processing Fees	10,552	10,287	-	-	-	-
10-00-3695 Sale of Equipment	-	-	-	-	-	-
Total Revenues	2,950,889	3,402,298	3,785,500	1,559,137	3,778,182	3,927,511

Expenditures by Department

Streets	452,557	528,606	632,992	274,999	467,632	611,186
Administration	839,288	872,858	941,667	459,170	848,181	1,142,909
Community Promotion	126,418	163,658	188,866	32,101	177,225	199,750
Building Inspection	43,912	64,828	102,000	63,700	91,926	102,000
Police	1,274,487	1,386,429	1,639,631	759,192	1,567,414	1,818,181
Court	64,840	70,673	74,215	38,683	72,783	80,925
Fire	129,275	144,500	141,225	70,613	141,226	278,105
Parks	135,529	131,672	181,208	76,147	192,159	239,568
Cemetery	4,148	693	5,000	-	1,500	5,000
Total Expenditures	3,070,454	3,363,917	3,906,804	1,774,605	3,560,046	4,477,624

Transfers In/(Out)

10-00-3921 Transfers from STI Fund	-	25,000	25,000	25,000	18,750	25,000
10-00-3971 Transfer from Police Pension	-	5,519	-	-	-	-

City of IDAHO SPRINGS, Colorado
2024 Proposed Budget

		General Fund					
		Estimated					
		Actual 2021	Actual 2022	Budget 2023	June YTD 2023	Actual 2023	Proposed 2024
10-75-8271	Transfer to Police Pension Fund	(16,500)	(4,125)	-	-	-	-
Total Transfers In/(Out)		(16,500)	26,394	25,000	25,000	18,750	25,000
Ending Fund Balance		2,199,874	2,264,649	1,874,628	2,074,181	2,501,535	1,976,422
Committed for Operating Reserve		767,614	840,979	976,701	443,651	890,012	1,119,406
Reserved for Emergencies		113,000	175,000	76,254	76,254	113,345	117,825
Uncommitted/Unreserved		1,319,261	1,248,670	821,673	1,554,276	1,498,177	739,190

City of IDAHO SPRINGS, Colorado
2024 Proposed Budget

General Fund: Streets

	Actual 2021	Actual 2022	Budget 2023	June YTD 2023	Estimated		Proposed 2024
					Actual 2023	Actual 2023	
Expenditures							
10-10-4102 Salaries	49,254	51,712	57,000	20,926	33,906		44,463
50% FT PW Supt							
10-10-4103 Hourly	154,230	135,847	201,600	85,399	150,054		203,057
Supervisor @ 50%, 3 Maint @ 75%, 2 Maint @ 25%, 1 Admin Clerk @ 25%							
10-10-4104 Overtime	2,053	2,109	3,000	6,909	10,998		15,000
10-10-4201 FICA	12,340	11,271	12,960	6,747	11,620		14,304
10-10-4202 Medicare	2,851	2,636	3,024	1,578	2,717		4,734
10-10-4203 Health Ins.	28,847	28,753	33,440	16,306	25,812		34,242
10-10-4204 Life Ins.	327	254	291	117	234		234
10-10-4205 Retirement	4,920	4,114	5,000	1,063	1,753		5,000
10-10-4206 Unemployment	606	379	428	211	422		447
10-10-4207 Disability Insurance	-	1,171	1,500	773	1,546		1,546
10-10-4209 Dental Insurance	1,464	1,350	1,524	667	1,334		1,334
10-10-5101 Legal	-	-	500	-	-		500
10-10-5103 Engineering	9,470	3,229	5,000	-	-		5,000
10-10-5107 Survey	-	-	1,500	-	-		1,500
10-10-5108 Other Professional Services	17,633	20,088	22,000	17,401	30,958		32,000
10-10-5202 Disposal-Trash	76	48	250	36	1,188		100
10-10-5207 Maint./Repairs-Services	2,158	-	1,500	-	-		1,500
10-10-5208 Maint./Repairs-Building	522	482	500	1,001	2,002		2,000
10-10-5212 Training	275	10	250	-	-		5,000
10-10-5213 Medical	240	60	200	80	160		200
10-10-5215 Employee Incentive	789	530	1,500	1,050	2,100		2,100
10-10-5300 CIRSA W/C Insurance	12,322	14,550	15,000	8,678	16,946		18,000
10-10-5301 CIRSA P/C Insurance	18,262	23,184	25,000	16,153	31,064		35,000
10-10-5303 Telephone	1,601	1,715	1,800	861	1,722		1,800

City of IDAHO SPRINGS, Colorado
2024 Proposed Budget

General Fund: Streets

	Actual 2021	Actual 2022	Budget 2023	June YTD 2023	Estimated	
					Actual 2023	Proposed 2024
10-10-5304 Dues & Publications	360	725	400	-	-	400
10-10-5305 Travel & Meals	-	-	50	-	-	50
10-10-5306 Equipment Rental	-	-	500	-	-	500
10-10-5310 Postage	12	-	150	-	-	150
10-10-5313 Advertising	23	23	500	-	-	500
10-10-5314 Insurance Claims	3,500	-	2,000	-	-	2,000
10-10-5325 Printing	114	116	50	-	-	50
10-10-5330 Communication Equipment	-	-	100	-	-	100
10-10-5335 Cell/Internet Service	4,043	4,595	4,100	2,167	4,334	4,400
10-10-6001 Electricity & Gas	64,339	85,689	90,000	27,323	55,929	60,000
10-10-6007 Materials/Supplies/Equip	8,367	2,073	8,000	4,117	8,234	8,000
10-10-6010 Materials/Supplies/Office	1,099	1,818	2,000	789	1,578	2,000
10-10-6012 Gas/Oil-Equipment	725	4,678	2,500	2,643	5,286	5,000
10-10-6020 Tools	2,292	1,481	2,000	366	732	2,000
10-10-6022 Safety Items	73	337	500	175	350	500
10-10-6040 Occupational Equip/Safety	731	330	1,000	443	886	1,000
10-10-6050 Water/Sewer	2,227	1,647	1,500	579	1,158	1,500
10-10-6085 Street Lamps	-	18,708	10,000	25,796	25,796	20,000
10-10-6091 Signs	6,628	7,727	5,000	168	400	5,000
10-10-6093 Paint	1,030	2,385	2,500	-	-	2,500
10/10/6094 Street Improvements	-	46,000	-	-	-	-
10-10-6095 Sand/Gravel	-	-	1,500	-	-	1,500
10-10-6096 Asphalt/Curb & Gutter—R&M	1,750	3,900	50,000	3,500	-	7,000
10-10-6097 Downtown Pavers	-	-	150	-	-	150
10-10-6098 Tree Trimming	3,143	-	5,000	-	-	5,000
10-10-6099 Salted Sand	5,568	16,087	15,000	6,761	9,014	15,000
10-10-6150 Fleet Maint	6,656	10,766	7,000	3,363	6,726	7,000

City of IDAHO SPRINGS, Colorado
2024 Proposed Budget

General Fund: Streets

	Actual 2021	Actual 2022	Budget 2023	June YTD 2023	Estimated		Proposed 2024
					Actual 2023	Actual 2023	
10-10-6191 Fleet Fuel	14,853	13,360	15,000	7,706	-	14,633	15,000
10-10-6192 Fleet Tires	2,818	706	3,000	-	-	-	3,000
10-10-6193 Fleet Supplies	1,765	1,738	4,000	3,107	6,000	6,000	6,000
10-10-7007 Equipment Purchase	-	-	4,500	-	-	-	4,500
10-10-7010 Office Equipment/Computer	201	131	225	-	-	-	2,225
10-10-7011 Computer Software	-	94	-	40	40	40	100
Total Expenditures	452,557	528,606	632,992	274,999	467,632	467,632	611,186

City of IDAHO SPRINGS, Colorado

2024 Proposed Budget

General Fund: Administration

	Actual 2021	Actual 2022	Budget 2023	June YTD 2023	Estimated	
					Actual 2023	Proposed 2024
Expenditures						
10-20-4101 Mayor/Council	39,600	34,800	43,200	20,400	41,600	44,160
10-20-4102 Salary	224,892	279,429	285,942	86,548	165,692	323,098
City Administrator, Asst. City Administrator, Deputy City Clerk, Community Development Planner, Best & Brightest Fellow						
10-20-4103 Hourly	98,887	118,838	96,247	123,234	201,962	123,807
Utility Clerk @ 25%, Deputy Treasurer/Court Clerk @ 50%, and Janitorial @ 100%						
10-20-4104 Overtime	-	9	1,000	314	600	1,000
10-20-4201 FICA	21,929	26,074	28,072	13,856	24,664	29,374
10-20-4202 Medicare	5,129	6,098	6,565	3,241	5,768	6,870
10-20-4203 Health Ins.	34,979	42,657	45,945	25,506	39,496	53,562
10-20-4204 Life Ins.	341	401	388	191	382	382
10-20-4205 Retirement	11,196	11,050	12,000	11,425	19,077	30,000
10-20-4206 Unemployment	754	775	837	415	830	879
10-20-4207 Disability Insurance	-	2,650	2,285	1,906	3,812	3,812
10-20-4209 Dental Insurance	2,203	2,754	2,491	1,220	2,440	2,440
10-20-5050 County Treasurer's Fees	6,029	4,028	6,000	2,812	6,000	6,000
10-20-5101 Legal	173,315	148,507	150,000	72,027	158,804	155,000
10-20-5102 Audit	6,450	5,200	6,000	4,250	7,125	6,000
33% ea Admin, Water/Waste Water						
10-20-5103 Engineering Services	-	1,582	5,000	1,473	2,000	5,000
10-20-5104 Financial Services	-	56,871	27,815	16,740	26,854	40,000
10-20-5105 Planning Services	10,625	-	50,000	240	240	50,000
10-20-5106 IT Services	-	710	12,000	-	-	12,000
10-20-5107 Surveying	5,200	1,833	5,000	4,500	4,500	5,000
10-20-5108 Other Contractual Services	111,210	40,168	28,000	13,926	26,506	88,000
10-20-5207 Repair/Maint.-Services	712	-	2,000	-	-	-
10-20-5208 Repair/Maintenance-Building	369	235	3,000	1,395	1,500	5,000
10-20-5210 Meeting Expense	917	1,524	1,500	478	700	1,500

City of IDAHO SPRINGS, Colorado

2024 Proposed Budget

General Fund: Administration

	Actual 2021	Actual 2022	Budget 2023	June YTD 2023	Estimated	
					Actual 2023	Proposed 2024
Expenditures						
10-20-4101 Mayor/Council	39,600	34,800	43,200	20,400	41,600	44,160
10-20-4102 Salary	224,892	279,429	285,942	86,548	165,692	323,098
City Administrator, Asst. City Administrator, Deputy City Clerk, Community Development Planner, Best & Brightest Fellow						
10-20-4103 Hourly	98,887	118,838	96,247	123,234	201,962	123,807
Utility Clerk @ 25%, Deputy Treasurer/Court Clerk @ 50%, and Janitorial @ 100%						
10-20-4104 Overtime	-	9	1,000	314	600	1,000
10-20-4201 FICA	21,929	26,074	28,072	13,856	24,664	29,374
10-20-4202 Medicare	5,129	6,098	6,565	3,241	5,768	6,870
10-20-4203 Health Ins.	34,979	42,657	45,945	25,506	39,496	53,562
10-20-4204 Life Ins.	341	401	388	191	382	382
10-20-4205 Retirement	11,196	11,050	12,000	11,425	19,077	30,000
10-20-4206 Unemployment	754	775	837	415	830	879
10-20-4207 Disability Insurance	-	2,650	2,285	1,906	3,812	3,812
10-20-4209 Dental Insurance	2,203	2,754	2,491	1,220	2,440	2,440
10-20-5050 County Treasurer's Fees	6,029	4,028	6,000	2,812	6,000	6,000
10-20-5101 Legal	173,315	148,507	150,000	72,027	158,804	155,000
10-20-5102 Audit	6,450	5,200	6,000	4,250	7,125	6,000
10-20-5103 Engineering Services	-	1,582	5,000	1,473	2,000	5,000
10-20-5104 Financial Services	-	56,871	27,815	16,740	26,854	40,000
10-20-5105 Planning Services	10,625	-	50,000	240	240	50,000
10-20-5106 IT Services	-	710	12,000	-	-	12,000
10-20-5107 Surveying	5,200	1,833	5,000	4,500	4,500	5,000
10-20-5108 Other Contractual Services	111,210	40,168	28,000	13,926	26,506	88,000
10-20-5207 Repair/Maint.-Services	712	-	2,000	-	-	-
10-20-5208 Repair/Maintenance-Building	369	235	3,000	1,395	1,500	5,000
10-20-5210 Meeting Expense	917	1,524	1,500	478	700	1,500
10-20-5212 Education & Training	2,411	2,903	4,000	3,784	4,000	8,000

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City of IDAHO SPRINGS, Colorado 2024 Proposed Budget

General Fund: Administration

	Actual 2021	Actual 2022	Budget 2023	June YTD 2023	Estimated	
					Actual 2023	Proposed 2024
10-20-5215 Employee Incentive	1,266	1,390	1,500	210	1,110	-
10-20-5220 Election	2,600	738	2,000	-	800	1,000
10-20-5225 Boards & Commissions	-	1,159	2,000	-	1,159	1,500
10-20-5300 CIRSA W/C Insurance	605	727	750	434	846	2,500
10-20-5301 CIRSA P/C Insurance	16,009	14,854	16,000	15,653	30,064	30,000
10-20-5303 Telephone	1,638	1,715	1,730	861	1,720	1,725
10-20-5304 Dues & Publications	5,436	6,058	10,000	7,722	8,900	8,900
10-20-5305 Travel & Meals	1,666	1,638	3,000	2,701	5,056	6,000
10-20-5309 Contract Office Equip.	5,362	6,833	7,000	2,770	7,248	7,300
10-20-5310 Postage, Shipping, Box Rent	2,492	2,048	2,500	1,065	1,685	\$2,000
10-20-5312 Legal Publications	5,048	3,863	4,000	2,321	4,000	4,600
10-20-5313 Advertising	664	829	1,000	50	1,000	1,000
10-20-5314 Insurance Claims	-	-	1,000	-	-	1,000
10-20-5316 Recording Documents	1,448	693	1,400	54	600	1,400
10-20-5322 Codification	3,393	1,716	3,000	2,819	2,819	3,000
10-20-5325 Printing	762	1,435	2,000	-	62	2,000
10-20-5335 Cell/Internet Service	3,990	4,400	4,300	2,158	4,660	4,700
10-20-5340 Payment Processing Fees	7,928	9,055	8,200	-	-	-
10-20-6001 Electricity & Gas	2,686	5,686	5,500	3,405	7,200	7,400
10-20-6010 Materials/Supplies/Office	3,639	3,101	4,000	2,679	3,000	4,000
10-20-6020 Flags	764	761	1,000	-	-	1,000
10-20-6050 Water/Sewer	2,779	4,304	3,500	729	4,400	4,500
10-20-6060 Refunds	260	-	1,000	-	400	1,000
10-20-6500 Miscellaneous Expense	1,513	96	1,000	-	-	1,000
10-20-7010 Office Equipment/Computers	6,897	2,708	10,000	3,657	9,000	16,000
10-20-7011 Computer Software	3,050	6,035	8,500	-	6,000	8,500
10-20-7020 Public Engagement	-	1,900	10,400	-	1,900	20,000

City of IDAHO SPRINGS, Colorado
2024 Proposed Budget

General Fund: Administration

	Actual 2021	Actual 2022	Budget 2023	June YTD 2023	Estimated		Proposed 2024
					Actual 2023	-	
10-20-8010 Misc. Cash Over/Short	245	20	100	1	-	-	-
Total Expenditures	839,288	872,858	941,667	459,170	848,181		1,142,909

City of IDAHO SPRINGS, Colorado 2024 Proposed Budget

General Fund: Community Promotion

	Actual 2021	Actual 2022	Budget 2023	June YTD 2023	Estimated		Proposed 2024
					Actual 2023	Actual 2023	
Expenditures							
10-21-5030 HSIS/ Visitor Center	17,753	52,588	46,670	11,668	46,670	46,670	46,670
10-21-5032 Misc. Events	1,080	5,254	7,000	-	-	-	7,000
10-21-5033 K-Goat Annual Fee	3,500	3,500	3,500	-	3,500	3,500	3,500
10-21-5036 Mayor & Commissioner Awards	2,000	2,000	2,000	-	2,000	2,000	2,000
10-21-5037 Tree Lighting	707	-	1,000	-	1,000	1,000	1,500
10-21-5038 Misc. Organization Request	41,073	8,453	35,000	10,125	31,125	30,000	30,000
10-21-5039 Beautification	8,649	9,158	9,500	5,524	6,000	9,500	9,500
10-21-5040 Holiday Decorating	20,601	20,868	20,580	-	20,580	20,580	20,580
10-21-5041 Historic Sites & Facilities	2,948	1,066	5,000	3,100	5,000	5,000	5,000
10-21-5050 4th of July	23,187	34,616	34,616	-	37,350	50,000	50,000
10-21-5060 Webcam on Miner Street	528	-	-	-	-	-	-
10-21-5430 Visitor Ctr Bldg Maintenance	4,392	26,155	24,000	1,684	24,000	24,000	24,000
Total Expenditures	126,418	163,658	188,866	32,101	177,225	199,750	

City of IDAHO SPRINGS, Colorado
2024 Proposed Budget

General Fund: Building Inspection

	Actual 2021	Actual 2022	Budget 2023	June YTD 2023	Estimated		Proposed 2023
					Actual 2023		
Expenditures							
10-22-5000 Operations Contractual	41,812	64,588	100,000	63,700	90,926		100,000
80% Plan Review + 80% Permit Fees							
10-22-5108 Other Professional Services	2,100	240	2,000	-	1,000		2,000
Total Expenditures	43,912	64,828	102,000	63,700	91,926		102,000

City of IDAHO SPRINGS, Colorado
2024 Proposed Budget

General Fund: Police

	Actual 2021	Actual 2022	Budget 2023	June YTD 2023	Estimated	
					Actual 2023	Proposed 2024
Expenditures						
10-30-4102 Salaries	95,137	111,577	122,993	69,006	122,993	130,377
Police Chief						
10-30-4103 Hourly - Sworn	572,502	483,301	549,037	286,737	508,992	581,979
2 Sergeants, 6 Officers, Records Coordinator, Records Clerk, Code Enforcement Officer	11,669	12,688	16,000	19,456	22,000	16,000
10/30/4104 Overtime--Regular	2,919	3,765	5,000	6,577	10,612	-
10-30-4105 Holiday	-	-	-	12,292	18,233	26,565
10-30-4106 Overtime--Holiday Worked-Sworn	-	-	-	69,599	135,372	182,102
10-30-4109 Hourly Wages--Civilian	-	125,545	171,795	1,608	2,500	2,500
10-30-4201 Overtime--Holiday Wkd-Civilian	-	-	-	5,820	10,364	11,660
10-30-4202 FICA	8,172	9,467	10,428	6,478	11,546	13,733
10-30-4203 Medicare	9,443	10,167	10,859	64,614	100,969	130,941
10-30-4204 Health Ins.	101,906	124,333	124,706	788	788	788
10-30-4205 Life Ins.	878	813	788	472	6,000	6,000
10-30-4205 Deferred Comp	5,004	5,684	6,000	3,518	1,568	1,568
10-30-4206 Unemployment	2,016	1,469	1,568	4,214	5,000	6,000
10-30-4207 Disability Insurance	-	4,700	3,373	3,190	7,168	7,168
10-30-4209 Dental Insurance	6,092	7,214	7,168	37,371	67,502	58,000
10-30-4210 Pension FPPA	49,817	56,571	58,000	747	4,000	15,000
10-30-5101 Legal	21,794	16,797	15,000	1	225,000	285,000
10-30-5105 Dispatch Services	204,344	179,538	299,366	30,374	50,168	70,000
10-30-5108 Other Professional Services	17,233	32,571	22,000	1,751	2,200	2,200
10-30-5109 Polygraph/Psy Exam	2,347	1,751	2,200	-	-	3,000
10-30-5207 Repair/Maint-Services	952	650	3,000	1,081	4,000	4,000
10-30-5208 Repairs/Maintenance/Bldg.	288	3,721	4,000	5,871	18,000	18,000
10-30-5212 Training	2,680	8,167	18,000	-	1,500	1,500
10-30-5213 Medical/Blood Draw	-	1,200	1,500	125	3,500	3,500
10-30-5215 Employee Incentive	3,767	4,290	3,500			

City of IDAHO SPRINGS, Colorado 2024 Proposed Budget

General Fund: Police

	Actual 2021	Actual 2022	Budget 2023	June YTD 2023	Estimated Actual 2023	Proposed 2024
10-30-5300	14,521	13,822	15,000	8,244	16,600	18,000
10-30-5301	42,157	49,752	53,000	40,909	82,000	90,000
10-30-5303	1,704	1,715	1,800	861	1,800	1,800
10-30-5304	742	2,924	2,000	826	2,000	2,000
10-30-5305	1,228	1,803	1,000	-	1,000	1,000
10-30-5309	2,318	457	1,300	948	2,050	2,050
10-30-5310	419	318	800	105	800	800
10-30-5313	728	-	-	-	-	-
10-30-5314	2,000	10,951	3,000	1,000	3,000	3,000
10-30-5325	3,824	700	3,000	1,104	3,000	3,000
10-30-5326	510	1,031	1,000	232	1,000	1,000
10-30-5330	1,564	487	1,000	-	1,000	1,000
10-30-5335	5,966	6,528	7,000	3,194	7,000	7,000
10-30-5350	610	1,639	800	1,341	1,500	1,500
10-30-6001	3,298	3,633	3,500	2,500	3,500	3,500
10-30-6010	2,229	4,768	3,000	403	3,000	3,000
10-30-6015	753	1,649	1,750	699	1,750	1,750
10-30-6018	148	-	-	-	-	-
10-30-6030	2,889	15,772	10,500	8,704	12,000	12,000
10-30-6040	8,038	6,378	6,000	9,528	10,000	16,000
10-30-6045	3,311	1,819	3,500	4,820	4,820	5,000
10-30-6050	1,658	1,721	1,600	657	1,000	1,000
10-30-6100	24,441	11,216	10,000	12,765	14,000	14,000
10-30-6191	22,837	28,190	25,000	14,034	26,546	25,000
10-30-6192	4,232	4,677	3,000	-	3,000	3,000
10-30-6193	37	335	300	366	500	500
10-30-7010	3,365	8,165	3,200	1,664	4,073	3,200

City of IDAHO SPRINGS, Colorado
2024 Proposed Budget

General Fund: Police

	Actual 2021	Actual 2022	Budget 2023	June YTD 2023	Estimated Actual 2023	Proposed 2024
10-30-7011 Computer Software	-	-	20,500	12,458	20,500	20,500
10-30-7012 Communication Purchases	-	-	800	-	-	-
Total Expenditures	1,274,487	1,386,429	1,639,631	759,192	1,567,414	1,818,181

City of IDAHO SPRINGS, Colorado
2024 Proposed Budget

General Fund: Court							
Expenditures	Actual 2021	Actual 2022	Budget 2023	June YTD 2023	Estimated		Proposed 2024
					Actual 2023	Proposed 2024	
10-40-4103 Hourly	22,638	26,039	28,665	16,036	28,544	33,996	
50% Court Clerk							
10-40-4104 Overtime	-	-	-	101	101	100	
10-40-4201 FICA	1,344	1,554	1,712	964	1,716	2,043	
10-40-4202 Medicare	314	363	400	225	450	477	
10-40-4203 Health Ins.	3,266	3,511	3,622	2,111	3,618	4,433	
10-40-4204 Life Ins.	42	42	42	25	50	50	
10-40-4206 Unemployment	67	52	58	32	64	67	
10-40-4207 Workmans Comp	-	177	143	158	178	180	
10-40-4209 Dental Insurance	169	166	168	87	174	174	
10-40-5101 Legal Fees	945	559	750	-	-	750	
10-40-5110 Judge Retainer	19,200	19,200	19,200	9,600	19,200	19,200	
10-40-5115 Prosecutor	16,780	18,498	18,500	9,344	18,688	18,500	
10-40-5209 Jury/Witness Fees	75	-	100	-	-	100	
10-40-5212 Training	-	200	400	-	-	400	
10-40-5304 Dues & Publications	-	22	50	-	-	50	
10-40-5305 Travel & Meals	-	-	-	-	-	-	
10-40-5310 Postage	-	-	50	-	-	50	
10-40-5320 Interpreters	-	-	100	-	-	100	
10-40-5325 Printing	-	13	25	-	-	25	
10-40-6010 Materials/Supplies-Misc.	-	-	100	-	-	100	
10-40-6030 Clothing/Robe	-	-	30	-	-	30	
10-40-6035 Restitution	-	277	100	-	-	100	
Total Expenditures	64,840	70,673	74,215	38,683	72,783	80,925	

City of IDAHO SPRINGS, Colorado
2024 Proposed Budget

General Fund: Fire

	Actual 2021	Actual 2022	Budget 2023	June YTD 2023	Estimated		Proposed 2024	Notes
					Actual 2023	Actual 2023		
Expenditures								
10-50-5050 Transfer CCCESD	129,275	144,500	141,225	70,613	141,226	141,226	278,105	Recommended increase for staffing
Total Expenditures	129,275	144,500	141,225	70,613	141,226	141,226	278,105	

City of IDAHO SPRINGS, Colorado 2024 Proposed Budget

Conservation Trust Fund

	Actual 2021	Actual 2022	Budget 2023	June YTD 2023	Estimated		Notes
					Actual 2023	Proposed 2024	
<u>Beginning Fund Balance</u>	59,983	71,100	81,438	83,357	83,357	97,357	
<u>Revenues</u>							
22-00-3358 Conservation Trust Funds	11,101	11,581	12,000	3,683	12,000	12,000	
22-00-3601 Interest Earned	16	676	300	1,061	2,000	1,000	
Total Revenues	11,117	12,257	12,300	4,744	14,000	13,000	
<u>Expenditures</u>							
22-00-8240 Projects	-	-	80,000	-	-	90,000	CRC Play Park Improvement
Total Expenditures	-	-	80,000	-	-	90,000	
<u>Ending Fund Balance</u>	71,100	83,357	13,738	88,101	97,357	20,357	

City of IDAHO SPRINGS, Colorado
2024 Proposed Budget

1% Street Sales Tax Fund

	Actual 2021	Actual 2022	Budget 2023	June YTD 2023	Estimated Actual 2023	Proposed 2024
<u>Beginning Funds Balance</u>	2,411,801	2,636,678	1,765,482	2,571,480	2,571,480	2,648,161
<u>Revenues</u>						
23-00-3133 Sales Tax (1/4) Streets CIP	915,998	957,841	975,000	433,736	975,000	1,025,000
23-00-3136 Interest	624	19,378	4,000	21,689	44,444	40,000
Total Revenues	916,622	977,219	979,000	455,425	1,019,444	1,065,000
<u>Expenditures</u>						
23-00-5101 Legal and Professional	250	250	250	-	250	250
23-00-5103 Engineering	-	253,731	400,000	121,857	275,000	200,000
23-00-6016 Asphalt, curb & gutter	65,982	156,123	500,000	24,000	24,000	1,500,000
Total Expenditures--Improvements	66,232	410,104	900,250	145,857	299,250	1,700,250
<u>Expenditures--Debt Service</u>						
23-00-8114 Notes Payable Bonds - Prin	205,000	220,000	240,000	-	240,000	240,000
23-00-8115 Notes Payable Bonds-Int	420,513	412,313	403,513	201,756	403,513	403,513
Total Expenditures--Debt Service	625,513	632,313	643,513	201,756	643,513	643,513
<u>Total Expenditures</u>	691,745	1,042,417	1,543,763	347,613	942,763	2,343,763
<u>Ending Fund Balance</u>	2,636,678	2,571,480	1,200,719	2,679,292	2,648,161	1,369,398

City of IDAHO SPRINGS, Colorado
2024 Proposed Budget

R.A.M.P. Fund

	Actual 2021	Actual 2022	Budget 2023	June YTD 2023	Estimated	
					Actual 2023	Proposed 2024
<u>Beginning Fund Balance</u>	793,578	774,732	742,046	748,312	748,312	698,636
<u>Revenues</u>						
20-00-3601 Interest Earned	254	8,854	6,500	12,786	27,068	23,000
Total Revenues	254	8,854	6,500	12,786	27,068	23,000
<u>Expenditures</u>						
20-00-5103 Engineering	3,500	-	-	-	-	-
20-00-5108 Project Management	15,600	-	-	-	-	-
20-00-6016 Asphalt, curb & gutter	-	22,126	100,000	-	-	100,000
20-00-6024 Infrastructure	-	13,148	-	-	76,744	-
Total Expenditures	19,100	35,274	100,000	-	76,744	100,000
<u>Transfers In/(Out)</u>						
20-00-6097 Transfer to Sales Tax Improvem't Fund	-	-	-	-	-	-
Total Transfers In/(Out)	-	-	-	-	-	-
<u>Ending Fund Balance</u>	774,732	748,312	648,546	761,098	698,636	621,636

City of IDAHO SPRINGS, Colorado

2024 Proposed Budget

Sales Tax Improvements Fund

	Actual 2021	Actual 2022	Budget 2023	June YTD 2023	Estimated Actual 2023	Proposed 2024
Beginning Funds Balance	4,454,299	4,733,315	5,073,069	4,755,291	4,755,291	3,633,809
Revenues						
21-00-3130 Sales Tax (1/4)	915,998	957,841	975,000	433,736	975,000	1,025,000
21-00-3135 Building Use Tax (1/3)	438	19,198	21,000	3,566	8,000	8,000
21-00-3136 Motor Vehicle Use Tax	48,094	42,286	50,000	19,434	40,000	40,000
21-00-3400 Int Earned on Advs to Other Fd	2,946	2,517	-	-	-	-
21-00-3601 Interest Earned	457	17,867	13,000	28,736	54,124	50,000
21-00-3604 Donations	-	-	426,000	-	125,000	525,000
21-00-3695 Sale of Equipment	-	-	2,000	-	-	-
21-00-3700 Parking Revenue	112,486	-	-	-	-	-
21-00-3750 State Historic Grants	50,000	990	-	-	-	-
21-00-3770 Colo Parks & Wildlife Grant	-	249,487	250,000	-	-	-
21-00-3771 GOCO Grant	-	-	850,000	-	350,000	250,000
21-00-3772 DOLA Grant	-	-	800,000	-	400,000	600,000
21-00-3790 CDOT Grants	-	-	200,000	-	-	-
21-00-3800 Law Enforcement Grant	-	-	150,000	-	-	-
Conservation Trust Fund Transfer						90,000
Total Revenues	1,130,419	1,290,186	3,737,000	485,472	1,952,124	2,588,000

Expenditures--Improvements

21-00-5103 Engineering	144,823	-	20,000	20,044	40,000	40,000
21-00-6012 Police Vehicle Purchase	54,569	52,617	162,000	2,722	162,000	-
21-00-6013 City Hall Furnishing/Equipment	6,077	-	10,000	-	-	10,000
21-00-6016 Drainage, Pave/Curb/Gutter CIP	-	-	50,000	-	-	50,000
21-00-6017 Other Street Projects	13,683	50,000	50,000	-	-	50,000
21-00-6024 Park Improvements	17,684	588,364	1,120,000	61,306	200,000	912,500

City of IDAHO SPRINGS, Colorado
2024 Proposed Budget

Sales Tax Improvements Fund

	Actual 2021	Actual 2022	Budget 2023	June YTD 2023	Estimated	
					Actual 2023	Proposed 2024
21-00-6025 PW vehicle purchase	-	-	65,000	50,870	50,870	50,000
21-00-6026 PD Equipment	22,720	28,048	174,500	30,721	32,692	10,000
21-00-6027 IT Equipment	16,396	7,138	-	-	-	-
21-00-6028 Streetscape/Mall Improvements	198,377	6,275	200,000	-	-	200,000
21-00-6029 PW Tools/Small Equipment	-	140	-	-	-	-
21-00-6030 Business Improvement Grants	7,998	-	-	-	-	-
21-00-6031 Community Promotion	-	-	28,000	-	-	28,000
21-00-6032 Master Plan--Sports Complex	-	29,487	-	-	-	100,000
21-00-7041 Museum Building Improvement	-	18,946	25,000	-	1,200	-
21-00-7042 Library Building Improvement	6,035	3,189	350,000	5,669	375,000	20,000
21-00-7043 Land Acquisition	325,296	110,000	500,000	-	649,767	750,000
21-00-7044 PW Facility Project	-	116,129	3,000,000	346,390	1,500,000	1,700,000
21-00-7045 Police Station Improvements	-	10,405	10,000	-	-	400,000
21-00-7046 Downtown Parking Improvements	-	78,770	-	-	-	-
Total Expenditures--Improvements	813,658	1,099,508	5,764,500	517,722	3,011,529	4,320,500
Expenditures--Historic Sites & Facilities						
21-61-7040 City Hall Improvements	6,209	-	350,000	-	40,000	550,000
21-61-7042 Sites & Facilities Improvement	31,536	143,702	170,000	12,113	40,827	150,000
Total Expenditures--Historic Sites & Facilities	37,745	143,702	520,000	12,113	80,827	700,000
Expenditures--Debt Service						
21-00-8150 Capital Lease - Principal	-	-	-	-	-	-
Total Expenditures--Improvements	-	-	-	-	-	-
Total Expenditures	851,403	1,243,210	6,284,500	529,835	3,092,356	5,020,500

City of IDAHO SPRINGS, Colorado
2024 Proposed Budget

Sales Tax Improvements Fund

	Actual 2021	Actual 2022	Budget 2023	June YTD 2023	Estimated	
					Actual 2023	Proposed 2024
Transfers In/(Out)						
21-00-8210 Transfer to SWU Fund	-	(25,000)	-	(12,500)	18,750	-
21-00-8253 Transfer to General Fund	-	-	(25,000)	(12,500)	-	-
Total Transfers In/(Out)	-	(25,000)	(25,000)	(25,000)	18,750	-
Ending Fund Balance	4,733,315	4,755,291	2,500,569	4,685,928	3,633,809	1,201,309

City of IDAHO SPRINGS, Colorado
2024 Proposed Budget

Water Fund						
	Actual <u>2021</u>	Actual <u>2022</u>	Budget <u>2023</u>	June YTD <u>2023</u>	Estimated Actual <u>2023</u>	Proposed <u>2024</u>
<u>Beginning Funds Available</u>	513,109	723,339	1,295,702	1,223,196	1,223,196	2,245,196
<u>Revenues</u>						
51-00-3130	Sales Tax	-	487,500	202,585	487,500	511,875
51-00-3307	SEVERENCE TAX - FED MINERAL	8,812	-	-	-	-
51-00-3411	Usage Fees	1,092,943	1,213,175	601,363	1,278,837	1,317,202
51-00-3415	Late Charges	-	14,962	8,567	17,134	18,000
51-00-3421	Service Charge	-	-	100	200	200
51-00-3422	Tap Fees	22,589	6,845	20,000	-	20,000
51-00-3500	Water Lease	50,309	37,069	50,000	60,000	60,000
51-00-3601	Interest Earned	208	12,157	8,500	47,411	40,000
51-00-3606	Hauled	40,591	47,184	45,000	42,794	45,000
51-00-3695	Sale of Equipment	1,753	-	-	-	-
51-00-3699	Other Income	1,371	531	1,000	1,600	2,515,000

51-00-3720	Miscellaneous Revenue	2,997	382	-	-	-	-
<u>Total Revenues</u>		1,221,573	1,343,760	1,839,175	915,264	1,935,476	4,527,277

<u>Expenditures--Operations</u>							
51-00-4102	Salaries	-	-	20,000	10,811	26,428	25,785
	50% Superintendent						
51-00-4103	Hourly	94,468	97,724	128,873	58,116	98,810	107,569
	Supervisor @ 50%, 2 operators @ 50%, Admin Clerk 25%						
51-00-4104	Overtime	-	1,446	-	3,649	7,298	8,000

City of IDAHO SPRINGS, Colorado
2024 Proposed Budget

Water Fund

	Actual 2021	Actual 2022	Budget 2023	June YTD 2023	Estimated		Proposed 2024
					Actual 2023	Actual 2024	
51-00-4105 Holiday	-	-	-	320	640	1,000	
51-00-4201 FICA	5,411	5,739	6,307	4,206	7,628	8,916	
51-00-4202 Medicare	1,266	1,342	1,474	984	1,968	2,086	
51-00-4203 Health Ins.	24,604	24,250	25,033	18,878	31,788	39,644	
51-00-4204 Life Ins.	145	140	140	101	202	202	
51-00-4205 Retirement	2,040	3,492	3,500	2,416	5,000	8,000	
51-00-4206 Unemployment	281	199	216	146	292	309	
51-00-4207 Disability Insurance	-	587	268	638	1,276	1,276	
51-00-4209 Dental Insurance	1,630	1,374	1,407	994	1,988	1,988	
51-00-4301 Compensated Absence Expense	(957)	6,451	-	-	-	-	
51-00-5000 Plant Operations Contractual	15,199	25,105	35,000	-	-	15,000	
51-00-5101 Legal	16,357	4,929	8,000	1,965	4,000	5,000	
51-00-5102 Audit	4,725	2,600	5,000	2,125	5,000	5,000	
51-00-5103 Design/Engineering	35,820	2,254	20,000	2,276	5,000	20,000	
51-00-5104 Financial Services	-	-	14,000	2,088	5,000	14,000	
51-00-5108 Other Professional Fees	51,461	25,122	90,000	17,791	29,466	40,000	
51-00-5109 Process Control Equipment	3,780	1,473	3,000	1,714	3,428	3,500	
51-00-5201 Lab Tests	5,239	4,490	5,600	5,156	-	6,000	
51-00-5202 Trash Disposal	907	1,020	1,000	749	1,498	1,000	
51-00-5204 Repair/Maint-Plant	3,570	10,038	5,400	2,059	4,119	5,400	
51-00-5205 Repair/Maint-Distribution	-	71	-	-	-	-	
51-00-5206 Ch. Ck. San Dist. Maint Fee	1,367	-	-	-	-	-	
51-00-5207 Repair/Maint.-Services	5,073	1,684	4,000	3,739	-	6,000	
51-00-5208 Repair/Maint. - Instruments	-	255	2,000	401	802	2,000	
51-00-5209 Instrument Calibration	-	-	18,000	17,190	-	13,000	
51-00-5212 Training	85	282	1,000	225	450	2,000	
51-00-5213 Medical	-	-	100	-	-	100	

City of IDAHO SPRINGS, Colorado
2024 Proposed Budget

Water Fund

	Actual 2021	Actual 2022	Budget 2023	June YTD 2023	Estimated Actual 2023	Proposed 2024
51-00-5215 Employee Incentive	209	225	700	570	700	700
51-00-5300 CIRSA W/C Insurance	2,457	2,910	4,000	1,736	3,472	4,000
51-00-5301 CIRSA P/C Insurance	8,631	8,777	10,000	7,827	15,654	18,000
51-00-5302 Discharge Permits/Licenses	1,016	2,026	1,500	-	-	2,000
51-00-5303 Telephone	1,753	858	2,000	430	860	1,000
51-00-5304 Dues & Publications	610	1,025	600	450	900	1,000
51-00-5305 Travel & Meals	-	-	100	-	-	100
51-00-5309 Contract Office Equipment	14,580	16,200	84,000	22,956	41,592	99,000
51-00-5310 Postage	1,402	1,150	1,200	749	1,500	1,500
51-00-5312 Legal Publications	2,181	-	1,000	-	-	1,000
51-00-5313 Advertising	73	-	100	-	-	100
51-00-5314 Insurance Deductible	-	-	2,000	-	-	2,000
51-00-5316 Recording Documents	39	-	200	-	-	200
51-00-5325 Printing	114	25	250	-	-	250
51-00-5330 Communication Equipment	-	-	100	-	-	100
51-00-5335 Cell/Internet Service	6,102	8,100	8,500	3,704	7,408	8,000
51-00-6001 Electricity & Gas	56,293	65,528	70,000	44,583	82,556	92,000
51-00-6004 Materials/Supplies/Plant	11,555	1,749	5,500	565	1,130	2,000
51-00-6007 Materials/Supplies/Equip	10	26	2,500	16	100	2,500
51-00-6010 Materials/Supplies/Office	295	760	700	-	-	700
51-00-6012 Gas/Oil-Equipment	500	-	600	-	-	600
51-00-6022 Safety Items	257	551	700	160	320	500
51-00-6025 Tools	629	84	500	54	100	500
51-00-6030 Uniforms	21	-	200	-	-	-
51-00-6040 Occupational Equip/Safety	-	146	500	223	446	500
51-00-6150 Fleet Repair & Maintenance	4,678	126	2,500	776	1,552	2,500
51-00-6191 Fleet Fuel	2,689	3,731	4,000	1,752	3,504	4,000

City of IDAHO SPRINGS, Colorado
2024 Proposed Budget

Water Fund

	Actual 2021	Actual 2022	Budget 2023	June YTD 2023	Estimated Actual 2023	Proposed 2024
51-00-6192 Fleet Tires	-	-	1,200	1,999	4,000	2,000
51-00-6201 Chemicals-Chlorine	12,905	14,220	17,000	7,822	15,644	17,000
51-00-6207 Chemicals/Lab	1,043	2,704	2,500	667	1,334	2,000
51-00-6210 Chemicals-Misc.	1,890	7,263	6,000	6,719	-	-
51-00-6215 Chemicals - Citric Acid	891	2,731	2,500	-	-	2,500
51-00-6216 Chemicals-Sodium Hydroxide	4,592	2,009	4,500	-	-	4,500
51-00-6500 Miscellaneous Expenses	-	1,202	-	-	-	-
51-70-7010 Office Equipment/Computer	-	-	-	-	-	1,000
51-00-7011 Computer Software	-	47	-	-	-	-
51-10-9800 Depr. & Amort. Expense	330,641	333,057	-	-	-	-
Total Expenditures--Operations	740,527	699,297	636,968	262,495	424,853	616,525

Expenditures--Distribution

51-15-4102 Salaries	24,627	25,856	28,502	15,869	30,168	33,642
25% FT PW Supt						
51-15-4103 Hourly	47,805	52,697	58,653	31,873	53,212	67,570
2 @ 37.5%, 3 @ 12.5%						
51-15-4104 Overtime	-	967	-	2,855	5,000	6,500
51-15-4201 FICA	4,397	4,790	5,250	3,054	5,290	6,474
51-15-4202 Medicare	1,028	1,121	1,228	714	1,428	1,513
51-15-4203 Health Ins.	5,320	8,492	8,827	4,976	8,537	10,450
51-15-4204 Life Ins.	105	102	110	51	102	102
51-15-4205 Retirement	1,641	1,548	1,700	282	600	1,500
51-15-4206 Unemployment	215	159	172	93	186	197
51-15-4207 Disability Insurance	-	512	400	321	642	642
51-15-4209 Dental Insurance	272	385	398	196	392	392
51-15-5111 Maintenance Leak Detection	-	-	1,500	-	-	1,500

City of IDAHO SPRINGS, Colorado
2024 Proposed Budget

Water Fund

	Actual 2021	Actual 2022	Budget 2023	June YTD 2023	Estimated Actual 2023	Proposed 2024
51-15-5205 Repair/Maint-Distribution	6,161	3,535	5,000	40	-	5,000
51-15-5206 Repair/Maint Hydrants	-	-	3,000	-	-	3,000
51-15-5212 Training	85	519	350	-	-	350
51-15-5309 Contract equipment	108	-	-	-	-	-
51-15-6003 Materials/Supplies/Reservoir	487	369	500	420	840	1,000
51-15-6005 Materials/Supplies/Distrib.	3,975	241	6,000	10,572	9,310	6,000
51-15-6006 Materials/Supplies/Hydrant	-	-	5,000	-	-	5,000
51-15-6022 Safety Items	225	255	2,500	165	350	1,000
51-15-6025 Tools	1,315	55	1,000	-	-	1,000
51-15-7006 Meters/Antenna Read Box	4,102	16,920	7,500	6,128	-	-
Total Expenditures--Distribution	101,868	118,523	137,590	77,609	116,057	152,832

Expenditures--Capital Projects

51-72-7310 Water Treatment Plant Upgrades	125,932	-	750,000	11,738	131,645	890,000
51-72-7320 Water Distribution Projects	-	-	500,000	86,917	164,348	2,000,000
Total Expenditures--Capital Projects	125,932	-	1,250,000	98,655	295,993	4,840,000

Expenditures--Debt Service

51-79-5108 Bank Fees	29	-	-	-	-	-
51-79-8120 2005 G.F. Advance--Prin	-	-	-	-	-	-
51-79-8121 Notes Pay Interfund 225K-Int.	2,370	1,506	-	-	-	-
51-79-8140 2004 CWC Note--Principal	-	-	36,323	47,164	47,164	47,164
51-79-8141 2004 CWC Note--Interest	32,250	29,983	25,801	29,409	29,409	29,409
51-79-8144 2002 CWRPDA Loan--Principal	-	-	-	-	-	-
51-79-8145 2002 CWRPDA Loan--Interest	8,367	(5,406)	-	-	-	-

City of IDAHO SPRINGS, Colorado
2024 Proposed Budget

		Water Fund				
		Actual	Actual	Budget	June YTD	Estimated
		2021	2022	2023	2023	Actual 2023
						Proposed 2024
Total Expenditures--Debt Service		43,016	26,083	62,124	76,573	76,573
Total Expenditures		1,011,343	843,903	2,086,682	515,332	913,476
Ending Funds Available		723,339	1,223,196	1,048,195	1,623,128	2,245,196
						1,086,543

City of IDAHO SPRINGS, Colorado
2024 Proposed Budget

		Wastewater Fund					
		Estimated					
		Actual	Budget	June YTD	Actual	Proposed	
		2021	2023	2023	2023	2024	
Beginning Funds Available		4,501,389	4,744,046	4,949,719	4,949,719	5,779,341	
Revenues							
52-00-3130	Sales Taxes	-	-	202,585	487,500	511,875	
52-00-3411	User Fees	959,061	1,202,216	603,422	1,269,916	1,295,314	
52-00-3415	Late Charges	-	11,985	7,531	15,000	15,000	
52-00-3421	Service	-	(2,906)	-	-	-	
52-00-3422	Tap Fees	-	12,053	-	-	20,000	
52-00-3601	Interest Earned	151	10,971	16,447	38,057	30,000	
52-00-3695	Sale of Equipment	1,753	-	-	-	-	
52-00-3699	Other Income	5,123	9,729	900	1,800	5,000	
52-00-3720	CDPHE Grants	-	25,000	-	-	-	
52-00-3890	DOLA Grant	244,342	53,560	-	-	875,000	
Total Revenues		1,210,430	1,322,608	830,885	1,812,273	2,752,189	
Expenditures--Operations							
52-00-4102	Salaries	-	-	10,811	26,428	22,919	
50% Superintendent							
52-00-4103	Hourly	94,467	97,723	58,115	98,810	123,203	
Supervisor @ 50%, 3 operators @ 50%, Admin Clerk 25%							
52-00-4104	Overtime	-	1,446	3,649	7,628	8,000	
52-00-4105	Holiday	-	-	320	640	700	
52-00-4201	FICA	5,410	5,738	4,206	8,412	8,916	
52-00-4202	Medicare	1,265	1,342	983	1,966	2,083	
52-00-4203	Health Insurance	24,604	24,250	18,878	31,788	39,644	
52-00-4204	Life Ins.	145	140	101	202	202	
52-00-4205	Retirement	2,040	3,491	2,416	4,832	6,000	

City of IDAHO SPRINGS, Colorado
2024 Proposed Budget

Wastewater Fund

	Actual 2021	Actual 2022	Budget 2023	June YTD 2023	Estimated Actual 2023	Proposed 2024
52-00-4206 Unemployment	280	198	217	146	292	309
52-00-4207 Disability Insurance	-	587	500	638	1,276	1,276
52-00-4209 Dental Insurance	1,630	1,374	1,407	994	1,988	1,988
52-00-4301 Compensated Absence Expense	(719)	6,351	-	-	-	-
52-00-5000 Plant Operations Contractual	22,539	30,173	40,000	2,564	5,128	10,000
52-00-5101 Legal	-	-	2,500	-	-	2,500
52-00-5102 Audit	4,725	2,600	5,000	2,125	5,000	5,000
52-00-5103 Design/Engineering	1,740	3,282	5,000	-	-	5,000
52-00-5104 Financial Services	-	4,971	14,000	14,492	-	20,000
52-00-5108 Other Professional Fees	43,872	14,672	25,000	8,725	15,874	25,000
52-00-5109 Process Control Equipment	2,021	163	2,500	3,288	-	5,000
52-00-5201 Lab Tests	6,846	13,320	10,000	9,165	-	13,000
52-00-5202 Disposal-Trash	2,782	5,021	5,500	2,718	5,436	5,800
52-00-5204 Repair/Maint.-Plant	25,588	4,287	40,000	5,442	-	40,000
52-00-5206 Ch. Creek San Dist Maint Fee	1,015	1,828	2,000	1,008	2,016	2,000
52-00-5207 Repair/Maint-Services	4,906	3,463	8,000	7,692	-	6,000
52-00-5208 Repair Maint - Instruments	338	48	1,500	107	214	1,500
52-00-5209 Instrument Calibration	-	-	25,000	22,555	-	25,000
52-00-5212 Training	1,115	1,013	1,500	1,144	-	2,000
52-00-5213 Medical	-	-	100	-	-	100
52-00-5215 Employee Incentive	268	315	300	570	-	-
Yr End Bonus, Rec Center Passes						
52-00-5250 Sludge Removal	29,443	25,331	25,000	15,152	32,910	30,000
52-00-5300 Cirsa W/C Insurance	2,457	2,910	4,000	1,736	3,472	4,000
52-00-5301 CIRSA P/C Insurance	8,631	8,777	10,000	7,827	15,032	16,000
52-00-5302 Discharge Permits/Licenses	-	9,260	5,000	50	100	2,500
52-00-5303 Telephone	800	858	1,500	430	860	1,000

City of IDAHO SPRINGS, Colorado
2024 Proposed Budget

Wastewater Fund

	Actual <u>2021</u>	Actual <u>2022</u>	Budget <u>2023</u>	June YTD <u>2023</u>	Estimated Actual <u>2023</u>	Proposed <u>2024</u>
52-00-5305 Travel & Meals	48	-	150	-	-	150
52-00-5309 Contract Office Equipment	14,580	17,820	20,000	9,720	15,120	20,000
52-00-5310 Postage & Shipping	1,399	1,617	1,300	379	800	1,000
52-00-5312 Legal Publications	-	-	300	-	-	300
52-00-5313 Advertising	73	-	100	-	-	100
52-00-5314 Insurance Deductible	577	-	2,500	-	-	2,500
52-00-5316 Recording Documents	39	-	300	-	-	300
52-00-5325 Printing	114	25	500	-	-	500
52-00-5330 Communication Equipment	-	-	50	-	-	50
52-00-5335 Cell/Internet Service	34,249	35,959	34,000	16,877	30,142	34,000
52-00-5390 UCCWA	-	1,313	2,000	2,062	2,062	2,062
52-00-6001 Utilities	104,122	201,736	170,000	102,740	187,293	210,000
52-00-6004 Materials/Supplies/Plant	847	2,870	4,200	1,502	3,000	4,200
52-00-6007 Materials/Supplies/Equip	2,477	588	3,000	217	450	3,000
52-00-6010 Materials/Supplies/Office	883	1,268	2,500	733	1,500	2,000
52-00-6012 Gas/Oil-Equipment	1,905	1,850	3,000	131	-	3,000
52-00-6022 Safety Items	589	799	800	-	-	800
52-00-6025 Tools	542	135	800	-	-	800
52-00-6030 Uniforms	-	-	200	-	-	200
52-00-6040 Occupational Equip/Safety	184	25	500	310	620	500
52-00-6150 Fleet Maint	2,243	64	600	732	1,500	1,500
52-00-6191 Fleet Fuel	2,706	3,983	4,000	1,752	3,504	4,000
52-00-6192 Fleet Tires	-	-	1,200	645	1,290	1,500
52-00-6193 Fleet Supplies	3	74	250	47	100	250
52-00-6201 Chemicals-Chlorine	-	-	200	-	-	200
52-00-6205 Chemicals-Sulfur Dioxide	-	-	300	-	-	300
52-00-6207 Chemicals/Lab	2,194	14,368	18,000	8,931	14,056	19,000

City of IDAHO SPRINGS, Colorado
2024 Proposed Budget

Wastewater Fund

	Actual 2021	Actual 2022	Budget 2023	June YTD 2023	Estimated Actual 2023	Proposed 2024
52-00-6210 Chemicals-Misc.						
52-00-6500 Miscellaneous Expenses	9,202	17,884	25,000	4,415	12,000	20,000
51-70-7010 Office Equipment/Computer	-	-	-	-	-	-
52-00-7011 Computer Software	-	47	-	-	-	1,000
52-10-9800 Deprec. & Amort. Expense	390,497	409,686	-	-	-	-
Total Expenditures--Operations	857,681	987,043	718,701	359,240	543,741	769,852
<u>Expenditures--Collection</u>						
52-16-4102 Salaries	24,627	25,856	28,011	15,869	30,168	33,642
25% FT PW Supt						
52-16-4103 Hourly	47,804	52,696	57,565	31,872	53,212	67,568
2@ 37.5%, 3@ 12.5%						
52-16-4104 Overtime	-	967	2,000	2,855	5,710	6,000
52-16-4201 FICA	4,396	4,790	5,149	3,054	5,289	6,474
52-16-4202 Medicare	1,028	1,120	1,203	714	1,428	1,513
52-16-4203 Health Insurance	5,320	8,491	8,958	4,976	8,537	10,450
52-16-4204 Life Ins.	105	102	110	51	102	102
52-16-4205 Retirement	1,641	1,547	1,700	282	564	1,000
52-16-4206 Unemployment	215	159	170	93	186	197
52-16-4207 Disability Insurance	-	512	392	321	642	642
52-16-4209 Dental Insurance	272	385	398	196	392	392
52-16-5205 Repair/Maint.-Collection	27	-	2,500	-	-	2,500
52-16-5212 Training	85	351	500	-	-	500
52-16-6005 Materials/Supplies/Collection	1,865	1,576	5,000	1,324	2,648	5,000
52-16-6022 Safety Items	162	218	750	120	240	750
52-16-6025 Tools	992	461	1,500	-	-	1,500
52-16-6191 Fleet Fuel	-	-	-	51	-	-

City of IDAHO SPRINGS, Colorado
2024 Proposed Budget

Wastewater Fund

	Actual 2021	Actual 2022	Budget 2023	June YTD 2023	Estimated Actual 2023	Proposed 2024
52-16-7007 Equipment Purchase	-	-	1,000	-	-	1,000
Total Expenditures--Collection	88,539	99,231	116,906	61,778	109,118	139,230
Expenditures--Capital Projects						
52-72-7310 WWTP Upgrades	-	-	100,000	1,443	100,000	200,000
52-72-7320 WW Collection Projects	-	-	500,000	5,672	11,344	3,000,000
Total Expenditures--Capital Projects	-	-	600,000	7,115	111,344	3,200,000
Expenditures--Debt Service						
52-79-8101 2020 CWRPDA--Principal	-	-	94,853	47,367	94,734	94,734
52-79-8102 2020 CWRPDA--Interest	3,275	14,765	14,371	7,245	14,490	14,490
52-79-8107 Notes Pay Interfund 275K-Prin	-	-	-	-	-	-
52-79-8108 Notes Pay Interfund 275K-Int.	-	-	-	-	-	-
52-79-8109 2019 CWRPDA--Principal	-	-	95,566	47,723	95,446	95,446
52-79-8110 2019 CWRPDA--Interest	14,529	14,055	13,658	6,889	13,778	13,778
52-00-8141 2005 Stx Imprvt Adv--Prin	-	-	-	-	-	-
52-00-8142 2005 Stx Imprvt Adv--Int	3,153	1,573	-	-	-	-
52-00-8151 2005 GF Advance--Prin	-	-	-	-	-	-
52-00-8152 2005 General Fund Advance--Int	596	268	-	-	-	-
52-00-8161 2018 Stx Imprvt Adv--Prin	-	-	-	-	-	-
52-00-8171 2019 Stx Imprvt Adv--Prin	-	-	224,174	-	-	-
Total Expenditures--Debt Service	21,553	30,661	442,622	109,224	218,448	218,448
Total Expenditures	967,773	1,116,935	1,878,229	537,357	982,651	4,327,530

City of IDAHO SPRINGS, Colorado
2024 Proposed Budget

		Wastewater Fund				
		Actual	Actual	Budget	June YTD	Estimated
		2021	2022	2023	2023	Actual 2023
						Proposed 2024
Transfers In/(Out)		-	-	-	-	-
52-00-3921	Transfer from STI Fund	-	-	-	-	-
Total Transfers In/(Out)		-	-	-	-	-
Ending Funds Available		4,744,046	4,949,719	1,607,008	5,243,247	5,779,341
						4,204,000

City of IDAHO SPRINGS, Colorado
2024 Proposed Budget

Parking Enterprise Fund

	Actual 2021	Actual 2022	Budget 2023	June YTD 2023	Estimated Actual 2023	Proposed 2024	Notes
<u>Beginning Funds Available</u>	-	-	-	-	362,333	633,230	
Revenues							
59-00-3135 Bond Proceeds	-	-	6,900,000	-	-	-	
59-00-3491 Parking Fees	-	360,441	350,000	169,082	531,364	500,000	
59-00-3601 Interest Earned	-	1,892	1,000	4,148	9,533	7,000	
59-00-3790 Contributions	-	-	400,000	-	-	2,650,000	RAISE Planning Grant & DO
Total Additions	-	362,333	7,651,000	173,230	540,897	3,157,000	
Expenditures							
59-70-4102 Salaries	-	-	20,000	-	-	-	
59-70-5108 Design/Engineering	-	-	400,000	144,003	250,000	2,800,000	
59-70-7901 Capital Projects	-	-	700,000	17,835	20,000	200,000	
Total Expenditures	-	-	1,120,000	161,838	270,000	3,000,000	
Transfers In/(Out)							
59-00-3910 Transfer from General Fund	-	-	-	-	-	-	
59-00-3921 Transfer from Sales Tax Impvt Fund	-	-	-	-	-	-	
Total Transfers In/(Out)	-	-	-	-	-	-	
<u>Ending Funds Available</u>	-	362,333	6,531,000	11,392	633,230	790,230	

City of IDAHO SPRINGS, Colorado 2024 Proposed Budget

Hansen's Cemetery Trust Fund

	Actual 2021	Actual 2022	Budget 2023	June YTD 2023	Estimated Actual 2023	Proposed 2024	Notes
<u>Beginning Funds Available</u>	9,404	9,408	9,404	9,479	9,479	9,679	
<u>Additions</u>							
15-00-3601 Interest Earned	4	71	52	104	200	175	
Total Additions	4	71	52	104	200	175	
<u>Deductions</u>							
15-70-7100 Capital Projects	-	-	-	-	-	-	
Total Deductions	-	-	-	-	-	-	
<u>Ending Funds Available</u>	9,408	9,479	9,456	9,583	9,679	9,854	



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

NOTICE AND AGENDA
Regular Meeting
Idaho Springs City Council
1711 Miner Street, City Hall
Monday, November 13, 2023
7:00 p.m.

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **AGENDA APPROVAL**
 - a) Move to approve the agenda for the November 13, 2023 meeting
5. **CONFLICT OF INTEREST**
6. **APPROVAL OF MINUTES**
 - a) Move to approve the minutes from October 23, 2023
7. **APPROVAL OF BILLS**
 - a) Move to approve bills to November 13, 2023
8. **PUBLIC COMMENT**
9. **UNSCHEDULED PUBLIC COMMENT**
10. **OFFICER SWEARING IN**
 - a) Officer Lewis Johnsen
11. **LIQUOR LICENSING AUTHORITY**
12. **FINANCE OFFICER**
13. **RESOLUTIONS**
 - a) **PUBLIC HEARING:** Resolution #25, Series 2023, a Resolution Conditionally Approving a Final Development Plan on property known as 1503 Colorado Boulevard for a new three-story mixed-use motel and café building.
 - b) Resolution #26, Series 2023, a Resolution expressing additional support for the City's application for a Land & Water Conservation Fund (LWCF) Grant from Colorado Parks and Wildlife (CPW) for the Shelly-Quinn Ballfields redevelopment project.
 - c) Resolution #27, Series 2023, a Resolution adopting an amended Compensation Plan for City Employees and Officers.
 - d) Resolution #28, Series 2023, a Resolution re-appointing F. Michael Goodbee as Presiding Idaho Springs Municipal Court Judge and approving the extension of the existing judicial services agreement.
 - e) Resolution #29, Series 2023, A Resolution adopting an amended City Parking Plan.
14. **ORDINANCE FIRST READING**
 - a) Ordinance #9, Series 2023, an Ordinance adopting by reference the 2020 edition (revision 2) of The Model Traffic Code for Colorado, repealing all ordinances in conflict therewith, providing penalties for violations of the same and making conforming amendments to chapter 15 of the Idaho Springs Municipal Code.
 - b) Ordinance #10, Series 2023, an Ordinance Accepting and Recognizing the Alignment of a Portion of Virginia Canyon Road
 - c) Ordinance #11, Series 2023, an Ordinance Amending section 21-29 of the Idaho Springs Municipal Code concerning the outdoor storage of fuels and waste.
15. **ORDINANCE SECOND READING**
16. **CITY ATTORNEY**

17. CITY ADMINISTRATOR

a) Staff report submitted with four requests for action.

- 1) Motion to approve a Planning Grant Agreement with the Colorado Water Resources and Power Development Authority (CWRPDA) in the amount of \$10,000.00 from the Drinking Water Revolving Fund for the design of the Chicago Creek Water Main Replacement Project.
- 2) Motion to approve a Planning Grant Agreement with the CWRPDA in the amount of \$10,000.00 from the Water Pollution Control Revolving Fund for the design of the Virginia Canyon Road and Virginia Street sewer main replacement project.
- 3) Motion to approve a proposal from THK Associates in the amount of \$55,750.00 to develop the construction site layout plan for the Sports and Recreation Complex redevelopment project (from account #21-00-6024).
- 4) Motion to approve an Engagement Letter with Mayberry & Company, LLC for an amount not to exceed \$11,300.00 to complete the annual financial audit for 2023 (from account #10-20-5102, 51-00-5102 and 52-00-5102)

18. ADMINISTRATION DEPARTMENT

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

1. Motion to approve an application to the Department of Local Affairs (DOLA) Tier 1 Energy Mineral Impact Assistance Fund (EIAF) for \$200,000.00 for the Mattie Dam Rehabilitation Project.

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

19. POLICE DEPARTMENT

a) Staff report submitted with no requests for action.

20. PUBLIC WORKS DEPARTMENT

a) Staff report submitted with no requests for action.

21. WATER FACILITIES DEPARTMENT

a) Staff report submitted with no requests for action.

22. COMMITTEE REPORTS

23. CITY CLERK/TREASURER

24. MAYOR / COUNCIL

25. ADJOURN

a) Next Work Session Monday November 27, 2023.

b) Next Regular Meeting on Monday, November 27, 2023

IN-PERSON AND REMOTE MEETING PUBLIC ATTENDANCE AND PARTICIPATION INSTRUCTIONS

The Public is able to view and hear this meeting remotely at the following address on the City's website:

<https://www.colorado.gov/pacific/idahospings/city-council-live>

To appear on the agenda as Scheduled Public Comment (in person or remote), you must fill out the form at the following link and return to the Deputy City Clerk no later than Noon (12 p.m.) the Thursday before the meeting date: <https://www.colorado.gov/pacific/sites/default/files/Fillable%20Council%20Public%20Comment%201.pdf>. For remote Public Comment, please use this link to join the meeting: <https://us02web.zoom.us/j/88123857147>

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

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

**IDAHO SPRINGS CITY COUNCIL
REGULAR MEETING
OCTOBER 23, 2023**

The City Council of the City of Idaho Springs held a regular meeting on October 23, 2023, in the city council chambers. Mayor Harmon called the meeting to order at 7:00 p.m.

Answering the roll were: Chuck Harmon, Scott Pennell, Art Caccavale, Jeremy Jones, Kate Collier and John Curtis. Councilmember Jim Clark was absent. Also present were Assistant City Administrator Jonathan Cain, Deputy City Clerk Wonder Martell, Chief Nate Buseck, Public Works Superintendent Paul Crain, and Water Facilities Superintendent Edward Sigward.

The Pledge of Allegiance was recited by all present.

AGENDA APPROVAL

Councilmember Jones moved to approve the agenda for October 23, 2023
Councilmember Caccavale seconded, followed by an all-in favor voice vote.

CONFLICT OF INTEREST

Mayor Harmon stated he had a conflict with Resolution #24, 2023 and would leave chambers during that vote. Mayor Harmon stated that he would pass the gavel to Mayor Pro Tem John Curtis during the vote on that resolution.

APPROVAL OF MINUTES

Mayor Harmon brought up that in the minutes from October 9th, 2023, there was an incorrect word used. Instead of the minutes stating Councilmember Collier abstained from the vote the minutes stated that she obtained from the vote. Deputy City Clerk Wonder Martell stated she would correct the minutes from October 9th, 2023. Councilmember Pennell moved to approve minutes from October 9th, 2023 with that modification. Councilmember Curtis seconded, followed by an all-in favor roll call vote.

APPROVAL OF BILLS

Councilmember Jones moved to approve the bills to October 23, 2023
Councilmember Caccavale seconded, followed by an all-in favor roll call vote.

PUBLIC COMMENT

Jenn Jordan-Truesdale 414 Taos Street Georgetown Co 80444

Miss Jordan-Truesdale came to represent CCMRD and asked for a \$1,000.00 donation to help sponsor the annual Pumpkin Smash Special Event that is held at the ballfields. Ms. Jordan-Truesdale stated that CCMRD has taken over this event from Scraps to Soil and this was CCMRD's second year holding this event. Miss Jordan-Truesdale also mentioned that they are looking for some help in transporting the pumpkin "guts" from the ballfields to Frei's Quarry for a reclamation project. Paul Crain, the Public Works Superintendent stated that with some coordination and timing that Public Works would be able to assist with moving the pumpkin waste. Mr. Marsh reminded council that they have sponsored this event in the past and there is money budgeted for this type of ask. Mayor Harmon moved to approve a \$1,000.00 sponsorship for the Pumpkin Smash, councilmember Pennell seconded followed by an all-in favor roll call vote.

Mary Jane Loevlie 110 Montane Drive Idaho Springs Co 80452

Ms. Loevlie came for two separate comments/asks. The first ask is for a letter of support for the Mighty Argo Project. Ms. Loevlie stated that the original cost of the project was estimated at 62 million and that has increased to 98 million. Ms. Loevlie stated that the city would be happy with the funders of this project, and they are almost done and are looking to get some USDA funding which is why the letter of support is needed.

Ms. Loevlie reminded the city that we had issued a letter of support for this project back in 2020 but she needed a more current letter.

Ms. Loevlie's second ask is for a \$5,000.00 contribution to the Clear Creek Center for Arts and Education which will occupy the 4th floor of the old high school on Highway 103. The \$5,000.00 contribution is needed for operating expenses. Ms. Loevlie stated that the center is expected to open in May of 2025. Mayor Harmon moved to approve a \$5,000.00 contribution to the Clear Creek County Art & Education Center. Councilmember Caccavale seconded followed by an all-in favor roll call vote.

UNSCHEDULED PUBLIC COMMENT LIQUOR LICENSING AUTHORITY

FINANCE OFFICER

Lorraine Trotter went over the September Financial statements.

RESOLUTIONS

Councilmember Collier moved to approve Resolution #24, Series 2023, a Resolution declaring elected City officials, appointed officials, and part time and seasonal employees eligible to participate in the City's employee insurance benefit program with no financial contribution from the City. Councilmember Pennell seconded. City Administrator Andrew Marsh brought to council's attention that there is no financial impact to the city and that this is done in other communities and allows other employees to participate in the excellent benefits and get a little bit of saving. Second was followed by an all-in favor roll call vote.

ORDINANCE FIRST READING ORDINANCE SECOND READING CITY ATTORNEY

CITY ADMINISTRATOR

Staff report submitted with one request for action. Councilmember Pennell moved to approve a proposal from Raftelis in the amount of \$39,975 to conduct a utility billing assessment and code review (split between accounts 51-00-5108 and 52-200-5108). Councilmember Jones seconded followed by an all-in favor roll call vote. Mayor Pro Tem John Curtis mentioned that this will be beneficial to the city.

ADMINISTRATIVE DEPARTMENT

Assistant City Administrator- No staff report submitted.

Deputy City Clerk – Staff report submitted with no requests for action. Miss Martell reminded council that City Hall will be closed Friday November 10th in observance of Veterans Day and that ballots have been mailed out from the County Clerk's office. Miss Martell also mentioned that City Hall does not have a ballot box the ballot box is located at the Clear Creek County Health and Wellness Center at 1969 Miner Street.

POLICE DEPARTMENT

Staff report submitted with no requests for action.

PUBLIC WORKS

Staff report submitted with no requests for action.

WATER/WASTEWATER DEPARTMENT

Staff report submitted with no requests for action.

MAYOR/COUNCIL

Mayor Harmon mentioned that Leadership Evergreen was looking at starting a Clear Creek Leadership Program and that Jon Cain and/or Sadie Shultz would be a great start to the Clear Creek Leadership Program.

ADJOURN

Mayor Harmon adjourned the meeting at 7:49pm.

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
A.D. Miller Services (2069)								
2411-7								
2411-7	Invoice	Public Works Facility	10/30/2023	11/30/2023	123,460.41	Open	10/23	21-00-7044
Total 2411-7:					123,460.41			
Total A.D. Miller Services (2069):					123,460.41			
Ace Equipment & Supply Co (6)								
208842								
208842	Invoice	coupler	10/05/2023	11/05/2023	78.24	Open	10/23	10-10-6007
Total 208842:					78.24			
208842-2								
208842-2	Invoice	coupler	10/11/2023	11/11/2023	139.59	Open	10/23	10-10-6007
Total 208842-2:					139.59			
Total Ace Equipment & Supply Co (6):					217.83			
AlSCO - Denver Linen (13)								
2833199								
2833199	Invoice	Carpets	10/24/2023	11/24/2023	74.60	Open	10/23	10-30-5108
Total 2833199:					74.60			
2840271								
2840271	Invoice	Carpets	11/07/2023	11/17/2023	74.60	Open	10/23	10-30-5108
Total 2840271:					74.60			
Total AlSCO - Denver Linen (13):					149.20			
AmeriGas (1478)								
3156638770								
3156638770	Invoice	Fixed Tank Rental	10/31/2023	11/30/2023	141.75	Open	10/23	51-00-6001
Total 3156638770:					141.75			
3156638771								
3156638771	Invoice	Tank rent-Fixed Tank	10/31/2023	11/30/2023	141.75	Open	10/23	51-00-6001
Total 3156638771:					141.75			
3156630786								
3156630786	Invoice	Propane Water Plant	11/04/2023	12/04/2023	1,731.14	Open	11/23	51-00-6001
Total 3156630786:					1,731.14			
3156830789								
3156830789	Invoice	Propane Water Plant	11/04/2023	12/04/2023	1,402.23	Open	11/23	51-00-6001
Total 3156830789:					1,402.23			
Total AmeriGas (1478):					3,416.87			
AT&T Mobility (283)								
287246995984X10212023								
287246995984X10212023	Invoice	Cell Phone/WasteWater	10/21/2023	11/08/2023	124.68	Open	10/23	52-00-5335
287246995984X10212023	Invoice	Cell Phones/Water	10/21/2023	11/08/2023	124.68	Open	10/23	51-00-5335

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total 287246995984X10212023:					249.36			
Total AT&T Mobility (283):					249.36			
BOKF NA (1849)								
IDAHO SPRINGS-1112023								
IDAHO SPRINGS-1112023	Invoice	Bond Interest Payment	11/01/2023	12/01/2023	201,756.25	Open	11/23	23-00-8115
IDAHO SPRINGS-1112023	Invoice	Bond Payment Principal	11/01/2023	12/01/2023	240,000.00	Open	11/23	23-00-8114
Total IDAHO SPRINGS-1112023:					441,756.25			
Total BOKF NA (1849):					441,756.25			
Brannan Aggregates (1864)								
354165								
354165	Invoice	Salt & Squeegee	10/30/2023	11/29/2023	2,283.18	Open	10/23	10-10-6099
354165	Invoice	Salt & Squeegee	10/30/2023	11/29/2023	2,404.82	Open	10/23	10-10-6099
Total 354165:					4,688.00			
Total Brannan Aggregates (1864):					4,688.00			
Browns Hill Engineering & Cont (1416)								
26350								
26350	Invoice	replacement eaton vfd	08/31/2023	11/15/2023	3,500.00	Open	10/23	52-00-5000
Total 26350:					3,500.00			
26365								
26365	Invoice	PLC problems	09/06/2023	11/06/2023	6,727.70	Open	10/23	52-00-5000
Total 26365:					6,727.70			
1153								
1153	Invoice	WTP SCADA Leasing Agreement	11/01/2023	12/01/2023	8,238.00	Open	12/23	51-00-5309
Total 1153:					8,238.00			
1154								
1154	Invoice	WWTP SCADA Leasing Agreement	11/01/2023	12/01/2023	1,620.00	Open	12/23	52-00-5309
Total 1154:					1,620.00			
Total Browns Hill Engineering & Cont (1416):					20,085.70			
Caselle Inc. (287)								
128395								
128395	Invoice	Contract Support - admin	11/01/2023	11/26/2023	364.75	Open	12/23	10-20-5108
128395	Invoice	Contract Support - pd	11/01/2023	11/26/2023	364.75	Open	12/23	10-30-5108
128395	Invoice	Contract Support - streets	11/01/2023	11/26/2023	364.75	Open	12/23	10-10-5108
128395	Invoice	Contract Support - waste water	11/01/2023	11/26/2023	182.38	Open	12/23	52-00-5108
128395	Invoice	Contract Support - water	11/01/2023	11/26/2023	182.37	Open	12/23	51-00-5108
Total 128395:					1,459.00			
Total Caselle Inc. (287):					1,459.00			
CCMRD (43)								
10-23-23								
10-23-23	Invoice	Pumpkin Smash Donation	10/23/2023	11/23/2023	1,000.00	Open	10/23	10-21-5038

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account	
Total 10-23-23:					1,000.00				
Total CCMRD (43):					1,000.00				
CenturyLink (569)									
660603649	660603649	Invoice	Internet service Water Plant	10/12/2023	11/11/2023	348.67	Open	11/23	51-00-5335
Total 660603649:					348.67				
3035672130-10222023									
3035672130-10222023	3035672130-10222023	Invoice	WWTP Alarm	10/22/2023	11/11/2023	216.58	Open	11/23	52-00-5335
Total 3035672130-10222023:					216.58				
3035679613-10252023									
3035679613-10252023	3035679613-10252023	Invoice	Phone Lines Water Plant	10/25/2023	11/15/2023	200.45	Open	11/23	51-00-5303
Total 3035679613-10252023:					200.45				
3035674474-10282023									
3035674474-10282023	3035674474-10282023	Invoice	Internet service-Public Works	10/28/2023	11/18/2023	102.94	Open	11/23	10-10-5335
Total 3035674474-10282023:					102.94				
Total CenturyLink (569):					868.64				
Chicago Creek Sanitation (434)									
2023-11	2023-11	Invoice	Maintenance Fee	10/25/2023	11/25/2023	171.00	Open	11/23	52-00-5206
Total 2023-11:					171.00				
Total Chicago Creek Sanitation (434):					171.00				
City of Idaho Springs (289)									
11.1.2023	11.1.2023	Invoice	103 14th Ave	11/01/2023	11/30/2023	144.78	Open	11/23	10-20-6050
	11.1.2023	Invoice	1744 Miner	11/01/2023	11/30/2023	252.42	Open	11/23	10-30-6050
	11.1.2023	Invoice	Citizens Park	11/01/2023	11/30/2023	907.01	Open	11/23	10-60-6050
	11.1.2023	Invoice	City Hall	11/01/2023	11/30/2023	1,039.41	Open	11/23	10-20-6050
	11.1.2023	Invoice	CRC park	11/01/2023	11/30/2023	252.42	Open	11/23	10-60-6050
	11.1.2023	Invoice	macy ruth mill	11/01/2023	11/30/2023	252.41	Open	11/23	10-60-6050
	11.1.2023	Invoice	montgomery	11/01/2023	11/30/2023	123.90	Open	11/23	10-60-6050
	11.1.2023	Invoice	pd	11/01/2023	11/30/2023	279.43	Open	11/23	10-30-6050
	11.1.2023	Invoice	pw water	11/01/2023	11/30/2023	633.45	Open	11/23	10-10-6050
	11.1.2023	Invoice	WWtp	11/01/2023	11/30/2023	14,632.06	Open	11/23	52-00-6001
Total 11.1.2023:					18,517.29				
Total City of Idaho Springs (289):					18,517.29				
Clear Creek Center for Arts & Education (2104)									
10.23.23	10.23.23	Invoice	Donation	10/23/2023	11/23/2023	5,000.00	Open	10/23	10-21-5038
Total 10.23.23:					5,000.00				
Total Clear Creek Center for Arts & Education (2104):					5,000.00				
Clear Creek County Road & Bridge (1278)									

	Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
11.08.23									
	11.08.23	Invoice	Fleet fuel/Parks	11/08/2023	11/30/2023	414.96	Open	10/23	10-60-6191
	11.08.23	Invoice	Fleet fuel/Police	11/08/2023	11/30/2023	2,767.99	Open	10/23	10-30-6191
	11.08.23	Invoice	Fleet fuel/Streets	11/08/2023	11/30/2023	1,401.45	Open	10/23	10-10-6191
	11.08.23	Invoice	Fleet fuel/WasteWater	11/08/2023	11/30/2023	219.75	Open	10/23	52-00-6191
	11.08.23	Invoice	Fleet fuel/Water	11/08/2023	11/30/2023	219.74	Open	10/23	51-00-6191
Total 11.08.23:						5,023.89			
Total Clear Creek County Road & Bridge (1278):						5,023.89			
Clear Creek County Sheriff's Office (1057)									
3RDQTR2023									
	3RDQTR2023	Invoice	3rd qtr dispatch services	10/19/2023	11/19/2023	59,183.56	Open	10/23	10-30-5105
Total 3RDQTR2023:						59,183.56			
Total Clear Creek County Sheriff's Office (1057):						59,183.56			
Clear Creek County Transfer Station (549)									
12499									
	12499	Invoice	oil	09/25/2023	11/15/2023	4.50	Open	09/23	52-00-5202
Total 12499:						4.50			
Total Clear Creek County Transfer Station (549):						4.50			
Clear Creek Supply (291)									
PD-10312023									
	PD-10312023	Invoice	375026 - wipers	10/31/2023	11/10/2023	53.18	Open	10/23	10-30-6100
	PD-10312023	Invoice	375447 - coolant	10/31/2023	11/10/2023	123.96	Open	10/23	10-30-6100
	PD-10312023	Invoice	375818 - wipers	10/31/2023	11/10/2023	21.58	Open	10/23	10-30-6193
Total PD-10312023:						198.72			
STREETS-10312023									
	STREETS-10312023	Invoice	374632 - key and paint	10/31/2023	11/10/2023	13.97	Open	10/23	10-60-5208
	STREETS-10312023	Invoice	374638 - gear puller	10/31/2023	11/10/2023	33.60	Open	10/23	10-10-6020
	STREETS-10312023	Invoice	374695 - electrical box and cover	10/31/2023	11/10/2023	14.78	Open	10/23	10-60-5208
	STREETS-10312023	Invoice	374878 - toggle	10/31/2023	11/10/2023	7.29	Open	10/23	10-10-6007
	STREETS-10312023	Invoice	374908 - nuts bolts and washers	10/31/2023	11/10/2023	28.59	Open	10/23	10-10-6007
	STREETS-10312023	Invoice	374980 - oil filters air filters and liq	10/31/2023	11/10/2023	140.96	Open	10/23	10-60-6150
	STREETS-10312023	Invoice	375064 - snap ring	10/31/2023	11/10/2023	33.99	Open	10/23	10-10-6007
	STREETS-10312023	Invoice	375227 - screws and starting fluid	10/31/2023	11/10/2023	74.38	Open	10/23	10-10-6007
	STREETS-10312023	Invoice	375283 - bolts	10/31/2023	11/10/2023	5.90	Open	10/23	10-10-6007
	STREETS-10312023	Invoice	375295 - tape measurer	10/31/2023	11/10/2023	19.99	Open	10/23	10-10-6020
	STREETS-10312023	Invoice	375325 - terminal end	10/31/2023	11/10/2023	3.99	Open	10/23	10-10-6007
	STREETS-10312023	Invoice	375333 - branch loper	10/31/2023	11/10/2023	22.99	Open	10/23	10-10-6020
	STREETS-10312023	Invoice	375476 - tape measurer	10/31/2023	11/10/2023	13.99	Open	10/23	52-00-6025
	STREETS-10312023	Invoice	375551 - hardware	10/31/2023	11/10/2023	3.68	Open	10/23	10-10-6007
	STREETS-10312023	Invoice	375579 - wipers	10/31/2023	11/10/2023	75.96	Open	10/23	10-60-6193
	STREETS-10312023	Invoice	375608 - wipers	10/31/2023	11/10/2023	58.81	Open	10/23	10-10-6193
	STREETS-10312023	Invoice	375682 - propane and mapp gass	10/31/2023	11/10/2023	22.98	Open	10/23	51-15-6025
	STREETS-10312023	Invoice	375777 - gloves	10/31/2023	11/10/2023	27.49	Open	10/23	10-60-6040
	STREETS-10312023	Invoice	375812 - paint	10/31/2023	11/10/2023	5.99	Open	10/23	10-30-6010
	STREETS-10312023	Invoice	375813 - fogger	10/31/2023	11/10/2023	9.99	Open	10/23	10-60-6010
Total STREETS-10312023:						619.32			
WW-10312023									
	WW-10312023	Invoice	44k additive	10/31/2023	11/10/2023	29.70	Open	10/23	51-00-6150

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total WW-10312023:					29.70			
Total Clear Creek Supply (291):					847.74			
Colorado Analytical Lab (945)								
231017036								
231017036	Invoice	total coliform P/A compl	10/18/2023	11/18/2023	103.50	Open	10/23	51-00-5201
Total 231017036:					103.50			
231024024								
231024024	Invoice	bod-5	10/31/2023	11/30/2023	66.60	Open	10/23	52-00-5201
Total 231024024:					66.60			
231031028								
231031028	Invoice	bod-5	11/08/2023	12/06/2023	66.60	Open	11/23	52-00-5201
Total 231031028:					66.60			
Total Colorado Analytical Lab (945):					236.70			
Colorado Christmas Lights (1851)								
559								
559	Invoice	Holiday Lights	11/05/2023	12/05/2023	20,580.00	Open	11/23	10-21-5040
Total 559:					20,580.00			
Total Colorado Christmas Lights (1851):					20,580.00			
Colorado Community Media (1981)								
98547								
98547	Invoice	Legal Publication	10/27/2023	11/26/2023	98.49	Open	10/23	10-20-5312
Total 98547:					98.49			
Total Colorado Community Media (1981):					98.49			
Colorado Municipal League (84)								
11.1.2023								
11.1.2023	Invoice	Annual Membership	11/01/2023	12/01/2023	2,148.00	Open	11/23	10-20-5304
Total 11.1.2023:					2,148.00			
Total Colorado Municipal League (84):					2,148.00			
Comcast (1486)								
0197295-10.23.23								
0197295-10.23.23	Invoice	City Hall Internet	10/23/2023	11/17/2023	272.42	Open	11/23	10-20-5335
Total 0197295-10.23.23:					272.42			
Total Comcast (1486):					272.42			
Common Knowledge Technology, Inc (1549)								
61292								
61292	Invoice	docking station	10/20/2023	11/19/2023	1,230.00	Open	10/23	10-30-7010
Total 61292:					1,230.00			
61318								
61318	Invoice	adobe for danielle	10/27/2023	11/26/2023	236.00	Open	10/23	10-30-7011

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total 61318:					236.00			
61378								
61378	Invoice	IT Services - Admin	11/01/2023	12/01/2023	1,319.21	Open	11/23	10-20-5108
61378	Invoice	IT Services - PD	11/01/2023	12/01/2023	1,319.21	Open	11/23	10-30-5108
61378	Invoice	IT Services - Streets	11/01/2023	12/01/2023	1,319.20	Open	11/23	10-10-5108
61378	Invoice	IT Services - Water	11/01/2023	12/01/2023	659.60	Open	11/23	51-00-5108
61378	Invoice	IT Services - WW	11/01/2023	12/01/2023	659.60	Open	11/23	52-00-5108
Total 61378:					5,276.82			
61448								
61448	Invoice	apc replacement	11/03/2023	12/03/2023	258.00	Open	11/23	10-20-7010
Total 61448:					258.00			
Total Common Knowledge Technology, Inc (1549):					7,000.82			
Core & Main LP (959)								
T829620								
T829620	Invoice	connector	10/25/2023	11/25/2023	60.00	Open	10/23	51-15-7006
Total T829620:					60.00			
Total Core & Main LP (959):					60.00			
Doyle Disposal (380)								
18212								
18212	Invoice	Trash Service Sewer Plant	10/25/2023	11/25/2023	453.00	Open	11/23	52-00-5202
Total 18212:					453.00			
Total Doyle Disposal (380):					453.00			
Economy Air Conditioning & Heating (1735)								
45166								
45166	Invoice	103 14th ave furnace	10/20/2023	11/20/2023	315.00	Open	10/23	10-20-5208
Total 45166:					315.00			
Total Economy Air Conditioning & Heating (1735):					315.00			
Frontier Fire Protection Inc. (1480)								
55043								
55043	Invoice	Fire extinguisher inspections	10/27/2023	11/26/2023	1,860.00	Open	10/23	10-21-5430
Total 55043:					1,860.00			
Total Frontier Fire Protection Inc. (1480):					1,860.00			
Galls (527)								
025886029								
025886029	Invoice	boots - moore	10/06/2023	11/05/2023	165.99	Open	10/23	10-30-6030
Total 025886029:					165.99			
025937881								
025937881	Invoice	johnsen - uniform	10/12/2023	11/11/2023	1,571.88	Open	10/23	10-30-6030
Total 025937881:					1,571.88			

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
026035776								
026035776	Invoice	johnsen - uniform	10/23/2023	11/22/2023	257.33	Open	10/23	10-30-6030
Total 026035776:					257.33			
026060015								
026060015	Invoice	tie bar - johnsen	10/25/2023	11/24/2023	8.39	Open	10/23	10-30-6030
Total 026060015:					8.39			
026060023								
026060023	Invoice	trousers - johnsen	10/25/2023	11/24/2023	74.99	Open	10/23	10-30-6030
Total 026060023:					74.99			
026071990								
026071990	Invoice	belt - johnsen	10/25/2023	11/24/2023	56.54	Open	10/23	10-30-6030
Total 026071990:					56.54			
026071944								
026071944	Invoice	pants - johnsen	10/26/2023	11/25/2023	58.99	Open	10/23	10-30-6030
Total 026071944:					58.99			
026071953								
026071953	Invoice	shirt - johnsen	10/26/2023	11/25/2023	104.99	Open	10/23	10-30-6030
Total 026071953:					104.99			
Total Galls (527):					2,299.10			
Hach Company (138)								
13737140								
13737140	Invoice	ww chemicals	09/13/2023	11/13/2023	860.15	Open	10/23	52-00-6207
Total 13737140:					860.15			
Total Hach Company (138):					860.15			
Hayes Poznanovic Korver LLC (214)								
49072								
49072	Invoice	Legal services	11/01/2023	11/30/2023	146.78	Open	10/23	51-00-5101
Total 49072:					146.78			
Total Hayes Poznanovic Korver LLC (214):					146.78			
HDR Engineering, Inc (1605)								
1200558978								
1200558978	Invoice	Virginia Street	09/29/2023	11/29/2023	21,135.81	Open	08/23	23-00-5103
Total 1200558978:					21,135.81			
1200565574								
1200565574	Invoice	Mobility Hub	10/19/2023	11/19/2023	5,500.00	Open	09/23	59-70-5108
Total 1200565574:					5,500.00			
1200567443								
1200567443	Invoice	Virginia Street	11/02/2023	12/02/2023	51,837.98	Open	09/23	23-00-5103

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total 1200567443:					51,837.98			
Total HDR Engineering, Inc (1605):					78,473.79			
Highland Ranch Law Enforcement Training (2045)								
ISPD11-22								
ISPD11-22	Invoice	range 8	10/25/2023	11/25/2023	440.00	Open	11/23	10-30-5212
Total ISPD11-22:					440.00			
Total Highland Ranch Law Enforcement Training (2045):					440.00			
Hoehn Architects P.C. (1444)								
1902-4								
1902-4	Invoice	ISCH Restroom Renovations	11/02/2023	11/30/2023	380.00	Open	10/23	21-61-7040
1902-4	Invoice	ISCH Restroom Renovations	11/02/2023	11/30/2023	250.00	Open	10/23	21-61-7040
1902-4	Invoice	Milage	11/02/2023	11/30/2023	20.30	Open	10/23	21-61-7040
Total 1902-4:					650.30			
2105-12								
2105-12	Invoice	Library Park Site Improvements	11/02/2023	11/30/2023	450.00	Open	10/23	21-00-7042
2105-12	Invoice	Milage	11/02/2023	11/30/2023	20.31	Open	10/23	21-00-7042
Total 2105-12:					470.31			
2301-6								
2301-6	Invoice	roberts brother building - mortar a	11/02/2023	11/30/2023	768.46	Open	10/23	59-70-5108
Total 2301-6:					768.46			
Total Hoehn Architects P.C. (1444):					1,889.07			
Home Depot Credit Services (578)								
10272023								
10272023	Invoice	cleanout plug	10/27/2023	11/30/2023	88.02	Open	10/23	51-15-6003
10272023	Invoice	park supplies	10/27/2023	11/30/2023	148.18	Open	10/23	10-60-6010
10272023	Invoice	parks parts	10/27/2023	11/30/2023	133.38	Open	10/23	10-60-6200
10272023	Invoice	splice connector	10/27/2023	11/30/2023	19.41	Open	10/23	51-15-5206
10272023	Invoice	sump pump	10/27/2023	11/30/2023	96.00	Open	10/23	52-00-6004
10272023	Invoice	trash bags	10/27/2023	11/30/2023	599.25	Open	10/23	10-60-6010
10272023	Invoice	ww plant supplies	10/27/2023	11/30/2023	106.24	Open	10/23	52-00-5204
Total 10272023:					1,190.48			
Total Home Depot Credit Services (578):					1,190.48			
JVA Incorporated (1110)								
114849								
114849	Invoice	On Call Services - Civil	09/30/2023	11/30/2023	160.00	Open	09/23	10-20-5103
Total 114849:					160.00			
Total JVA Incorporated (1110):					160.00			
Language Line Services (2102)								
11131464								
11131464	Invoice	Interpreter Services	10/31/2023	11/03/2023	35.26	Open	10/23	10-40-5320
Total 11131464:					35.26			

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total Language Line Services (2102):					35.26			
Law Firm Of Suzanne Rogers PC (737)								
11.1.23								
11.1.23	Invoice	Mileage	11/01/2023	11/30/2023	57.25	Open	11/23	10-40-5115
11.1.23	Invoice	Prosecutor	11/01/2023	11/30/2023	1,500.00	Open	11/23	10-40-5115
Total 11.1.23:					1,557.25			
Total Law Firm Of Suzanne Rogers PC (737):					1,557.25			
Liberty Communications (1547)								
3072082								
3072082	Invoice	phone service admin	10/30/2023	11/30/2023	144.17	Open	11/23	10-20-5303
3072082	Invoice	phone service police	10/30/2023	11/30/2023	144.17	Open	11/23	10-30-5303
3072082	Invoice	phone service public works	10/30/2023	11/30/2023	144.17	Open	11/23	10-10-5303
3072082	Invoice	phone service wastewater	10/30/2023	11/30/2023	72.09	Open	11/23	52-00-5303
3072082	Invoice	phone service water	10/30/2023	11/30/2023	72.08	Open	11/23	51-00-5303
Total 3072082:					576.68			
Total Liberty Communications (1547):					576.68			
Magic Rob Entertainment (2103)								
795								
795	Invoice	Halloween Magic Show	10/24/2023	11/24/2023	750.00	Open	10/23	10-21-5032
Total 795:					750.00			
Total Magic Rob Entertainment (2103):					750.00			
McDonald Farms (1588)								
0095944								
0095944	Invoice	Fuel	09/21/2023	11/21/2023	59.00	Open	10/23	52-00-5250
0095944	Invoice	overweight	09/21/2023	11/21/2023	427.50	Open	10/23	52-00-5250
0095944	Invoice	WasteWater Hauled to Landfill	09/21/2023	11/21/2023	875.00	Open	10/23	52-00-5250
Total 0095944:					1,361.50			
0091132								
0091132	Invoice	Fuel	09/28/2023	10/28/2023	59.00	Open	10/23	52-00-5250
0091132	Invoice	overweight	09/28/2023	10/28/2023	427.50	Open	10/23	52-00-5250
0091132	Invoice	WasteWater Hauled to Landfill	09/28/2023	10/28/2023	875.00	Open	10/23	52-00-5250
Total 0091132:					1,361.50			
0093278								
0093278	Invoice	Fuel	10/20/2023	11/04/2023	59.00	Open	10/23	52-00-5250
0093278	Invoice	overweight	10/20/2023	11/04/2023	427.50	Open	10/23	52-00-5250
0093278	Invoice	WasteWater Hauled to Landfill	10/20/2023	11/04/2023	875.00	Open	10/23	52-00-5250
Total 0093278:					1,361.50			
0094432								
0094432	Invoice	Fuel	10/31/2023	11/15/2023	59.00	Open	10/23	52-00-5250
0094432	Invoice	overweight	10/31/2023	11/15/2023	427.50	Open	10/23	52-00-5250
0094432	Invoice	WasteWater Hauled to Landfill	10/31/2023	11/15/2023	875.00	Open	10/23	52-00-5250
Total 0094432:					1,361.50			
Total McDonald Farms (1588):					5,446.00			

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Michael Goodbee (1940)								
11.1.23								
11.1.23	Invoice	Judge	11/01/2023	11/30/2023	1,600.00	Open	11/23	10-40-5110
Total 11.1.23:					1,600.00			
Total Michael Goodbee (1940):					1,600.00			
Murray Dahl Beery & Renaud (806)								
NOV 03.2023								
NOV 03.2023	Invoice	Developer Review	11/03/2023	11/30/2023	499.50	Open	10/23	10-00-2401
NOV 03.2023	Invoice	legal services	11/03/2023	11/30/2023	11,987.30	Open	10/23	10-20-5101
Total NOV 03.2023:					12,486.80			
Total Murray Dahl Beery & Renaud (806):					12,486.80			
Peak Performance Imaging Solutions (409)								
67874								
67874	Invoice	Monthly rental for printer	11/01/2023	11/16/2023	140.00	Open	11/23	10-20-5108
Total 67874:					140.00			
67938								
67938	Invoice	Copier Meter Bill/Police	11/01/2023	11/16/2023	81.80	Open	11/23	10-30-5309
Total 67938:					81.80			
Total Peak Performance Imaging Solutions (409):					221.80			
Pitney Bowes (1758)								
3318237135								
3318237135	Invoice	meter rental	10/29/2023	11/28/2023	189.24	Open	11/23	10-20-5309
Total 3318237135:					189.24			
Total Pitney Bowes (1758):					189.24			
Postmaster (341)								
11.1.2023								
11.1.2023	Invoice	Water Bills	11/01/2023	11/01/2023	174.78	Open	11/23	52-00-5310
11.1.2023	Invoice	Water Bills	11/01/2023	11/01/2023	174.78	Open	11/23	51-00-5310
Total 11.1.2023:					349.56			
Total Postmaster (341):					349.56			
Professional Management Solutions (1833)								
84840								
84840	Invoice	Financial Services - admin	10/27/2023	11/26/2023	960.00	Open	09/23	10-20-5104
84840	Invoice	Financial Services - Water	10/27/2023	11/26/2023	480.00	Open	09/23	51-00-5104
84840	Invoice	Financial Services - WW	10/27/2023	11/26/2023	480.00	Open	09/23	52-00-5104
Total 84840:					1,920.00			
Total Professional Management Solutions (1833):					1,920.00			
Rocky Mountain Recreation (1959)								
7233								
7233	Invoice	Bench	10/31/2023	11/30/2023	10,310.00	Open	10/23	21-00-7042
Total 7233:					10,310.00			

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total Rocky Mountain Recreation (1959):					10,310.00			
Saela Pest Control (2027)								
10145683								
10145683	Invoice	Pest Control	10/16/2023	11/16/2023	130.00	Open	10/23	10-30-5108
Total 10145683:					130.00			
Total Saela Pest Control (2027):					130.00			
SAFEbuilt, LLC Lockbox #88135 (1041)								
0104871								
0104871	Invoice	Building Permit plan review	09/30/2023	10/30/2023	2,094.70	Open	09/23	10-22-5000
Total 0104871:					2,094.70			
0105392								
0105392	Invoice	Building Permit plan review	10/31/2023	11/30/2023	1,248.19	Open	10/23	10-22-5000
Total 0105392:					1,248.19			
Total SAFEbuilt, LLC Lockbox #88135 (1041):					3,342.89			
Staples Business Advantage (1219)								
8072025604								
8072025604	Invoice	office supplies	10/21/2023	11/20/2023	340.94	Open	10/23	10-30-6010
Total 8072025604:					340.94			
Total Staples Business Advantage (1219):					340.94			
T Mobile (2040)								
981870408-11132023								
981870408-11132023	Invoice	Police Department Cell Phone/hot	10/21/2023	11/13/2023	330.96	Open	10/23	10-30-5335
Total 981870408-11132023:					330.96			
267033691-11162023								
267033691-11162023	Invoice	Cell Phone	10/24/2023	11/16/2023	51.71	Open	10/23	10-30-5335
Total 267033691-11162023:					51.71			
Total T Mobile (2040):					382.67			
Terracon Consultants, INC. (1692)								
TK05844								
TK05844	Invoice	Earthwork/Field Density testing	09/29/2023	11/29/2023	2,194.50	Open	09/23	21-00-7044
Total TK05844:					2,194.50			
TK20975								
TK20975	Invoice	Grout Pier	10/30/2023	11/30/2023	3,242.53	Open	10/23	21-00-7044
Total TK20975:					3,242.53			
Total Terracon Consultants, INC. (1692):					5,437.03			
The Compliance Alliance (852)								
23-1205								
23-1205	Invoice	Pre employment drug screen	10/20/2023	11/20/2023	65.00	Open	10/23	10-30-5108
23-1205	Invoice	Pre-employment drug screen	10/20/2023	11/20/2023	65.00	Open	10/23	10-20-5108

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total 23-1205:					130.00			
Total The Compliance Alliance (852):					130.00			
The Home Depot Pro (1895)								
771149853								
771149853	Invoice	Trash Bags	10/18/2023	11/18/2023	29.55	Open	10/23	10-60-6010
Total 771149853:					29.55			
774152508								
774152508	Invoice	pinosol	11/06/2023	12/06/2023	56.54	Open	11/23	10-60-6010
774152508	Invoice	Trash Bags	11/06/2023	12/06/2023	709.20	Open	11/23	10-60-6010
Total 774152508:					765.74			
Total The Home Depot Pro (1895):					795.29			
Timberline Disposal (1467)								
5377480V324								
5377480V324	Invoice	200 W. Colorado Blvd Trash	11/01/2023	11/15/2023	347.68	Open	11/23	10-10-5202
5377480V324	Invoice	fuel material and fee	11/01/2023	11/15/2023	55.70	Open	11/23	10-10-5202
Total 5377480V324:					403.38			
Total Timberline Disposal (1467):					403.38			
USA Blue Book (376)								
00185503								
00185503	Invoice	ww chemicals	11/02/2023	12/02/2023	782.69	Open	11/23	52-00-6207
Total 00185503:					782.69			
Total USA Blue Book (376):					782.69			
Utility Notification Center of Colorado (1984)								
223100786								
223100786	Invoice	Locates - Water	10/31/2023	11/30/2023	38.70	Open	10/23	51-00-5108
223100786	Invoice	Locates - WW	10/31/2023	11/30/2023	38.70	Open	10/23	52-00-5108
Total 223100786:					77.40			
Total Utility Notification Center of Colorado (1984):					77.40			
WALMART COMMUNITY/RFCSLLC (271)								
1651652398								
1651652398	Invoice	8 port switch	10/13/2023	11/13/2023	49.97	Open	10/23	10-10-6010
Total 1651652398:					49.97			
Total WALMART COMMUNITY/RFCSLLC (271):					49.97			
WEX BANK (1459)								
92659177								
92659177	Invoice	Fleet fuel - Police	10/23/2023	11/14/2023	218.60	Open	10/23	10-30-5191
Total 92659177:					218.60			
Total WEX BANK (1459):					218.60			
Williford LLC (2077)								

	Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
IS-CCC-0004									
	IS-CCC-0004	Invoice	Clear Path Home	06/13/2023	11/13/2023	9,678.42	Open	10/23	21-00-5103
Total IS-CCC-0004:						9,678.42			
IS-CCC-0006									
	IS-CCC-0006	Invoice	Clear Path Home	08/11/2023	11/11/2023	7,843.70	Open	10/23	21-00-5103
Total IS-CCC-0006:						7,843.70			
IS-CCC-0007									
	IS-CCC-0007	Invoice	Clear Path Home	09/08/2023	11/08/2023	20,188.21	Open	10/23	21-00-5103
Total IS-CCC-0007:						20,188.21			
Total Williford LLC (2077):						37,710.33			
Xcel Energy (540)									
849502048									
	849502048	Invoice	525 Pine Slope	10/18/2023	11/07/2023	12.92	Open	10/23	51-00-6001
Total 849502048:						12.92			
849512092									
	849512092	Invoice	PD	10/18/2023	11/07/2023	246.32	Open	10/23	10-30-6001
Total 849512092:						246.32			
849530468									
	849530468	Invoice	1711 Miner	10/18/2023	11/07/2023	369.55	Open	10/23	10-20-6001
Total 849530468:						369.55			
849569775									
	849569775	Invoice	1801 miner a	10/18/2023	11/07/2023	16.59	Open	10/23	52-00-6001
Total 849569775:						16.59			
849610507									
	849610507	Invoice	10 Montane	10/18/2023	11/07/2023	46.16	Open	10/23	51-00-6001
Total 849610507:						46.16			
849614526									
	849614526	Invoice	980 CR 314	10/18/2023	11/07/2023	3,703.28	Open	10/23	52-00-6001
Total 849614526:						3,703.28			
849643981									
	849643981	Invoice	103 14th ave	10/18/2023	11/07/2023	67.25	Open	10/23	10-20-6001
Total 849643981:						67.25			
849693536									
	849693536	Invoice	1101 soda creek	10/19/2023	11/08/2023	115.19	Open	10/23	51-00-6001
Total 849693536:						115.19			
84980000									
	84980000	Invoice	3403 Hwy 103	10/19/2023	11/08/2023	4,390.62	Open	10/23	51-00-6001
Total 84980000:						4,390.62			

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
850228786								
850228786	Invoice	New WWTP	10/24/2023	11/14/2023	3,949.07	Open	10/23	52-00-6001
Total 850228786:					3,949.07			
850374898								
850374898	Invoice	pw	10/24/2023	11/14/2023	342.80	Open	10/23	10-10-6001
Total 850374898:					342.80			
850564746								
850564746	Invoice	Parks	10/25/2023	11/15/2023	431.39	Open	10/23	10-60-6001
Total 850564746:					431.39			
Total Xcel Energy (540):					13,691.14			
Grand Totals:					903,517.96			

Report GL Period Summary

GL Period	Amount
09/23	63,711.68
12/23	11,317.00
08/23	21,135.81
11/23	500,387.73
10/23	306,965.74
Grand Totals:	903,517.96

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



OATH OF OFFICE – POLICE OFFICER

I, Lewis Johnsen, do solemnly declare and affirm that I will support the Laws and Constitution of the United States of America and of the State of Colorado, the laws and ordinances of the City of Idaho Springs and the rules and regulations of the Idaho Springs Police Department. I swear I will faithfully perform the duties of the office of Idaho Springs Police Officer to which I have been appointed.

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

Subscribed and sworn to before me this 24th day of October 2023.

Witness my hand and official seal.



Wonder Martell
Deputy City Clerk

CITY OF IDAHO SPRINGS
County of Clear Creek
State of Colorado

Resolution No. 25, Series 2023

A RESOLUTION CONDITIONALLY APPROVING A FINAL DEVELOPMENT PLAN ON PROPERTY KNOWN AS 1503 COLORADO BOULEVARD FOR A NEW THREE-STORY MIXED-USE MOTEL AND CAFÉ BUILDING

WHEREAS, the City Council and Planning Commission have authority pursuant to the laws of the State of Colorado and the Idaho Springs Municipal Code ("Code") to review and approve Final Development Plans (FDPs) for property within the City; and

WHEREAS, Craig and Kurt Levy (collectively, the "Applicant") applied to the City for approval of a three-story mixed-use motel and café building (the "Project") upon property located at 1503 Colorado Boulevard, Idaho Springs, Colorado ("the Property"); and

WHEREAS, pursuant to the Code, the Project is required to go through an FDP process; and

WHEREAS, on November 1, 2023, the Planning Commission reviewed all facts and circumstances relevant to the Project and application (the "Application") and forwarded its recommendation to the City Council; and

WHEREAS, the Application was scheduled for public hearing before the City Council on November 13, 2023, and due notice thereof was given by mailing and posting of the Property as required by the Code; and

WHEREAS, the public hearing was conducted on November 13, 2023, at which time interested parties were afforded an opportunity to be heard; and

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

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

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

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

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

Prior to the issuance of any permit related to the Project:

1. The Applicant shall demonstrate, to the satisfaction of the Public Works Superintendent, that stormwater drainage on the site is adequate and directed towards Colorado Boulevard.
2. The Applicant must submit an amended landscaping plan that includes only plantings of native origin, and obtain approval of such plan from the City Planner.
3. The Applicant must submit a plan to enhance privacy screening on the 3rd floor's east side to improve screening between the Property and the neighboring property to the east, and obtain approval of such enhanced privacy screening plan from the City Planner.

Section 3. Duration; Revocation. The FDP approved hereby shall run with the Property until: (1) surrendered, vacated, amended or superseded at the request of the Applicant or their successor(s)-in-interest, as appropriate; or (2) revoked by the City in accordance with the procedures and standards set forth in the Code. Failure to use the Property in accordance with the approved FDP for a period of more than two (2) years constitutes default cause to revoke the FDP.

PASSED, ADOPTED AND APPROVED at a Regular Meeting of the City Council of the City of Idaho Springs, Colorado, held on the 13th day of November, 2023.

Chuck Harmon, Mayor

ATTESTED AND CERTIFIED:

Diane Breece, City Clerk

TO: City Council
CC: City Administrator Andrew Marsh
FROM: Jonathan Cain, Assistant City Administrator &
Interim Community Development Planner
DATE: November 13, 2023
Final Development Plan for The Gem Motel, 1503 Colorado
SUBJECT: Boulevard
ATTACHMENTS: Submission Materials



PROPOSAL

Craig & Kurt Levy, (the "Applicants"), are requesting approval of a Final Development Plan ("FDP") at 1503 Colorado Boulevard (the "Property") for the construction of "The Gem Motel," a new three-story mixed-use motel and café building.

REQUIRED ACTIONS

Pursuant to Chapter 21, "Land Development Regulations" of the Idaho Springs Municipal Code (ISMC), specifically section 21-106, "Final Development Plan (FDP)," the Gem Motel project is required to undergo an FDP process. This includes public hearings and decisions by both the Planning Commission and the City Council.

Planning Commission Review: The Planning Commission considered the application for the FDP on November 1, as outlined in ISMC 21-106(F)(2), and unanimously recommended approval to the City Council, subject to the conditions that ensure compliance with the City's standards for development.

During the same hearing, Planning Commission considered and approved an application for the Applicant to utilize the City's Fee-In-Lieu program for one of the required parking spaces for the project at a cost of \$20,000. No further action on this fee in lieu application is required by City Council.

Imposed Conditions: Prior to the issuance of any permits related to the Plan, the applicant must satisfy the following conditions:

1. **Stormwater Management:** Collaboration with the Department of Public Works is mandated to guarantee that stormwater drainage on the site is adequate and directed towards Colorado Boulevard.
2. **Landscaping with Native Plantings:** The landscape plan must include only plantings of native origin.
3. **Privacy Screening:** The applicant shall work with the eastern neighbor to enhance privacy screening on the 3rd floor's east side.

City Council's Role and Public Hearing: The City Council's responsibility, as detailed in ISMC § 21-106(2), is to review the Planning Commission's recommendations and make a final decision on the FDP application. A public hearing is scheduled for this evening, a pivotal step in the Council's decision-making process.

This report presents a thorough review of the project's compliance with the zoning regulations as mandated by ISMC § 21-106(G)(2). The review confirms adherence to the standards and specifications for design and construction as required for final development plans.

EXISTING CONDITIONS

The Property is situated on the southeast corner of Colorado Boulevard and 15th Avenue. The Property is bounded to the south by Center Alley. The Property has approximately 69.5' of Colorado Boulevard frontage and 127 Feet of 15th Avenue frontage. There is a duplex measuring approximately 56.5'x39' on the northeast portion of the lot, a Single-Family Home measuring approximately 28'x42' on the west portion of the lot, and a Multicar Garage measuring approximately 50'x72' on the southeast corner of the lot.

PROJECT DESCRIPTION

The Applicants have submitted a land use application for a new three-story mixed-use motel and café building. The building would have an Italianate Façade with a ground level storefront, second level single hung windows, an articulated brick cornice and engaged brick columns. It would be sided with unpainted brick and black painted siding on the secondary structure and trim.

Existing Use and Zoning.

In recent years, the Property has been used as multi-family residential housing. On January 15, 2022, the duplex on the property was struck and damaged by a drunk driver. It has been vacant due to safety concerns since that time. The zoning on this property is Commercial 1 (C-1).

Surrounding Use and Zoning.

The property sits adjacent to several different zone districts. To the North is Residential 3 (R-3), to the South is the Historic District (HD), to the East is Commercial 1 (C-1), and to the West is a Commercial 2 (C-2) zone district.

REVIEW PROCESS

The Land Development Regulations dictate the following process for an FDP application, and the dates are noted that each item was accomplished or is anticipated to be accomplished:

1. Community Mailing | December 5, 2022
2. Community Meeting | December 19, 2022
3. Application and Review by City Staff, City Consultants, and other Agencies.
4. Planning Commission Hearing | November 1, 2023
5. City Council Hearing | November 13, 2023

Effect of Approval.

An FDP runs with the associated property. The City Clerk maintains files containing all documents relevant to the application and approval. Approval of the FDP constitutes authorization to construct improvements upon and use of the property subject to the approved plan. The Applicant would next pursue permits through the City Building Department for construction.

REVIEW CRITERIA

The Land Development Regulations ("LDR") require approval of an FDP for all new commercial structures. For an FDP subject to public hearings, LDR section 21-106(F)(1) includes the following criterion:

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

ISMC USE AND DEVELOPMENT STANDARDS

Development Standards			
Zone District:	Commercial 1 (C-1)		
Minimum Lot Area:	(-)		
Minimum Lot Width at Front of Setback Line:	(-)		
Required Setbacks in Feet:	Front: 10	Side: 5	Back: 10
Provided Setbacks in Feet:	Front: 10	Side: 5	Back: 18
Required Unobstructed Open Space:	Required: 10%		Provided: 948 SQ FT (10%)
Maximum Height:	Required: 35'		Provided: 35'

Analysis: It appears that the proposal conforms with these standards.

PARKING AND LOADING REQUIREMENTS (ARTICLE V DIVISION 1)

No land shall be used or occupied, no structures shall be designed, erected, or altered and no use shall be operated unless the off-street parking and loading spaces herein are provided in at least the amount and maintained in the manner set forth.

Sec. 21-126. Location; parking and loading.

Stormwater Run Off

All parking spaces shall be designed to manage stormwater drainage that will result from increased runoff from the site.

Analysis: The Applicant should design their stormwater drainage to drain towards Colorado Boulevard to the maximum extent practical. The applicant shall work with the department of Public Works to ensure that stormwater drainage on the site is sufficient and directed towards Colorado Boulevard as a condition of approval of this FDP.

Snow Storage

Where a surface parking area of five (5) spaces or more is situated such that less than one half (1/2) the perimeter of the total area abuts a required yard that can be used for snow storage, then the total size of the parking area shall be increased by 5%.

Analysis: The Parking Lot area in this site plan measures approximately 3,000 square feet. The Site plan shows a snow storage area of 207 square feet, with approximately 8 feet of that area abutting the snow

storage area. While this does not meet the requirement of ISMC 21-126, staff *does believe* that the area is sufficient for snow storage on the site.

Sec. 21-127. Parking space required.

Parking Spaces required (Sec. 21-127)	
Food and Beverage Services	1 space per 250 SF GFA
Lodging Facilities	1 per guestroom; 2 for Staff (10 Total)
Total Required Spaces:	10
Shared Parking Reduction Factor	None
Total Provided Parking Spaces:	9, including Accessible Space
Total Provided Accessible Spaces:	1

Analysis: The existing single-family home on the site falls under the legal non-conforming use category within the C-1 use district, in accordance with ISMC Sec. 21-12. As long as its use remains unchanged it will not require additional off-street parking spaces.

The Applicant's provided site plan reveals a deficiency of one (1) parking space for the proposed use. To rectify this shortfall, the Applicant has two viable options: either furnish an additional parking space or participate in the recently introduced fee-in-lieu program, requiring a payment of \$20,000 for the 1 needed space. The applicant has applied for the fee-in-lieu program for the Planning Commission's consideration this evening. Approval by the Planning Commission, coupled with an agreement to fulfill the fee, are prerequisites for FDP approval.

Fee in Lieu Application

ISMC Sec. 21-134: In accordance with ISMC Sec. 21-134, eligible applicants may opt for a substituted cash fee in lieu of providing all or part of the required parking spaces.

Parking Fee in Lieu Program Boundary: The Parking Fee in Lieu program is applicable to properties within the designated boundary. This area is generally outlined by Water St. to the South, Colorado Blvd. to the North, 13th Ave. to the West, and Riverside Dr. to the East (as depicted in ISMC Figure 21-134.1). The Property lies within the Program Boundary area.

Criteria for Consideration: There are five criteria for evaluating such applications. To approve an application, the Commission must find that a majority (at least 3) of these criteria are met:

1. Site-Specific Constraints: The first criterion assesses whether the applicant can reasonably provide all required parking on-site, considering any site-specific physical constraints or site design requirements.

Analysis: The applicant's effort to preserve the home on the southwest corner of the property has limited the available open space for meeting this requirement. The application appears to meet this criterion.

2. Historic Significance: This criterion evaluates whether meeting on-site parking requirements would adversely affect the historic significance of existing buildings or site features.

Analysis: While the old home on the property is not currently designated as historic, it may be designated at least locally or even nationally in the future. The application appears to meet this criterion.

3. Proximity to Public Resources: This criterion considers the property's proximity to permanent public parking or public transportation routes.

Analysis: Although the applicant has stated that the property isn't in close proximity to public parking or public transportation routes, it is located a few blocks from public transportation (Bustang, Pegasus, Roundabout) at exit 240 and is very close to public parking resources in Downtown Idaho Springs. The application appears to meet this criterion.

4. Land Use Characteristics: This criterion assesses whether the proposed land use reduces the need for on-site parking.

Analysis: Staff does not believe that there will be a reduced need for on-site parking at this location.

5. Public Health, Safety, and Welfare: The final criterion evaluates whether locating the required parking on the property would adversely affect public health, safety, or welfare.

Analysis: There is no feasible way to provide additional on-site parking without compromising the safety of the parking area and the surrounding areas. The application appears to meet this requirement.

Staff Recommendation: Based on the analysis, this application satisfies four out of the five criteria for the Parking Fee-in-Lieu program. Staff recommends that the Planning Commission APPROVE this application for the Fee in Lieu Program. The required fee is \$20,000 for one parking space.

Off Street Loading (Sec. 21-130)

One (1) space may be eliminated if off-street loading space for the handling of all materials and equipment is provided.

Analysis: It appears that adequate space for handling materials and equipment on site has been provided.

Parking Dimensions; Layout (Sec. 21-131)

The minimum size of a required parking space shall be a width of 9 feet and a length of 18 feet.

Analysis: The parking spaces provided meet this requirement.

Improvements; Maintenance (Sec. 21-132)

Entrances and exits shall be so located as to minimize traffic congestion.

Barriers shall be provided such that occupants of adjacent structures are not unreasonably disturbed by the movement of vehicles. No part of parked vehicles will extend beyond a parking area. Lighting facilities will be arranged to not disturb adjacent residential property or traffic.

Maintenance. All off-street parking and loading spaces, aisles and driveways shall be so graded as to dispose of all surface water, other dust free surface, and maintained in good condition, free of weeds, dust, trash, and debris. Additionally, all parking lots should be paved in asphalt or concrete (Sec. 21-126).

Analysis: The parking area appears to conform to these requirements.

BUILDING AND SITE DESIGN STANDARDS (DIVISION II)

Design Setting (Sec. 21-205).

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

The Property is in the Idaho Springs Downtown District that is bounded by Colorado Boulevard to the north, Interstate 70 to the south, Clear Creek to the East and 13th Avenue to the west. Buildings along Colorado Boulevard in this district are comprised of a mixture of newer and historic homes and both commercial and civic buildings. Many of the residential homes in this area were built in the late 1800s to early 1900s and feature Victorian architecture such as hipped and gabled roofs and clapboard siding.

Immediately to the south of the Property is the Idaho Springs Downtown Historic District. This area is listed on the National Register of Historic Places and features several resident and tourist-oriented service and retail establishments. Most of the buildings in the District are well over 100 years old and reflect the commercial style of the late 19th century with recessed entrances, large display windows, elaborate cornices, cast-iron pilasters, and intricate patterns of brickwork. Regarding the Historic District, the Comprehensive Plan states that **"New developments within a two-block radius of the outside boundary of the District should build upon and support the architectural features of the District itself. Use of Historic District building materials, architectural styles and designs based upon historic City sites are strongly encouraged."**

Analysis: The proposed motel features an Italianate façade with a ground level storefront, second level single hung windows, an articulated brick cornice, and engaged brick columns. It will be clad in unpainted "orange" brick with black trim.

There is a "secondary" structure on the west side of the Property along 15th Avenue, a small house dating back to the second half of the 1800s. The structure is proposed to remain as a "caretaker unit." The Applicants propose painting this structure black to be complementary to the Motel trim.

The proposed project's morphology is in character with the requirements of the Downtown Historic District. The new three-level motel building will be larger than the two-level building it replaces, so there

may be an impact on scenic view corridors for neighboring properties. **Overall, it appears that the Property conforms with ISMC standards.**

Commercial Architecture (Sec. 21-220 (B)).

The City establishes the following minimum architectural standards in order to support existing commercial and industrial development in the community and develop new commercial and industrial projects/districts that enhance the appearance and business setting in the City.

Building orientation. Buildings shall be located to front on and relate primarily to streets.

Analysis: This project is oriented towards Colorado Boulevard. The two buildings on this site will have varying setbacks (the historic home is located closer to the right of way on 15th Avenue). There are views into and through the project from City right of way. Parking for the property is provided off Center Alley on the South side. **The project conforms with ISMC standards.**

Building form. The design of all buildings shall employ textured surfaces, projections, recesses, shadow lines, color, window patterns, overhangs, reveals, changes in parapet heights and similar architectural features to avoid monolithic shapes and surfaces and to emphasize building entries. Buildings shall not contain unbroken flat walls of thirty (30) feet or greater in length.

Analysis: The Colorado Boulevard frontage of this proposed building is 62 feet long. It features single hung vertical windows on the second and third stories, and glass storefront on the first level on both the north and west sides. There are both horizontal and vertical breaks in the façade of the building, and it features an Italianate façade with an articulated brick cornice. The building is clad in a mixture of lightly colored brick, horizontal lap siding and custom wood paneling on the storefront to the north.

The main entry to the building features a portico, clearly distinguishing the entry way from the mass of the building. The building's architectural features continue on each of its four sides. **It appears that the building conforms with ISMC standards.**

Exterior building materials and colors. Intense, bright, or fluorescent colors shall not be used as the predominant color on any wall or roof of any primary or accessory structure.

Analysis: The proposed project appears to be consistent with ISMC guidelines.

Blank walls and wall articulation.

Analysis: The proposed project appears to be consistent with ISMC guidelines.

Walkways. Walkways must be located and aligned to connect areas or points of pedestrian origin and destination directly and continuously and not be located and aligned solely based on the outline of a parking lot configuration that does not provide such direct pedestrian access.

Analysis: The proposed pathway appears to be consistent with ISMC guidelines.

LANDSCAPE DESIGN (Division III)

Landscape plans must address the standards listed below:

Landscape materials shall be selected, sited, and planted to produce a hardy and drought resistant landscaped area. Selection shall include consideration of soil type and depth, the amount of

maintenance required, spacing, exposure to sun and wind, elevation, the slope and contours of the site, and compatibility with existing native vegetation preserved on the site, and on adjacent sites. Landscaping should be designed to incorporate water conserving materials and techniques through the application of xeriscape landscaping principles.

Analysis: The landscape plan appears to conform to most of these requirements. Some of the selected plants, such as the Acer Gininala 'Flame' Maple are not native to Colorado.

Site landscape design. Landscape improvements shall be an integral part of the overall site design for each property and:

- (1) Configured to maximize connections within the site to natural areas and to landscaped areas in adjacent developments.
 - (2) Enhance natural features, creeks and streams, drainage ways and environmental resources.
 - (3) Designed for mature landscapes that will provide appropriate visibility for cars and pedestrians.
 - (4) Preserve and frame views.
 - (5) All landscapes shall maximize the use of native species. Where native material is not appropriate for the intended use or appearance, plant species that are regionally adapted and noninvasive may be used.
 - (6) Landscapes shall consist of a variety of species to enhance biodiversity.
- Code Sec. 21-231(C).

Analysis: The landscape design appears to meet these requirements.

New buildings and paved areas.

- (1) Anchor structures in the landscape through the use of trees, shrubs, and groundcover.
 - (2) Integrate adjacent land uses of different intensities through a combination of berming, plantings and fencing. Use opaque screening only when necessary to mitigate the impact of noise, light, unattractive aesthetics, and traffic. A fence shall not be the only screening material used.
 - (3) Use landscaping to provide a transition from developed, managed landscape to more natural vegetation.
- Code Sec. 21-131(D).

Analysis: The landscape plan appears to meet these requirements.

Plant materials.

- (1) Plants shall be healthy, well-branched, vigorous stock with a growth habit normal to the species and variety and free of diseases, insects, and injuries. A variety of plant species shall be installed to help prevent the spread of disease.
- (2) All plants shall conform to standards for measurements, grading, branching, quality, ball and burlapping, as stated in the current edition of the American Standard for Nursery Stock,

American Association of Nurserymen, Inc., (AAN-ASNS) and the Colorado Nursery Act of 1965 (CNA).

- (3) The minimum planting sizes on all required landscaping shall be two-inch caliper deciduous trees, one- and-one-half-inch caliper ornamental trees, six-foot tall evergreen trees and five-gallon shrubs.

Code Sec. 21-131(E)

Analysis: The landscape plan appears to meet these requirements.

Street trees. Street trees shall be calculated to be placed at intervals of no greater than forty (40) feet along new and existing streets bordering the project. Code further states that "The placement of street trees may be combined into groupings as necessary to accommodate drive entrances, utility services and other elements particular to the site."

Analysis: While there is only one such street tree on the east end of the project, the proposed project does appear to meet these guidelines.

Irrigation. All required landscaping shall be irrigated as required for plant establishment and maintenance. Irrigation shall be appropriate to the type and scope of the improvements and, at City direction, may include installation of a permanent irrigation system. All automatic irrigation systems must be installed with moisture sensors.

Analysis: The landscape plan appears to meet these requirements.

Standards and Specifications for Design and Construction.

JVA, Inc., the City's engineering firm reviewed this application. On April 20, 2023, JVA informed the City that additional information was needed: both a civil plan and landscape plan. This was conveyed to the applicant who provided those drawings on April 21, 2023.

REFERRALS

The application was sent for review by City Staff, Consultants, and Public Agencies on February 27, 2023. The City requested comments, questions, and concerns to be returned by March 1, 2023.

Sent	Returned	Referral	Comments Returned
☒	☒	Andrew Marsh, City Administrator	Final Review of Staff Report
☒	☒	Nathan Buseck, Chief of Police	No Concerns.
☒	☒	John Curtis, Director, Public Works	
☒	☒	Nathan Skalak, JVA Engineering	See comments above.
☒	☒	Dan Wester, Safebuilt	No Concerns. Concerns will be addressed during Building Permit review.

☒	☒	Kelly Babeon, Clear Creek Fire Authority	No Comments. Concerns will be addressed during Building Permit review.
☒	☒	Carmen Beery, City Attorney	Request Proof of Title from last 30 Days, per ISMC Requirement. Applicant provided, attached to staff report.
☒	☒	Wonder Martell, Deputy City Clerk	No Concerns.

PUBLIC NOTICE

Public Notice was provided based on the requirements of Table 21-85-1 of the ISMC. Requirements include a Community Meeting (**held December 19, 2022**) a link to the recording of this meeting is available: <https://www.youtube.com/watch?v=DQHZoiCrh7Q&t=16s>, a Notification Mailing to Property Owners within 300 Feet of the Property (**sent December 5, 2022**), and a Sign Posted on the Property at least fourteen (14) days prior to the Planning Commission Hearing (**posted October 9, 2023**).

COMMUNIITY MEETING COMMENTS

During the public consultation phase, we received feedback from a resident adjacent to the proposed Gem Motel project. This input, although not included in the original staff report due to staff transitions, was provided to the Planning Commission in time for their review and consideration.

To ensure thoroughness and transparency, the resident's comments have been attached to this staff report for the City Council's perusal. We are committed to a comprehensive and respectful review of all community input as part of our decision-making process.

ATTACHMENTS

1. Completed Land Use Application (3.27.2023)
2. Cover Letter by Zeke Freeman of Root Architecture and Development (3.27.2023)
3. Zoning Permit Application (3/16/2023)
4. Fee-in-Lieu Application
5. Architectural Elevations in Color
6. Vicinity Map
7. Site Plan
8. Landscape Plan
9. Legal Description of Property
10. Title Commitment
11. Approval of Property Owner for Project
12. Impact Analysis Letter
 - a. Traffic Analysis
 - b. Electrical Plans
 - c. Plumbing Plans
 - d. Mechanical Plans
 - e. Floor Plans
13. Neighboring Property Feedback from Community Meeting

PLANNING STAFF SUMMARY, FINDINGS AND RECOMMENDATION

The City received an application from Kurt and Craig Levy requesting approval of a FDP at 1503 Colorado Boulevard for the construction of "The Gem Motel," a new three-story mixed-use motel and café building. City Staff finds that this project conforms with most of the requirements of the Idaho Springs Municipal Code and ***recommends FDP approval with conditions.***

SUGGESTED MOTION

Based on the findings made on the record of this matter, I move to recommend **APPROVAL** of the associated Fee-In-Lieu Application and **APPROVAL WITH CONDITIONS** of the Final Development Plan for the "Gem Motel" at 1503 Colorado Boulevard, the conditions being as follows...

Prior to the issuance of any permit related to the Plan, the following shall occur:

1. The applicant shall collaborate with the Department of Public Works is mandated to guarantee that stormwater drainage on the site is adequate and directed towards Colorado Boulevard.
2. The applicant shall provide a landscape plan including only plantings of native origin.
3. The applicant shall work with the eastern neighbor to enhance privacy screening on the 3rd floor's east side.

/JHC



March 27, 2023
ROOT Architecture & Development
28677 S Buffalo Park Rd, Evergreen, CO 80439

THE GEM HOTEL
PROJECT OWNER:

Craig Levy
PO BOX 341
Indian Hills, CO 80452
clevy@acceleratedasi.com

To Whom It May Concern:

The following description applies to the development of "The Gem Hotel" located at 1503 Colorado Blvd, Idaho Springs, Co.80454.,

Current Land use: Residential. There are currently two residential structures built in the aforementioned lot, a Duplex to be demolished located at the North side of the Lot, and a single family house to remain located at the South West side of the Lot.

The proposed development is a new three-story mixed use hotel and café building, laid out as follows:

Basement level contains a Laundry room, break room for employees, mechanical room, storage area, common women's bathroom, and men's bathroom.

Main level contains the Hotel lobby/common area and a gift shop, two hotel rooms, a caretakers unit, courtyard and a parking lot with capacity up to 9 vehicles, one main pedestrian access abutting Colorado Blvd. And one vehicular access from the Center Alley.

Second floor layout has four hotel rooms, and two more units with private and common decks on the third floor.

Taking into consideration the surrounding architectural features, the building presents an Italianate façade with ground level storefront and second level single hung windows, articulated brick cornice and engaged brick columns, usage of unpainted ballpark orange brick and black painted siding for the secondary structure and trim.

No known hazards and environmental issues anticipated for this project.

Traffic impact generation:

- **Parking:** The proposed parking capacity is 9 parking spots taking into account the 1.3 reduction factor for mix-use, divided as follows: 1 parking for each unit (9), 1 parking per 300 SF commercial use (1), 2 parking spots for employee use (2), making a total of 12 spots (9 total after applying the reduction factor). A snow storage area of 144 SF, and a covered trash container area are proposed in the parking area.

VICINITY MAP



Utilities: All utility sources such as water, sanitary sewer, gas, and electricity will be all public utilities.

- **Water main location:** Colorado Blvd
- **Sanitary Sewer location:** 15th Avenue
- **Gas main location:** 15th Avenue, and Center Alley.
- **Electricity overhead location:** one utility pole located at the southeast corner of the lot, overhead along the south property line

Service demands:

- **Water demand/service:** 67 gpm,

2018 IPC Table E103.2(2) was used to determine the total water fixture units, WFUs, for this building. These WFUs were then converted to a 62 GPM value to which a 5 GPM hose bibb flow was added to estimate peak domestic flow

- **Sanitary sewer demand/service:** 62 gpm

Sanitary peak flow was equivalent to this value minus the hose bibb 5 GPM flow, as this flow typically would be discharged to grade or storm after the use of a hose. This gives the 62 GPM peak flow value.

- **Storm (roof drainage alone):** 87 gpm

Electrical demands were based on NEC 220.14 (M) Hotel and Motel Occupancies, NEC Table 220.12 General Lighting Loads by Non-Dwelling Occupancy and a W/SF number for the unknown mechanical loads.

Environmental hazards and mitigation plan: No environmental hazards anticipated for this project.

Natural resources: N/A

Historic preservation: The proposed project's morphology is in character with Idaho Springs historical architectural features. The building presents an Italianate façade with ground level storefront and second level single hung windows, articulated brick cornice and engaged brick columns, usage of unpainted ballpark orange brick and black painted siding for the secondary structure and trim.

Drainage, including off-site impacts: Drainage will be surfaced drained to city storm.

Visual impacts: The project has been designed to meet all required zoning setbacks and bulkplanes. The project is designed to fit within the architectural style and character of Idaho springs.

Educational needs: No special Education needs are anticipated at this time.

Emergency service's needs: Fire access, fire sprinkling, and proper means of egress has been provided for within the design of the project. The Design team will work with Emergency services for Fire alarm, knock box location or additional requirements during review of the project.

Telecom Impacts: The Hotel intends to provide high speed internet with the available comcast already located within the alley.

Sincerely,

Applicant:
Zeke Freeman
Principal
Root Architecture & Development
zfreeman@root-ad.com
C. 720.498.1925



BUILDING PERMIT APPLICATION

City of Idaho Springs
1711 Miner Street
Idaho Springs Colorado, 80452
Phone: 303-567-4421 Fax: 303-567-4955
Inspection Line: 303-450-8748



Permit # :

Property Owner Craig Levy	Phone 720.350.8700
Mailing Address Po Box 341, Indian Hills, CO 80454	
Job Address 1501/1503 Colorado Blvd. Idaho Springs 80452	
Contractor/Contact Person TBD	Phone
Contracter Address	License Number
Licensed Plumber TBD	License Number
Licensed Electrician TBD	License Number
Mechanical Contractor TBD	License Number

Description of Work: **New three-story mixed use hotel and restaurant**

IMPORTANT-YOU MUST COMPLETE A-C USE OTHER BOXES IF NEEDED

Proposed Use Residential ☐ One Family/Duplex ☐ Multi Family ☒ Hotel, motel, or dormitory ☐ Garage ☐ Carport ☐ Patio ☐ Basement ☐ Fireplace ☐ Other Commercial ☐ Shell Only ☐ Tenant Finish ☐ Remodel/Addition ☒ New Building	A	Square Footage Main Floor <u>2310.8</u> Add. Floors <u>3711.2</u> Basement <u>2074.1</u> Covered Porch _____ Decks _____ Garage _____ Other <u>1273</u>	Occupancy Classification <u>R-1, B</u> Construction Type <u>VB</u> ☐ Separated ☒ Non-Separated
Type of Improvement ☒ New Building ☐ Addition ☐ Remodel/Finish ☐ Repair Replacement ☐ Fence ☐ Other	B	Value of Work This is the value of materials and labor going into the project. \$ <u>1,600,000.00</u>	Construction Type ☒ Wood Frame ☐ Structural Steel ☐ Masonry ☐ Other _____
Fees ☐ Permit Fee _____ ☐ Electrical Fee _____ ☐ Plan Review _____ ☐ Use Tax _____ ☐ Other _____ ☐ Total _____	C	Miscellaneous Number of Stories <u>3</u> Lot Size <u>9477 SF</u> Parking Spaces <u>9</u> Enclosed _____ Outdoors <u>X</u>	Heating Fuel Type ☒ Gas LP or NG ☐ Electricity ☐ Solar ☐ Other
Paid ☐ ☐ ☐ ☐ ☐ ☐	D	Notes: 	Demolition ☒ Site Plan ☐ State Permit ☐ Asbestos Permit
		Type of Water Supply ☐ Private ☒ Public	Type of Sewage Disposal ☒ Public ☐ Individual (Septic Tank)
		Residential Only # of Bedrooms _____	

The applicant, his agents and employees shall comply with all the rules, restrictions, and requirements of the Town and Building Codes governing location, construction and creation of the above proposed work for which the permit is granted. The Town or its agents are authorized to order the immediate cessation of construction at anytime a violation of the codes or regulations appears to have occurred. Violation of any of the codes or regulations applicable may result in the revocation of this permit. Buildings MUST conform with plans as submitted to the Town. Any changes of plans or layout must be approved prior to proceeding with construction. The applicant is required to call for inspections at various stages of the construction, and in accordance with the aforesaid rule, the applicant shall give the building inspector not less than one day's notice to perform such activities. In the event construction is not commenced within 180 days of issuance of this permit, then the same is automatically void. Cessation of work for a period of 180 continuous days shall also cause this permit to be void. Permits are not transferable.

Signature of Applicant	Date 03/16/2023	Approved Town Official	Date
Approved Building Inspection	Date	Approved Zoning and Planning	Date
Approved Public Works	Date	Approved Fire District	Date



Idaho Springs City Hall

1711 Miner St • PO Box 907

Idaho Springs CO 80452

(303) 567-4421 • FAX (303) 567 4955

ZONING PERMIT

OVERVIEW

Zoning Permits are intended to be used to facilitate the opening of businesses in the City by verifying whether or not a use is permitted within a building or tenant lease space in accordance with the city's Zoning Ordinance in regards to occupancy and parking (Section 21-41 of the Municipal Code). A Zoning Permit is required for all businesses in Idaho Springs and will be distributed to all businesses applying for a business license and must be completed and returned to the Planning and Development Department. Zoning Permits require review and approval by Planning staff prior to any business being opened. This approval will provide confirmation that the use being proposed is compatible with the zoning of the property. **Please note that the approval of a Zoning Permit does not constitute approval from Building, Fire Department or other agency codes or requirements.** However, Planning staff will provide you with comments from other city- wide departments that might be applicable to the opening of your business in Idaho Springs. As a result, you may be required to coordinate with other departments to address any specific requirements they may have. In some cases, a pre-application meeting may be recommended.

SUBMITTAL REQUIREMENTS

A Zoning Permit shall be submitted directly to the Planning and Development Department. You may submit application in person or via email at adminsec@idahospringsco.com, and to planner@idahospringsco.com. The following application package must be submitted to the Planning and Development Department to commence review:

- ☐ Completed **Application** (see attached).
- ☐ Completed **Questionnaire** (see attached) that describes the proposed business.

PROCESS

- Prior to opening of your business, you will need to submit to the Planning and Development Department a fully completed Application and Questionnaire for a Zoning Permit. A Zoning Permit is required with any new business, change in business name, change in business type, ownership, or location. A Zoning Permit can be applied for concurrently with a business license or any building permits that may be required prior to opening of your business. **DISCLAIMER – The issuance of a business license does not confirm that the use of the property is permitted in accordance with the underlying zoning for the property.**
- Zoning Permits are reviewed administratively by Planning staff. Planning staff will also forward the permit for review by various city departments, including but not limited to the following: Public Works, Building, and Finance, if necessary.
- If the use being proposed is consistent with the underlying zoning of the property, the Zoning Permit will be issued by the City. If any conditions are associated with the approval, they will be noted on the permit.
- Clear Creek Fire Authority conducts separate review of permits for compliance with the fire code. Separate approval may be required from CCFA. You may contact CCFA at 303-567-4342.

CODE REQUIREMENTS

Section 21-41 of the Municipal Code is the city's Zoning Ordinance. The city's various zone districts allow for different land uses. If you would like to know the zoning of your property, you can use the zoning map link on the city's website (<https://www.colorado.gov/pacific/sites/default/files/Zoning%20Map%20NEW.pdf>) or contact the Planning and Development Department directly at 303-567-4421 Ext 118 or via email at planner@idahospringsco.com. You can obtain a list of allowed uses for the various zone districts by accessing the Zoning Ordinance through the City of Idaho Springs Municipal Code: https://library.municode.com/co/idoaho_springs/codes/municipal_code?nodeId=IDAHO_SPRINGSMUCO.



Idaho Springs City Hall

1711 Miner St • PO Box 907
Idaho Springs CO 80452
(303) 567-4421 • FAX (303) 567 4955

ZONING PERMIT

PROJECT INFORMATION

Site Address: 1501/1503 Colorado Blvd, Idaho Springs 80452

Business Name: The Gem Hotel ☒ New Building ☐ Existing Building

PROPERTY OWNER(S) INFORMATION

Name: Craig Levy

Company (if applicable):

Address: PO BOX 341

City: Indian Hills

State: Colorado

Zip: 80454

Phone: 720.350.8700

Email: cleavy@acceleratedasi.com

TENANT INFORMATION (If other than owner)

Name:

Company (if applicable):

Address:

City:

State:

Zip:

Phone:

Email:

OWNER(S) & AGENT CERTIFICATION

I hereby depose and state under the penalties of perjury that all statements, proposals and/or plans submitted with/or contained in this application are true and correct and the application is complete to the best of my knowledge and belief.

Agent's Signature: 

Date: 03/16/2023

Owner(s)' Signature(s): 

Date: 03/01/2023

STAFF USE ONLY:

Zoning: Nonconformities: ☐ Yes ☐ No

Describe any NCs:

☐ Approved ☐ Denied

By: Date:

Comments:

Date Application Received:



Idaho Springs City Hall

1711 Miner St • PO Box 907

Idaho Springs CO 80452

(303) 567-4421 • FAX (303) 567 4955

ZONING PERMIT

BUSINESS NAME: The Gem Hotel

BUSINESS ADDRESS: 1503 Colorado Blvd, Idaho Springs, Co 80454

1. What is the proposed use of the building/tenant space? Hotel / Restaurant
2. What was the previous use of the building/tenant space? Residential, Duplex
3. What is the square footage of the building/lease area? _____
4. Is your business currently operating in Idaho Springs at a different address? ☐ Yes ☒ No
If yes, address: _____
5. ☐ Retail ☒ Restaurant ☐ Office ☐ Manufacturing/Distribution ☐ Service ☐ Other: Hotel
6. Provide a detailed description of operation/s to be performed within the building: Hotel guests accommodation and coffee shop service.

7. Is there food preparation involved: ☒ Yes ☐ No
8. Number of employees: 7
9. Describe any specific *EQUIPMENT* and *MATERIALS* that may be used to conduct your business: Automatic drip coffee makers, espresso machine, POS system, Industrial blenders, Ovens and toasters, Refrigerators and freezers,

Any outdoor storage of materials: ☐ Yes ☒ No If yes, describe: _____

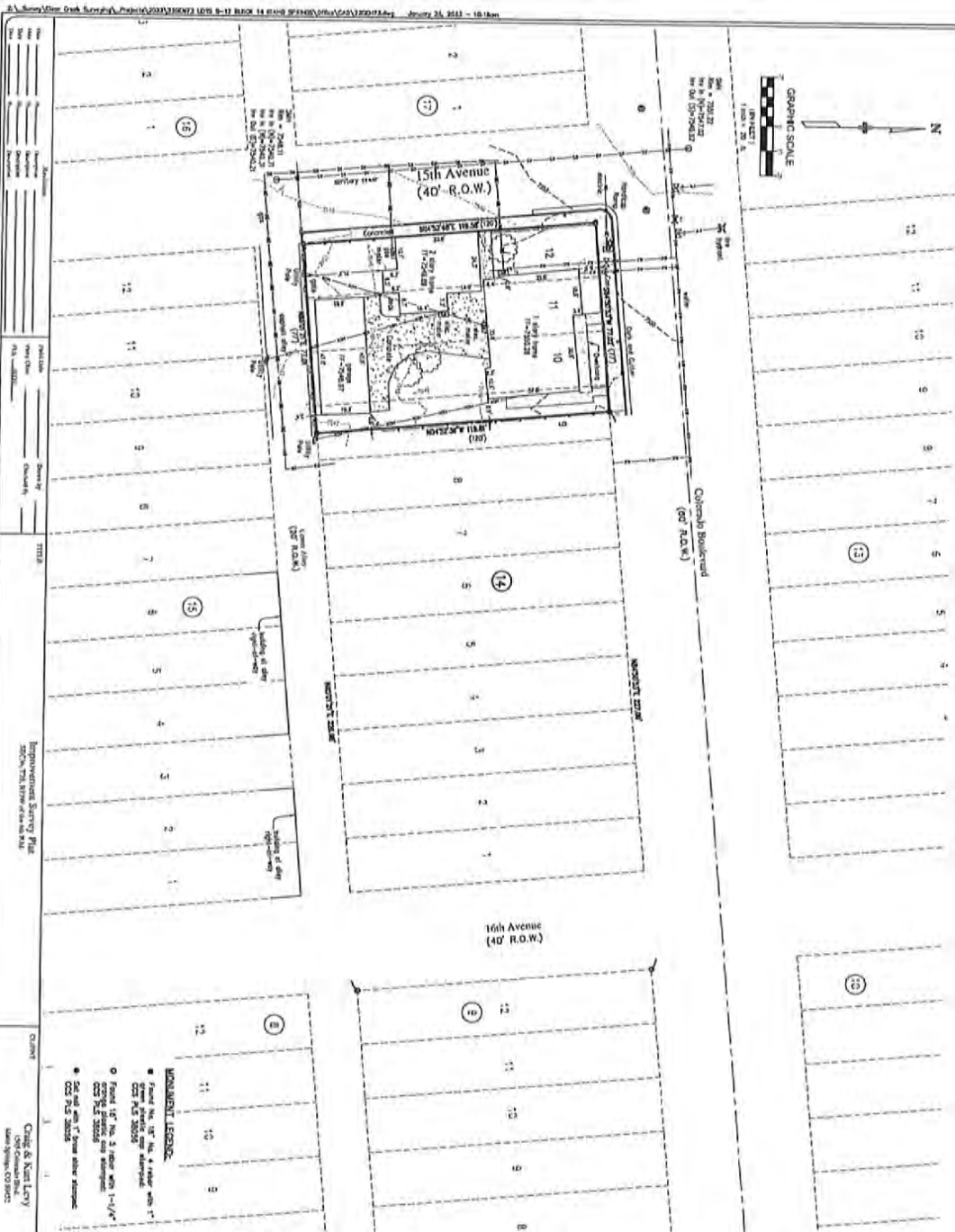
10. Are there any *CHEMICALS* that will be stored on site:
INSIDE: There will be no chemicals stored on site for this project

OUTSIDE:

11. Will there be any alterations to the **interior** of the building: ☒ Yes ☐ No
12. Will there be any alterations to the **exterior** building: ☒ Yes ☐ No
13. Will a new or replacement plumbing fixtures be installed? ☒ Yes ☐ No

If yes to either of the three questions above, provide a description of the work proposed: Demolition of existing Duplex and Construction of
New three-story mixed use hotel and restaurant

A part Lot 9 and Lots 10, 11 and 12, Block 14, City of Idaho Springs
County of Clear Creek, State of Colorado.



The west half of Lot 8 and Lots 10, 11 and 12, Block 14, City of Iowa Springs, County of Osage, State of Colorado.

Notice: According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

- [illegible]

I, **Wladimir D. Stepanov**, a Professional Land Surveyor registered in the State of Colorado, hereby certify that this survey was made in accordance with applicable standards of practice, was prepared under my responsible charge, and that my professional performance in January 2023 was to the best of my professional knowledge, information and belief, in an accurate representation of that field survey. This is not a warranty or warranty of title expressed or implied.



This deed was filed for record in the office of the County Clerk and Recorder of Cass County this day of _____ 20____ at _____ A.M. in book _____ of page _____ reception number _____

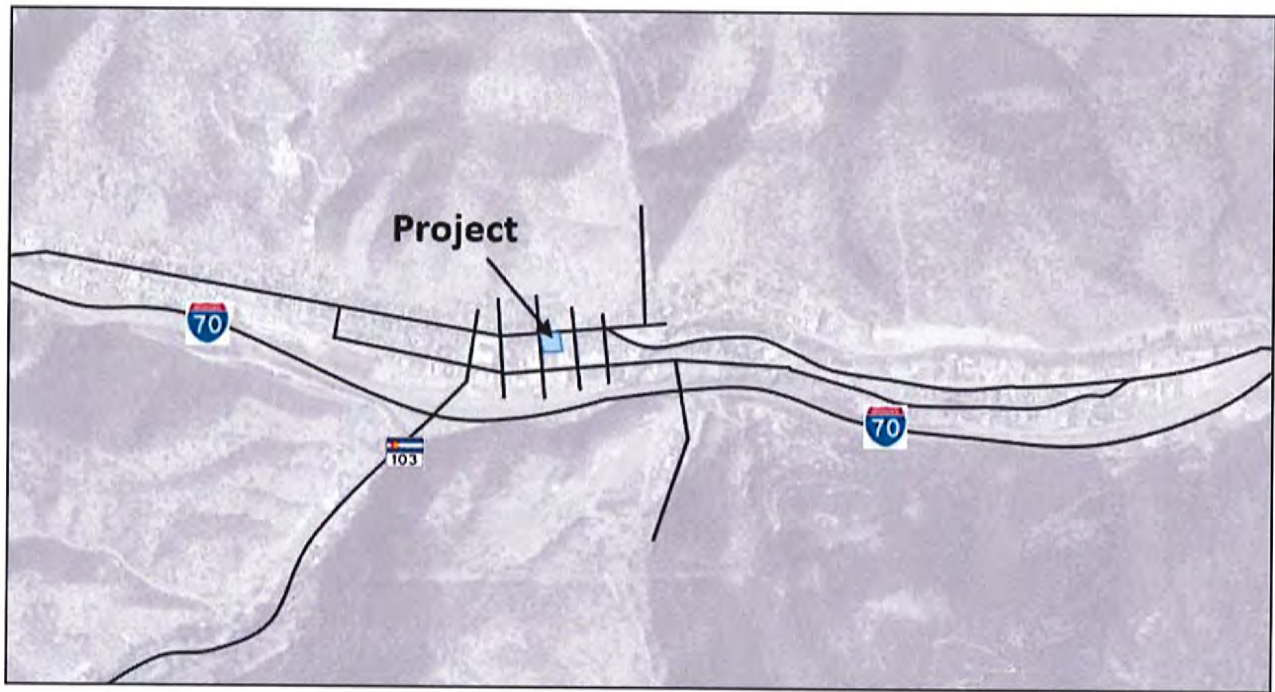
Clear Creek Sawmilling P.O. Box 3034 Idaho Springs, CO 80452	Payroll No.	Sheet No.
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Clear Creek Sawmilling P.O. Box 3034 Idaho Springs, CO 80452	Payroll No.	Sheet No.
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Traffic Impact Analysis

Prepared For:

1503 Colorado Blvd. Idaho Springs, CO



January 2023



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1 Introduction

This traffic impact analysis is being conducted for the new construction of a boutique hotel in Idaho Springs (Project).

The Project is located at 1503 Colorado Blvd. in Idaho Springs, with vehicular access provided from Center Alley south of Colorado Blvd. between 15th Ave. and 16th Ave.

This traffic analysis will provide an assessment of traffic, accesses, and impacts for the proposed construction the Project.

1.1 Project Characteristics

The Project will consist of a caretaker unit of 927 square feet and a gift shop. Eight rooms/units are included on the site, along with nine parking spaces.

The lobby and gift shop area will primarily serve hotel patrons.

1.1.1 Size, Type & Location

The area surrounding the Project generally consists of typical small-town downtown mixed uses, including single-family and multi-family housing, shops, restaurants, and other commercial uses.

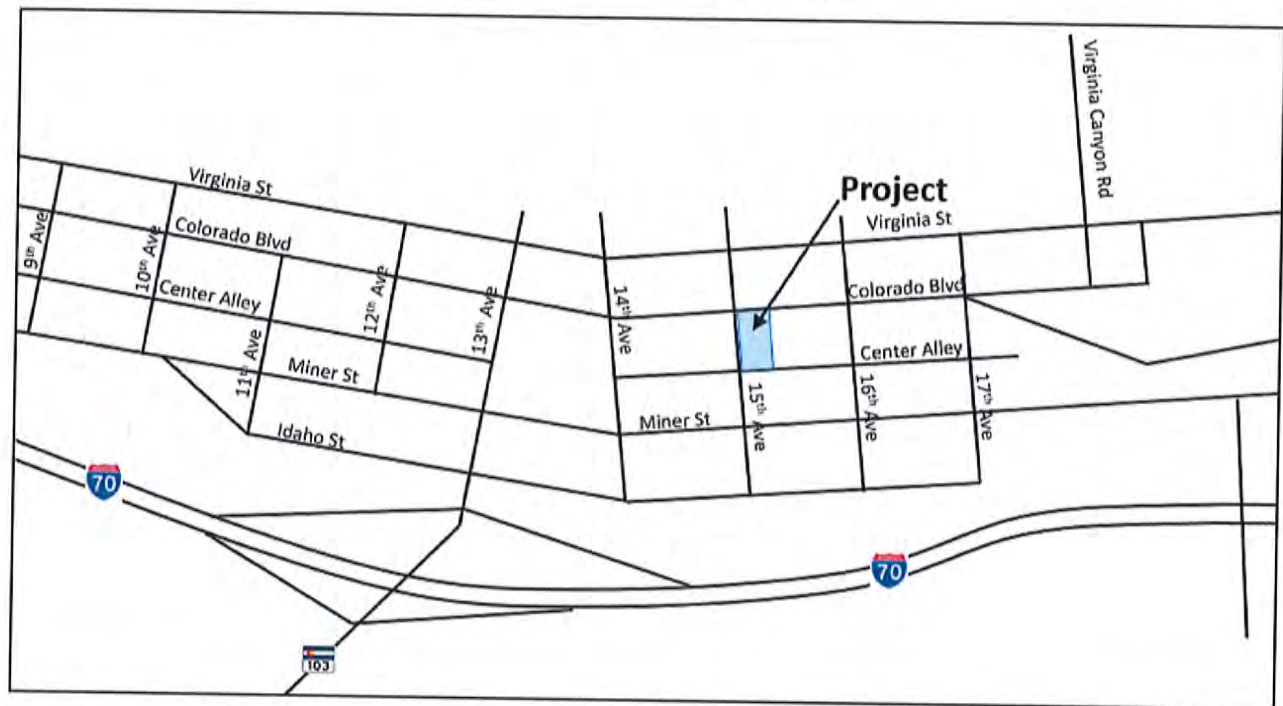
The Project is located south of Colorado Boulevard, bordering Center Alley to the south and 15th Ave. to the west.

The major access roads within the analysis area are:

- Colorado Boulevard that extends west and east. This is a two-lane road that services Idaho Springs from I-70 in each direction. Parking is permitted on both sides of the road.
- 15th Ave. that extends north and south, but is one-way in the south direction.
- Center Alley that extends west and east. This narrow alley serves as vehicular access to the housing and businesses, as well as trash collection. Parking is not permitted directly on the Alley.
- 16th Ave. that extends north and south, but is one-way in the north direction

Impacts generated by the Project will be derived from the change of traffic due to the construction of the new building.

Figure 1 - Vicinity Map



1.2 Adjacent Access Points, Area Intersections

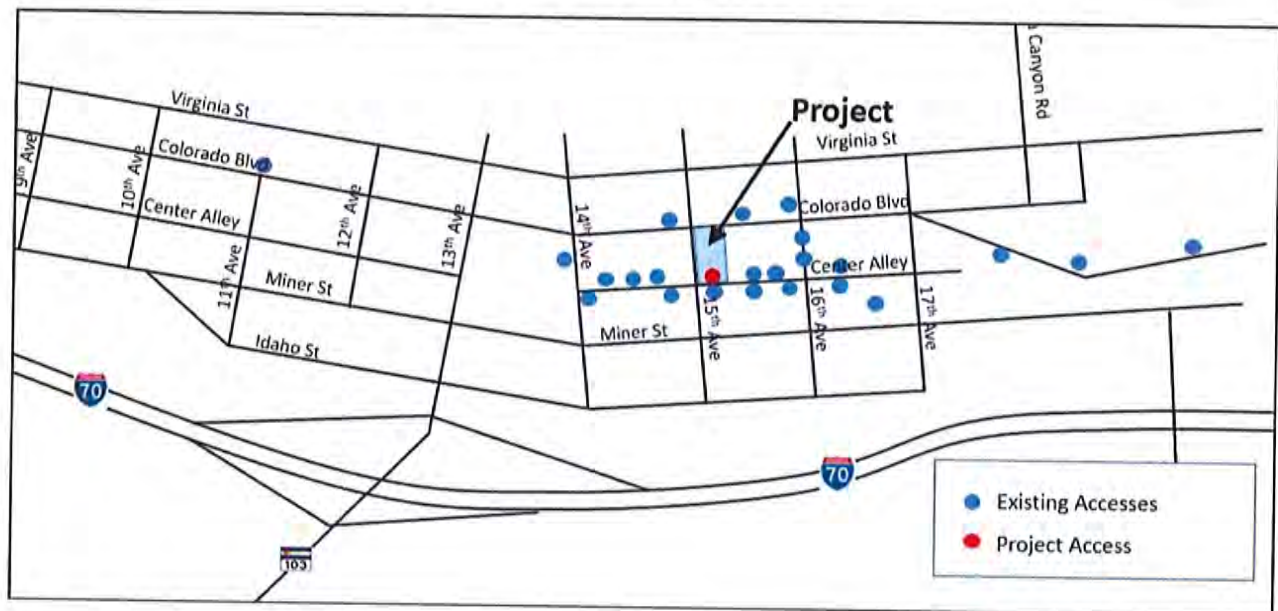
1.2.1 Adjacent Access Points

There are numerous points of access within 1500 feet of the Project.

- The Project will provide vehicular access off of Center Alley directly to the east of 15th Ave. Center Alley has many accesses to businesses and housing, as noted in the Figure below.
- All accesses within 1500 feet of the Project on Colorado Blvd. are noted in the Figure below.

Please see Figure 2 for the locations of these access points.

Figure 2 - Vicinity Accesses



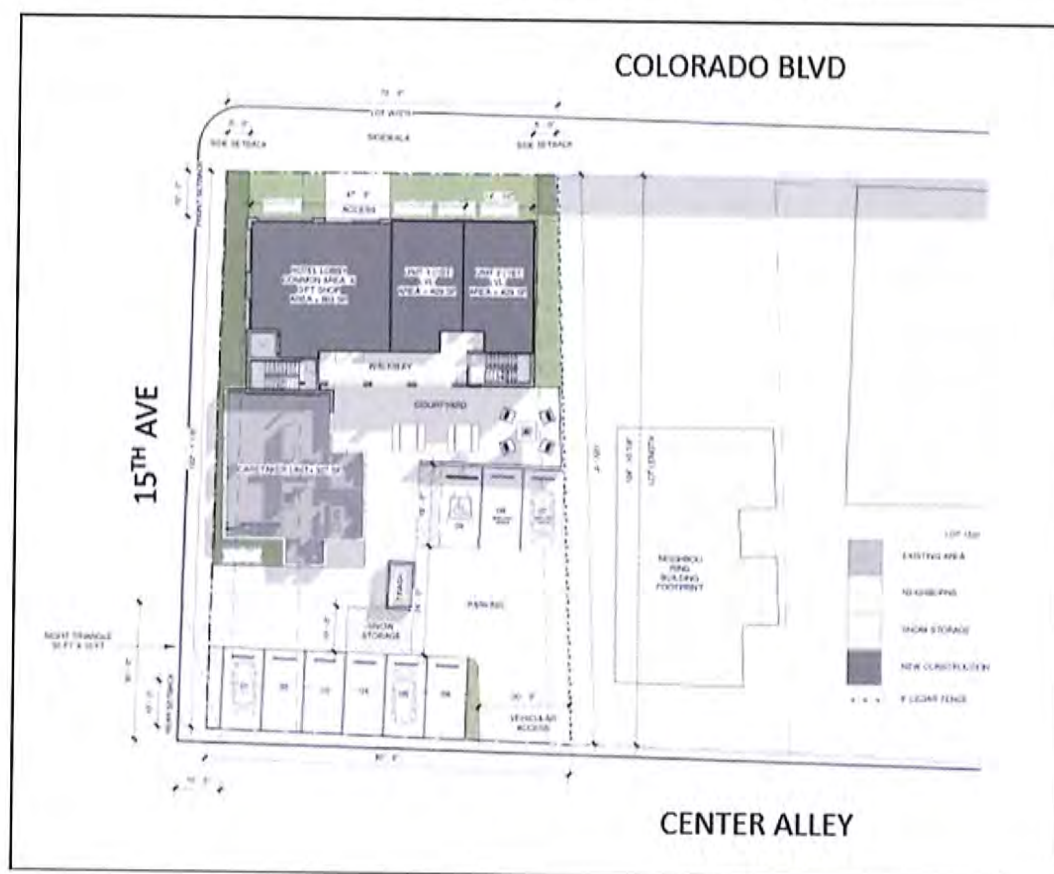
1.2.2 Area Intersections

There are several intersections of distinction in the analysis area:

- Colorado Blvd./15th Ave.
 - This is a four-legged unsignalized intersection. 15th Ave. is one-way heading south. A stop sign is provided north of Colorado Blvd. to stop traffic headed southbound.
- Colorado Blvd./16th Ave.
 - This is a four-legged unsignalized intersection. 16th Ave. is one-way heading north. A stop sign is provided south of Colorado Blvd. to stop traffic headed northbound.

The proposed site and access point location is shown in Figure 3.

Figure 3 - Site Circulation and Accesses



1.3 Trip Generation

Typically, Project trip generation forecast is based on the Institute of Transportation Engineers *Trip Generation Manual* (Eleventh Edition)¹.

This edition of the *Trip Generation Manual* provides five different land use groups in the lodging category, ranging from hotels to motels. Most of these land uses start (at a minimum) with 100 units or more. The Land Use 320 (Motel) is: "A place of lodging that provides sleeping accommodations and provides little to no meeting space and few supporting facilities." This land use is closest to the Project proposed use.

The hotel will include a caretakers suite, but this was not included in trip generation calculations since there is an existing housing use on the site.

Land Use Code 320 (Motel) was used to calculate the net increase in vehicular trips the development will generate during the weekday AM and PM peak hours. This trip generation data is found in Table 1 (below):

Table 1 - Trip Generation Data

Data Source	Period	Average Rate	Trip Ends. Vs.	Fitted Curve Equation	% Entering	% Exiting	No. of Rooms	Peak Hour Trips			Daily Trips
								In	Out	TOTAL	
ITE Trip Generation 11th Edition - Land Use Code 320 (Motel)	AM Peak Hour of Generator	0.40	1 Room	$T = 0.27(\bar{x}) + 13.67$	41	59	8	1	2	3	—
	PM Peak Hour of Generator	0.41	1 Room	$\ln(T) = 0.83 \ln(\bar{x}) - 0.15$	55	45	8	2	1	3	—
	Weekday	3.35	1 Room	$T = 3.62 (\bar{x}) - 29.43$	50	50	8	—	—	—	27

For each peak hour and weekday, the R values were low. Therefore, the average rates were used for calculating the overall trips produced.

Table 1 indicates the Project will produce approximately 3 vehicle trips during the AM Peak hour, 3 trips during the PM Peak hour, and 27 weekday trips.

¹ *Trip Generation. Institute of Transportation Engineers, 11th Edition.*

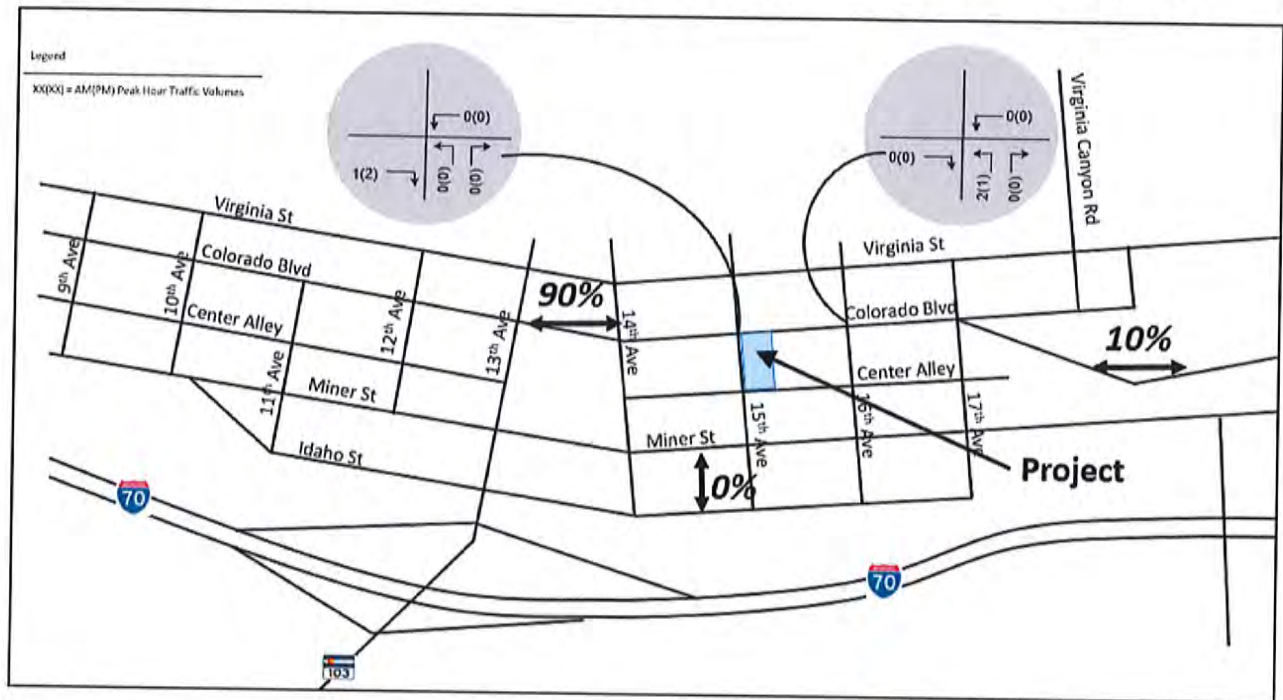
1.4 Trip Distribution

Trip distribution for the Project was based on Trip Distribution is based on the location of the Project in proximity to the major roadways in the area. This distribution is shown in Table 2. The overall Project distribution and Site Generated Traffic is shown on Figure 4.

***Table 2 - Overall Project Trip Distribution
To/From the Site***

Direction	Distribution
To/From North	0%
To/From South	0%
To/From East	10%
To/From West	90%
Total	100%

Figure 4 - Trip Distribution and Site Generated Traffic Assignment



1.5 Road Classification

The Project will produce approximately 3 vehicle trips during the AM Peak hour, 3 trips during the PM Peak hour, and 27 weekday trips. The proposed increase in traffic is minimal, and will not result in a road classification change for any of the roads within this analysis.

1.6 On-Site Issues

The Project will access all driveways and parking from Center Alley, which is typical of driveways and parking in the immediate area. Pedestrians from the Project can utilize the provided sidewalks to access the shops and restaurants in the downtown area.

1.7 Transportation Affected by Project

The proposed increase in traffic by the Project is minimal, and will not result in a significant impact to any area roads or streets.

2 Conclusion

Due to the Project's site generated traffic, no improvements will be necessary to the City of Idaho Springs' streets or roads.



Chicago Title of Colorado

1660 Wynkoop Street, Suite 140, Denver, CO 80202

Phone: (303) 244-9160

Fax: (303) 633-7678

DATE: October 19, 2021

FILE NUMBER: 598-C2065722-078-FV4, Amendment No. 4

PROPERTY ADDRESS: 1505 Colorado Boulevard, Idaho Springs, CO 80452-5033

BUYER/BORROWER: Kurt Levy and Craig Levy

OWNER(S): David Caldiero and Ken Reid

YOUR REFERENCE NUMBER:

ASSESSOR PARCEL NUMBER: 1835-36-3-28-002

PLEASE TAKE NOTE OF THE FOLLOWING REVISED TERMS CONTAINED HEREIN:

Deleted requirement h.

WIRED FUNDS ARE REQUIRED ON ALL CASH PURCHASE TRANSACTIONS. FOR WIRING INSTRUCTIONS, PLEASE CONTACT YOUR ESCROW OFFICE AS NOTED ON THE TRANSMITTAL PAGE OF THIS COMMITMENT.

TO: Chicago Title of Colorado
1660 Wynkoop Street
Suite 140
Denver, CO 80202

ATTN: Faith Vincent
PHONE: (303) 291-9836
FAX: (303) 633-7678
E-MAIL: faith.vincent@ctt.com

TO: David Caldiero

ATTN:
PHONE:
FAX:
E-MAIL: Delivered via email

TO: Ken Reid

ATTN:
PHONE:
FAX:
E-MAIL: Delivered via email

TO: FirstBank, A Colorado State Banking
Corporation, Its Successors and/or
Assigns
12345 E Colfax Ave
Lakewood, CO 80215

ATTN: DeeDee
PHONE:
FAX:
E-MAIL: CLordering@efirstbank.com

TO: Brokers Guild Homes
7995 E. Hampden Ave.
#100
Denver, CO 80237

ATTN: Michael Peacock
PHONE: (720) 503-2085
FAX: (303) 000-0000
E-MAIL: appraisals@bluestemrealtyco.com

TO: BSW Real Estate, LLC
4380 S. Syracuse Way
508B
Denver, CO 80237

ATTN: Bret Weinstein
PHONE: (303) 981-1237
FAX: (000) 000-0000
E-MAIL: bret@bswrealestate.com

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

72C165C Commitment for Title Insurance (Adopted 6-17-06 Revised 08-01-2016)

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Page 1



TO: BSW Real Estate 4380 S. Syracuse Way 508B Denver, CO 80237	ATTN: BSW Real Estate PHONE: (000) 000-0000 FAX: (000) 000-0000 E-MAIL: christine@bswrealestate.com
TO: Colorado Transaction Management 117 N. Main St. Unit B Brighton, CO 80601	ATTN: Kayla Monroe PHONE: (303) 619-1265 FAX: (000) 000-0000 E-MAIL: kayla@coloradotm.com
TO: Chicago Title of Colorado 1660 Wynkoop 140 Denver, CO 80202	ATTN: Laurie Lopez PHONE: (000) 000-0000 FAX: (000) 000-0000 E-MAIL: Laurie.Lopez@ctt.com
TO: LoDo 1660 Wynkoop Street Suite 140 Denver, CO 80202	ATTN: Faith Vincent PHONE: (303) 244-9160 FAX: (303) 633-7678 E-MAIL: faith.vincent@ctt.com

END OF TRANSMITTAL



Chicago Title Insurance Company

COMMITMENT FOR TITLE INSURANCE

Issued by

Chicago Title Insurance Company

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRA CONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

72C165C Commitment for Title Insurance (Adopted 6-17-06 Revised 08-01-2016)

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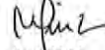
Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, **Chicago Title Insurance Company**, a Florida Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

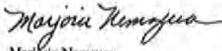
If all of the Schedule B, Part I—Requirements have not been met within 6 Months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Countersigned

By: 
Authorized Signature

Chicago Title Insurance Company

By: 
Randy Quirk
President

ATTEST 
Marjorie Nemzura
Corporate Secretary

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements;
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

72C165C Commitment for Title Insurance (Adopted 6-17-06 Revised 08-01-2016)

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Page 1

AMERICAN
LAND TITLE
ASSOCIATION



- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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Transaction Identification Data for reference only:

Issuing Agent: Chicago Title of Colorado
 Issuing Office: 8055 E Tufts Ave, Suite 300, Denver, CO 80237
 Loan ID Number: 9654172E
 Issuing Office File Number: 598-C2065722-078-FV4, Amendment No. 4
 Property Address: 1505 Colorado Boulevard, Idaho Springs, CO 80452-5033
 Revision Number: Amendment No. 4, Amendment Date: October 19, 2021

SCHEDULE A**AMERICAN LAND TITLE ASSOCIATION COMMITMENT**

1. Commitment Date: **October 8, 2021**
2. Policy to be issued:
 - (a) **ALTA Owner's Policy (6-17-06)**
 Proposed Insured: **Kurt Levy and Craig Levy**
 Proposed Policy Amount: **\$598,000.00**
 - (b) **ALTA Loan Policy (6-17-06)**
 Proposed Insured: **FirstBank, A Colorado State Banking Corporation, Its Successors and/or Assigns**
 Proposed Policy Amount: **\$400,000.00**
 - (c) **None**
 Proposed Insured:
 Proposed Policy Amount: **\$0.00**
3. The estate or interest in the Land described or referred to in this Commitment is:
FEE SIMPLE
4. The Title is, at the Commitment Date, vested in:
David Caldiero and Ken Reid
5. The Land is described as follows:
See Exhibit A attached hereto and made a part hereof.

PREMIUMS:

ALTA Owner's Policy (6-17-06)	2,093.00
Extended Coverage	75.00
Simultaneous Loan Policy (if issued concurrently with the above referenced Owner's Policy)	575.00
Full Loan Policy Amount for CDF disclosure only (Endorsements not included)	1,713.00

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72C165C Commitment for Title Insurance (Adopted 6-17-06 Revised 08-01-2016)

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EXHIBIT A
(Continued)

EXHIBIT A
LEGAL DESCRIPTION

West 1/2 of Lot 9 and all of Lots 10, 11 and 12, Block 14, City of Idaho Springs,
County of Clear Creek, State of Colorado.

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72C165C Commitment for Title Insurance (Adopted 6-17-06 Revised 08-01-2016)

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SCHEDULE B

PART I – REQUIREMENTS

All of the following Requirements must be met:

- a. Pay the agreed amounts for the interest in the land and/or for the mortgage to be insured.
- b. Pay us the premiums, fees and charges for the policy.
- c. Obtain a certificate of taxes due from the county treasurer or the county treasurer's authorized agent.
- d. Evidence that any and all assessments for common expenses, if any, have been paid.
- e. The Company will require that an Affidavit and Indemnity Agreement be completed by the party(s) named below before the issuance of any policy of title insurance.

Party(s): David Caldiero and Ken Reid

The Company reserves the right to add additional items or make further requirements after review of the requested Affidavit.

- f. Deed sufficient to convey the fee simple estate or interest in the Land described or referred to herein, to the Proposed Insured Purchaser.
- g. Deed of Trust sufficient to encumber the estate or interest in the Land described or referred to herein for the benefit of the Proposed Insured Lender.
- h. Intentionally deleted.
- i. Intentionally Deleted.
- j. Intentionally Deleted.

[Click to view Tax Info](#)

Note: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

NOTE: Bundled Loan Premium Rate includes: Loan Policy Premium, Included Loan Endorsement Charges and Tax Certificate Charge. (Contact your Escrow Officer for the Tax Certificate)

NOTE: Exception(s) number(ed) 1-4 will not appear on the Owner's/ Lenders Policy. Exception number 5 will be removed from the policy provided the company conducts the closing.

24 MONTH CHAIN OF TITLE, FOR INFORMATIONAL PURPOSES ONLY:

The following vesting deeds relating to the subject property have been recorded in the Clerk and Recorder's office of the County in which the property is located:

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72C165C Commitment for Title Insurance (Adopted 6-17-06 Revised 08-01-2016)

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SCHEDULE B
PART I – Requirements
(Continued)

Quit Claim Deed recorded October 13, 2021 at Reception No. [303066](#)

END OF REQUIREMENTS

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72C165C Commitment for Title Insurance (Adopted 6-17-06 Revised 08-01-2016)

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SCHEDULE B

PART II – EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any facts, rights, interests or claims that are not shown by the Public Records but which could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachments, encumbrances, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by Public Records.
4. Any lien or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires of record for the value the estate or interest or mortgage thereon covered by this Commitment.

NOTE: Upon satisfaction of all requirements herein, the above exception will not be reflected on any proposed title policy identified in Schedule A.

6. Water rights, claims of title to water, whether or not these matters are shown by the Public Records.
7. All taxes and assessments, now or heretofore assessed, due or payable.

NOTE: This tax exception will be amended at policy upon satisfaction and evidence of payment of taxes.

8. Reservations or exceptions in Patents or in Acts authorizing the issuance thereof, including, but not limited to, reservations contained in the Patent to the Town of Idaho Springs recorded in [Book 26 at Page 427](#), as follows:

'Providing that no title shall be hereby acquired to any mine of gold, silver, cinnabar or copper or to any valid mining claim or possession held under existing laws.

9. Terms, agreements, provisions, conditions and obligations as contained in the Ordinance of the City of Idaho Springs recorded July 30, 1945, in [Book 234 at Page 232](#), concerning water rents and similar matters.

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SCHEDULE B
PART II – Exceptions
(Continued)

10. Terms, agreements, provisions, conditions and obligations as contained in City of Idaho Springs Zoning Ordinance No. 9, Series 2003, recorded on January 14, 2004, in [Book 696 at Page 536](#), and Zoning Map recorded on January 14, 2004, in [Book 696 at Page 556](#).
11. Terms, conditions, restrictions, provisions, notes and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat(s) of said subdivision set forth below:

Recording Date: May 22, 1893
Recording No: Plat [Book I at Page 1](#)

NOTE FOR BUNDLED LOAN POLICY: Unless stated contrary herein, the Company will incorporate and provide the following ALTA/Colorado endorsement(s) (including the versions of ALTA 06 endorsements) on the ALTA Short Form Residential Loan Policy or ALTA Loan Policy, together with or included in said loan policy is a tax status letter, commitment vesting and all-inclusive rate.

Endorsement ALTA 9 or 9.3/Form 100 Restrictions
Endorsement ALTA 8.1 Environmental Protection Lien
Endorsement ALTA 4.1/Form 115.3 Condominium or ALTA 5.1/Form 115.4 Planned Unit Development
Endorsement ALTA 4/Form 115.1 Condominium or ALTA 5/Form 115.2 Planned Unit Development
Endorsement ALTA 22/Form 116 Location
Endorsement ALTA 28-06/Form 103.1 Damage to or Forced Removal of Improvements
Endorsement Form 100.29 or Form 100.30 Mineral Rights
Endorsement ALTA 14.3/ALTA 14.3-06 Future Advance–Reverse Mortgage with Construction Lien Coverage/
Form 111.11 Revolving Line of Credit (Lender)

And any "one" of the following optional endorsements:

Endorsement Form 111.9 FNMA Balloon
Endorsement ALTA 6/Form 110.7 Variable
Endorsement Form 110.9 Adjustable
Endorsement ALTA 6.2/Form 110.8 Negative Amortization

END OF EXCEPTIONS

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72C165C Commitment for Title Insurance (Adopted 6-17-06 Revised 08-01-2016)

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AFFIDAVIT AND INDEMNITY AGREEMENT

TO Chicago Title of Colorado a Colorado Corporation and Chicago Title Insurance Company, a Florida Corporation.

1. This is written evidence to you that there are no unpaid bills, and to the extent there may be unpaid bills, that the undersigned undertakes and agrees to cause the same to be paid such that there shall be no mechanics or materialmen's liens affecting the property for materials or labor furnished for construction and erection, repairs or improvements contracted by or on behalf of the undersigned on property:

legally described as:

See Attached Affidavit and Indemnity Agreement Legal Description

Property Address: 1505 Colorado Boulevard, Idaho Springs, CO 80452-5033

2. We further represent that to the actual knowledge and belief of the undersigned there are no public improvements affecting the property prior to the date of closing that would give rise to a special property tax assessment against the property after the date of closing.
3. We further represent that to the actual knowledge and belief of the undersigned there are no pending proceedings or unsatisfied judgments of record, in any Court, State, or Federal, nor any tax liens filed or taxes assessed against us which may result in liens, and that if there are judgments, bankruptcies, probate proceedings, state or federal tax liens of record against parties with same or similar names, that they are not against us.
4. We further represent that there are no unrecorded contracts, leases, easements, or other agreements or interests relating to said premises of which we have knowledge.
5. We further represent that to the actual knowledge and belief of the undersigned we are in sole possession of the real property described herein other than leasehold estates reflected as recorded items under the subject commitment for title insurance.
6. We further represent that there are no unpaid charges and assessments that could result in a lien in favor of any association of homeowners which are provided for in any document referred to in Schedule B of Commitment referenced above.
7. We further understand that any payoff figures shown on the settlement statement have been supplied to Chicago Title of Colorado as settlement agent by the seller's/borrower's lender and are subject to confirmation upon tender of the payoff to the lender. If the payoff figures are inaccurate, we hereby agree to immediately pay any shortage(s) that may exist. If applicable as disclosed or referred to on Schedule A of Commitment referenced above.

The undersigned affiant(s) know the matters herein stated are true and indemnifies Chicago Title of Colorado, a Colorado Corporation and Chicago Title Insurance Company, a Florida Corporation against loss, costs, damages and expenses of every kind incurred by it by reason of its reliance on the statements made herein.

This agreement is executed with and forms a part of the sale and/or financing of the above described premises, and is given in addition to the conveyance and/or financing of the premises in consideration for the conveyance and/or financing, and forms a complete agreement by itself for any action thereon.

SELLER:

SELLER:

David Caldiero

Ken Reid

SELLER:

SELLER:

State of Colorado
County of **Clear Creek**

}ss:

The foregoing instrument was acknowledged, subscribed, and sworn to before me on _____ by David Caldiero and Ken Reid.

(SEAL)

Notary Public
My Commission Expires:

10/19/2021 11:13 AM Commitment No.: 598-C2065722-078-FV4, Amendment No. 4

**ATTACHED AFFIDAVIT AND INDEMNITY AGREEMENT
LEGAL DESCRIPTION**

West 1/2 of Lot 9 and all of Lots 10, 11 and 12, Block 14, City of Idaho Springs,
County of Clear Creek, State of Colorado.

DISCLOSURE STATEMENT

- Pursuant to Section 38-35-125 of Colorado Revised Statutes and Colorado Division of Insurance Regulation 8-1-2 (Section 5), if the parties to the subject transaction request us to provide escrow-settlement and disbursement services to facilitate the closing of the transaction, then all funds submitted for disbursement must be available for immediate withdrawal.
- Colorado Division of Insurance Regulation 8-1-2, Section 5, Paragraph H, requires that "Every title insurance company shall be responsible to the proposed insured(s) subject to the terms and conditions of the title insurance commitment, other than the effective date of the title insurance commitment, for all matters which appear of record prior to the time of recording whenever the title insurance company, or its agent, conducts the closing and settlement service that is in conjunction with its issuance of an owners policy of title insurance and is responsible for the recording and filing of legal documents resulting from the transaction which was closed". Provided that Chicago Title of Colorado conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception No. 5 in Schedule B-2 will not appear in the Owner's Title Policy and Lender's Title Policy when issued.
- Colorado Division of Insurance Regulation 8-1-2, Paragraph M of Section 5, requires that prospective insured(s) of a single family residence be notified in writing that the standard exception from coverage for unfilled Mechanics or Materialmans Liens may or may not be deleted upon the satisfaction of the requirement(s) pertinent to the transaction. These requirements will be addressed upon receipt of a written request to provide said coverage, or if the Purchase and Sale Agreement/Contract is provided to the Company then the necessary requirements will be reflected on the commitment.
- Colorado Division of Insurance Regulation 8-1-3, Paragraph C. 11.f. of Section 5 - requires a title insurance company to make the following notice to the consumer: "A closing protection letter is available to be issued to lenders, buyers and sellers."
- If the sales price of the subject property exceeds \$100,000.00 the seller shall be required to comply with the Disclosure of Withholding Provisions of C.R.S. 39-22-604.5 (Nonresident Withholding).
- Section 39-14-102 of Colorado Revised Statutes requires that a Real Property Transfer Declaration accompany any conveyance document presented for recordation in the State of Colorado. Said Declaration shall be completed and signed by either the grantor or grantee.
- Recording statutes contained in Section 30-10-406(3)(a) of the Colorado Revised Statutes require that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right, and bottom margin of at least one-half of an inch. The clerk and recorder may refuse to record or file a document that does not conform to requirements of this paragraph.
- Section 38-35-109 (2) of the Colorado Revised Statutes, requires that a notation of the purchasers legal address, (not necessarily the same as the property address) be included on the face of the deed to be recorded.
- Regulations of County Clerk and Recorder's offices require that all documents submitted for recording must contain a return address on the front page of every document being recorded.
- Pursuant to Section 10-11-122 of the Colorado Revised Statutes, the Company is required to disclose the following information:
 - The subject property may be located in a special taxing district.
 - A Certificate of Taxes Due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent.
 - Information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder or the County Assessor.
- Pursuant to Section 10-11-123 of the Colorado Revised Statutes, when it is determined that a mineral estate has been severed from the surface estate, the Company is required to disclose the following information: that there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and that such mineral estate may include the right to enter and use the property without the surface owner's permission.

Note: Notwithstanding anything to the contrary in this Commitment, if the policy to be issued is other than an ALTA Owner's Policy (6/17/06), the policy may not contain an arbitration clause, or the terms of the arbitration clause may be different from those set forth in this Commitment. If the policy does contain an arbitration clause, and the Amount of Insurance is less than the amount, if any, set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.



Inquire before you wire!

Wire Fraud Alert

This Notice is not intended to provide legal or professional advice. If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the phone number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
<http://www.fbi.gov>

Internet Crime Complaint Center:
<http://www.ic3.gov>

FIDELITY NATIONAL FINANCIAL, INC. PRIVACY NOTICE

Effective August 1, 2021

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;

- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law. We may share your Personal Information with affiliates (other companies owned by FNF) to directly market to you. Please see "Choices with Your Information" to learn how to restrict that sharing.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

If you do not want FNF to share your information among our affiliates to directly market to you, you may send an "opt out" request as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you without your consent.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (<https://fnf.com/pages/californiaprivacy.aspx>) or call (888) 413-1748.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions, would like to correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, visit FNF's [Opt Out Page](#) or contact us by phone at (888) 714-2710 or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

CITY OF IDAHO SPRINGS
AGREEMENT FOR PAYMENT OF
DEVELOPMENT REVIEW EXPENSES INCURRED BY THE CITY

Regarding Project:

THIS AGREEMENT ("Agreement"), made and entered into this 27th day of March 2023, by and between the CITY OF IDAHO SPRINGS, COLORADO, a municipal corporation, hereinafter referred to as "the City", and Craig Levy, hereinafter referred to as "the Developer",

WITNESSETH

WHEREAS, the Developer is seeking approvals for a certain Property situated in the County of Clear Creek, State of Colorado, and legally described as follows, to wit:

See **Exhibit A** — Legal Description attached hereto

WHEREAS, the City's review process includes review of the Developer's proposed plans for the Property which identify land use, the location of parks, schools and open space dedications, general location of streets, and a review of utility service issues including the installation of public improvements, dedication of utility easements, confirmation of the availability of utility services and the method for developing and paying for such utility services; and

WHEREAS, the Developer desires to develop said Property and has made application to the City of Idaho Springs, and

WHEREAS, the Parties hereto recognize that the fees as specified by the Municipal Code of the City of Idaho Springs are not adequate to fully cover the City's expenses in considering the application, which include, but are not limited to, legal publications, engineering fees, attorney fees, land planner fees, other consultant fees, reproduction of materials, public hearing expenses and recording of documents; and

WHEREAS, Ordinance No.12-2018 adopted the City of Idaho Springs Land Development Regulations, Section 21-75 identifying a deposit to be placed with the City to cover the Cities expenses incurred in processing and preparing impact studies related to Project, and

WHEREAS, the Parties recognize that the City will incur expenses prior to the Developer's formal submittal of any Development review proposal; and

WHEREAS, the Parties hereto recognize that the City will continue to incur expenses throughout the entire review process until either (i) abandonment of the work by either the City or the Developer or (ii) completion of the process.

NOW, THEREFORE, for and in consideration of the foregoing premises and of the mutual promises and conditions hereinafter contained, it is hereby agreed as follows:

1. Full and separate accounting of annexation and development review expenses. The City will maintain separate accounts of all funds expended and fees and expenses incurred by the City as a result of the development review of the above referenced project. Monthly statements of expenses incurred will be made available to the Developer by the City upon request. Expenses to be charged to the Developer's account shall include, but shall not be limited to, those fees and expenses attributable to legal publications, referral costs, engineering services, attorney fees, planner/consultant fees, reproduction of materials, public hearing expenses, the securing of permits and easements and the recording of documents.

2. Developer payment of expenses – estimate of expenses. The Developer acknowledges that the City does not employ in-house staff to review development proposals. Portions of all development proposals are reviewed by third party consultants engaged by the City. An estimate of the City's anticipated third party planner, civil engineer, attorney, and other professional fees to be incurred as part of the review and approval of the above referenced project is \$5,000.00.

(a) Initial developer deposit. Upon the execution of this Agreement, the Developer agrees to deposit with the City the sum of **\$5,000.00**, which sum shall serve as an initial deposit and partial payment of third party professional costs incurred by the City while processing the Developer's proposal.

As the City receives third party billings from its professionals, it will forward photocopies of the same to the Developer for immediate payment to the City of the amount shown on each professional service invoice approved for payment by the City. In the event the Developer fails to pay the invoice as submitted by the City within ten (10) days of the City's delivery of an invoice, the City shall be entitled to take the following action: (i) suspend all further review; (ii) cancel any public hearings scheduled by the City with respect to the review process; and (iii) apply the funds on deposit to retire the balance due any third party professional engaged by the City.

(b) Payment of balance due at termination. In the event the City's review expenses are greater than the funds held by the City at the time of its suspension of review, the Developer agrees to reimburse to the City, upon demand, such funds as are necessary to retire the balance due third party professionals at the time of the City's termination of the review.

(c) Obligation to pay fees in excess of estimate. The Developer understands that estimates by third party professionals are subject to factors outside the control of those professionals. Factors including the quality of materials submitted by the applicant, input from review agencies, unforeseen problems or issues and decisions by the City of Idaho Springs Planning Commission and/or City Council may affect charges from third party professionals. The Developer agrees to pay fees in excess of the estimate above.

3. Application termination. Except where the law or an agreement with the City provides otherwise, the Developer may terminate its application at any time by giving written notice to the City. The City shall take all reasonable steps necessary to terminate the accrual of costs to the Developer and file such notices as are required under the City's

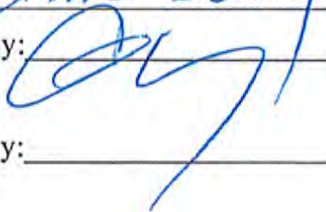
annexation and development review regulations. The Developer will be liable for all costs incurred and those costs reasonably incurred by the City to terminate the application.

4. Collection of fees and costs. If the Developer fails to pay the fees required herein when due, the City may take those steps necessary and authorized by law to collect the fees due. The City shall also be entitled to all court costs and attorney fees incurred in collection of the balance due, including interest on the amount due from its due date at the rate of 18% per annum.

IN WITNESS WHEREOF, the City and the Developer have caused this Agreement to be duly executed on the day and year first above written.

DEVELOPER:

CRAIG LEVY

By: 

By: _____

ATTEST:

Diane Breece, City Clerk

CITY OF IDAHO SPRINGS:

By: _____

Chuck Harmon, Mayor

EXHIBIT A
LEGAL DESCRIPTION

**SUBDIVISION: IDAHO SPRINGS BLOCK: 14 LOT: W2 9 - ALL LOTS 10 &
11 & 12 & IMP 518/899 COLORADO BLVD PROJECT #234107 PAGE 10
733/802**



LOCATION MAP
3/1/19

DRAWING INDEX	
ARCHITECTURE	
GE-2	COURTYARD
A1-1	DATE PLAN
A1-2	BASEMENT
A1-3	EXTERIOR
A1-4	SECOND FLOOR
A1-5	ELEVATIONS
A1-6	ELEVATIONS
A1-7	ROOF PLAN
A1-8	THIRD FLOOR
A1-9	NO YARDS
CIVIL	
C1-1	GRADING PLAN
C1-2	UTILITY PLAN
LANDSCAPE	
L1-1	LANDSCAPE PLAN
L1-2	LANDSCAPE DETAILS
L1-3	COURTYARD 1 PLANT ELEVATION
PHOTOGRAPHIC	
P1-1	DATE PLAN - PHOTOGRAPHIC
SURVEY	
S1-1	SEE SURVEY SHEET

PROJECT TEAM:

OWNER:	EMAS LEVY THE GEM HOTEL, 1503 COLORADO BLVD IDAHO SPRINGS, CO 80452 Phone: 720.582.7378 Email: root@rootarchitect.com
ARCHITECT:	ROOT ARCHITECTURE AND DEVELOPMENT, LLC 2001 FREEMAN, R.A., D.C. 28577 S. BUFFALO PARK RD., EVERGREEN, CO 80439 Phone: 720.485.1825 Email: root@rootarchitect.com
SURVEYOR:	CLARK CREEK SURVEYING P. 2002.235 1503 COLORADO BLVD IDAHO SPRINGS, CO 80452 Phone: 720.582.7378 Email: root@rootarchitect.com
STRUCTURAL:	AFER ENGINEERING, INC. 3001 MARKET ST. #2 DENVER, CO 80202 Phone: 720.582.7378 Email: root@rootarchitect.com
MECHANICAL:	PROFESSIONAL ENGINEERING, INC. 1001 13TH ST. #200 DENVER, CO 80202 Phone: 720.582.7378 Email: root@rootarchitect.com
LANDSCAPE:	PREMAA CONSULTANTS LTD A. PREMAA, P. 2002.235 1503 COLORADO BLVD IDAHO SPRINGS, CO 80452 Phone: 720.582.7378 Email: root@rootarchitect.com

1503 COLORADO BLVD. IDAHO SPRINGS, CO 80452

LEGAL DESCRIPTION
THE WEST HALF OF LOT 9 AND LOTS 10, 11 AND 12,
BLOCK 14, CITY OF IDAHO SPRINGS COUNTY OF
CLEAR CREEK, STATE OF COLORADO.

OWNER:
EMAS LEVY
PO BOX 341
IDAHO SPRINGS, CO
80452

ROOT ARCHITECTURE AND DEVELOPMENT, LLC
2001 FREEMAN, R.A., D.C.
28577 S. BUFFALO PARK RD., EVERGREEN, CO 80439
Phone: 720.485.1825
Email: root@rootarchitect.com

ZONED: C1
APPLICABLE CODES:
IDAHO SPRINGS MUNICIPAL
CODE

USE: HOTEL & RETAIL BUILDING COVERAGE ANALYSIS

LOT SIZE: 9,477 SF
MAX HEIGHT: 35'
OPEN SPACES MIN 10% = 948 SF
MAX TOTAL BUILDING COVERAGE: 90% = 8,529 SF

FRONT SETBACK: 10'
SIDE SETBACK: 5'
REAR SETBACK: 10'

PROVIDED SF	
UNIT 1 - UNIT 8	3,653 SF
SINGLE FAMILY UNIT	1,013 SF
HOTEL LOBBY COMMON AREA	578 SF
COFFEE/GIFT SHOP	300 SF
TOTAL	5,544 SF
PARKING AREA	3,004 SF

POTENTIAL EMPLOYEES: 7

SPACE BY USE: MAX. ALLOWED PROPOSED
HOTEL LOBBY 7 UNITS 0.21 ACRES = 42 UNITS/ACRES
RETAIL SF 300 SF

DWELLING UNIT DENSITIES:
9 UNITS/0.21 ACRES = 42 UNITS/ACRES

PROPOSED UNIT MIX:
8 - HOTEL ROOM UNIT
1 - SINGLE FAMILY UNIT
1 PARKING FOR EACH UNIT = 9 PROVIDED*
1 PARKING PER 300 SF COMMERCIAL USE = 1 PROVIDED*
2 PARKING SPOTS FOR EMPLOYEE USE = 2 PROVIDED*
TOTAL = 12

12 PARKING SPOTS 1.3" = 9.27 OR 9.27 PARKING SPOTS

*SINGLE FAMILY UNIT
*REDUCTION FACTOR FOR MIX USE



THE GEM HOTEL

1503 COLORADO BLVD, CO 80452



ROOT ARCHITECTURE AND DEVELOPMENT, LLC
2001 FREEMAN, R.A., D.C.
28577 S. BUFFALO PARK RD., EVERGREEN, CO 80439
Phone: 720.485.1825
Email: root@rootarchitect.com

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*REDUCTION FACTOR FOR MIX USE

THE GEM HOTEL
1503 COLORADO BLVD, IDAHO SPRINGS, COLORADO 80452

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THE GEM HOTEL

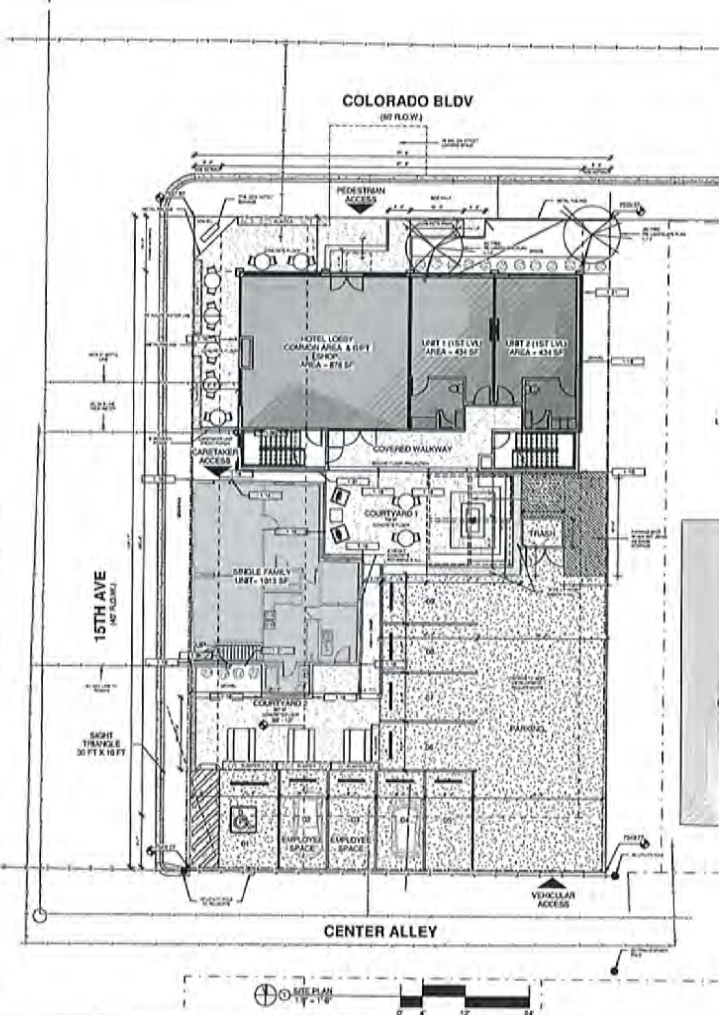
1503 COLORADO BLVD, IDAHO SPRINGS, COLORADO 80452

THE GEM HOTEL

1503 COLORADO BLVD, IDAHO SPRINGS, COLORADO 80452

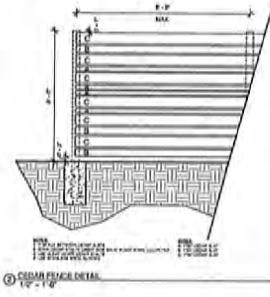
THE GEM HOTEL

1503 COLORADO BLVD, IDAHO SPRINGS, COLORADO 80452



KEYNOTE	
Key Value	Keynote Text
7.06	NEW GAS VENT, 10" DIA. FROM CHIMNEY WINDOW AND RETURN AIR INTAKE
1.16	CONCRETE AND EXTERIOR
1.21	WATER SPOCK
1.30	METAL GUTTER

Area Schedule (Gross Building)		
Name	Area	Level
HOTEL BASEMENT	2557.7 SF	1 st BASEMENT
HOTEL FIRST FLOOR	2557.7 SF	1 st FLOOR
FIRST FLOOR SINGLE FAMILY UNIT	1011.7 SF	1 st FLOOR
HOTEL SECOND FLOOR	2341.8 SF	2 nd FLOOR
SECOND FLOOR SINGLE FAMILY	478.7 SF	2 nd FLOOR
HOTEL THIRD FLOOR	1773.8 SF	3 rd FLOOR
	8788.9 SF	



ROOT ARCHITECTURE AND DEVELOPMENT, LLC
1800 COLORADO BLVD., SUITE 100, DENVER, CO 80202
Phone: (303) 441-1234
Email: info@rootarch.com

THE GEM HOTEL

1800 COLORADO BLVD., DENVER, COLORADO 80202

STATE OF COLORADO
LICENSED ARCHITECT
402618

THE GEM HOTEL

LOBBY FOR
NEW CONSTRUCTION
DOCUMENTS

PROJECT: Project Number
DRAWN: 101
CHECKED: 20
DATE: 06/09/2023
DESIGN/DEVELOPER:

SHEET TITLE
SITE PLAN

SCALE: As Indicated
SHEET NUMBER
A1.0

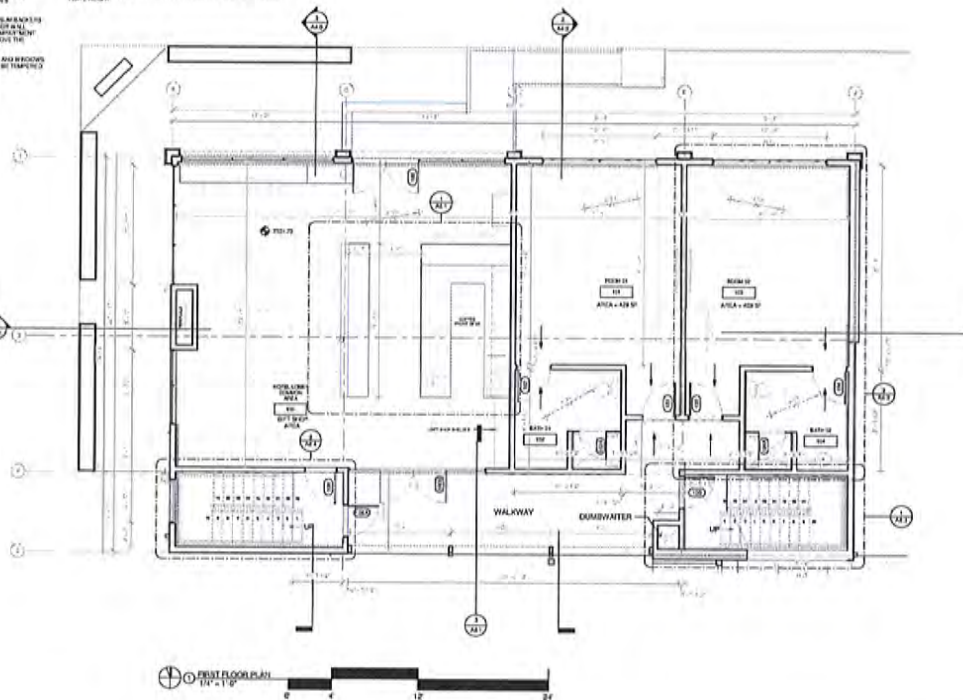
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NEW COLORADO BLVD, BAHIA SPRINGS, COLORADO 80102



A1.1

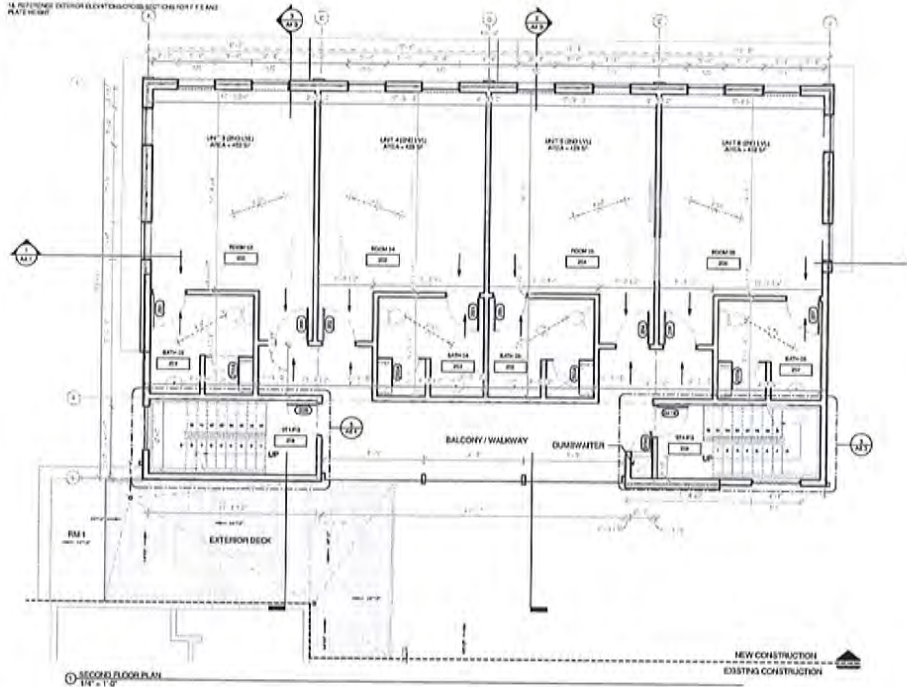
1. **UNDERSTAND AND MEASURE THE RATE OF WATER OF BUILDING**
The rate of water of building is the amount of water that is used in a building per unit of time. It is measured in gallons per minute (GPM) or liters per second (LPS). The rate of water of building is a function of the building's size, the number of occupants, and the type of building.
2. **THESE RATES ARE BASED ON THE RATE OF WATER OF BUILDING**
The rate of water of building is based on the rate of water of building. It is measured in gallons per minute (GPM) or liters per second (LPS). The rate of water of building is a function of the building's size, the number of occupants, and the type of building.
3. **EXTRACTING WATER FROM THE RATE OF WATER OF BUILDING**
The rate of water of building is extracted from the rate of water of building. It is measured in gallons per minute (GPM) or liters per second (LPS). The rate of water of building is a function of the building's size, the number of occupants, and the type of building.
4. **REPAIRING WATER DAMAGE FROM THE RATE OF WATER OF BUILDING**
The rate of water of building is repaired from the rate of water of building. It is measured in gallons per minute (GPM) or liters per second (LPS). The rate of water of building is a function of the building's size, the number of occupants, and the type of building.
5. **EMERGENCY RESPONSE AND REPAIRS OF WATER**
The rate of water of building is responded to and repaired from the rate of water of building. It is measured in gallons per minute (GPM) or liters per second (LPS). The rate of water of building is a function of the building's size, the number of occupants, and the type of building.
6. **WATER MAINS AND CLEAN WATER OF BUILDING**
The rate of water of building is measured in gallons per minute (GPM) or liters per second (LPS). The rate of water of building is a function of the building's size, the number of occupants, and the type of building.
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PLAN GENERAL NOTES

1. DIMENSIONS ARE SHOWN TO FACE OF STUD CODES OF BUILDING FRAME. TO FACE OF EXTERIOR WALL TO CENTER OF WINDOW UNLESS OTHERWISE INDICATED.
2. THERE SHALL BE NO MORE THAN 1/4" GAP BETWEEN STUD CODES. STUD CODES SHALL BE SET IN PLACE IN PACKING. MINIMUM GAP FOR EACH STUD SHALL BE AT LEAST 1/4" AND NOT GREATER THAN 1/2".
3. EXTERIOR WALLS SHALL NOT BE MORE THAN 1/4" BELOW TOP OF STUD CODES. EXTERIOR WALLS SHALL BE SET IN PLACE IN PACKING. MINIMUM GAP FOR EACH STUD SHALL BE AT LEAST 1/4" AND NOT GREATER THAN 1/2".
4. GARAGE DOOR FRAME SHALL NOT BE MORE THAN 1/4" BELOW TOP OF STUD CODES. EXTERIOR WALLS SHALL BE SET IN PLACE IN PACKING. MINIMUM GAP FOR EACH STUD SHALL BE AT LEAST 1/4" AND NOT GREATER THAN 1/2".
5. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE AT LEAST 20" HIGH AND 20" WIDE. MINIMUM CLEARANCE SHALL BE 20" HIGH AND 20" WIDE. MINIMUM CLEARANCE SHALL BE 20" HIGH AND 20" WIDE.
6. MINIMUM CLEARANCE SHALL BE 20" HIGH AND 20" WIDE. MINIMUM CLEARANCE SHALL BE 20" HIGH AND 20" WIDE.
7. ALL GLASS SHALL BE SET IN PLACE IN PACKING. MINIMUM GAP FOR EACH STUD SHALL BE AT LEAST 1/4" AND NOT GREATER THAN 1/2".

8. ALL WINDOWS AT 1/4" ABOVE STUD CODES. EXTERIOR WALLS SHALL BE SET IN PLACE IN PACKING. MINIMUM GAP FOR EACH STUD SHALL BE AT LEAST 1/4" AND NOT GREATER THAN 1/2".
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ROOT ARCHITECTURE AND DEVELOPMENT, LLC
2020 Colorado Blvd., Suite 100, Denver, CO 80202
Phone: 303.733.1100
Email: root@rootarch.com

THE GEM HOTEL
1000 COLORADO BLVD., DENVER, COLORADO 80202

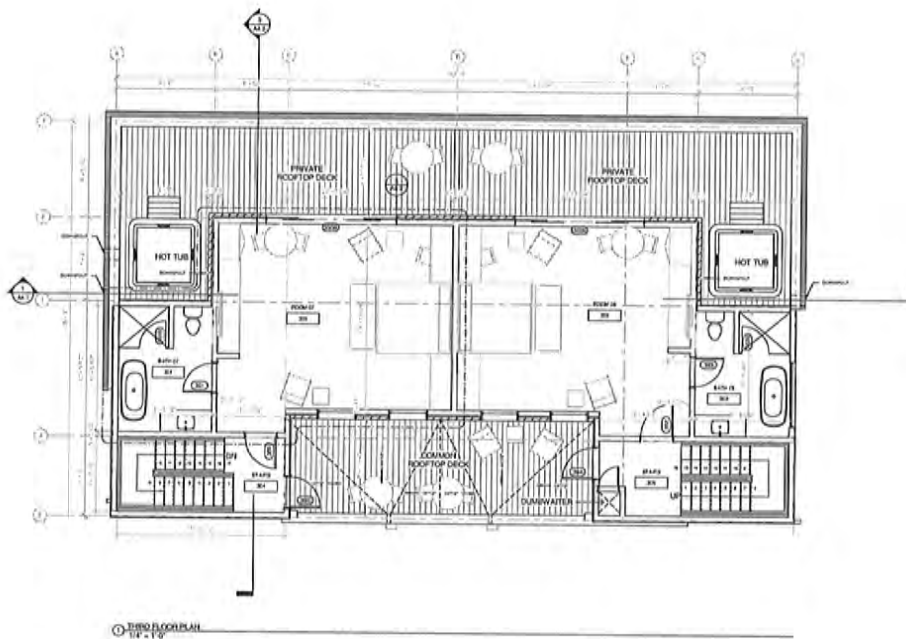


THE GEM HOTEL
USED FOR
SQA CONSTRUCTION
DOCUMENTS

PROJECT: Project Number
DRAWN: LR
CHECKED: JF
DATE: 06/09/2023
DESIGN/DEVELOPER

SHEET TITLE
SECOND FLOOR

SCALE: As Indicated
SHEET NUMBER
A1.3



③ THIRD FLOOR PLAN
1/8" = 1'-0"



ROOT ARCHITECTURE AND
DEVELOPMENT, LLC
2001 S. W. 10th Ave., Suite 100
Fort Lauderdale, FL 33315
Phone: (954) 444-1000
Email: info@rootarch.com

DATE: 06/09/2023

THE GEM HOTEL
1550 COLORADO BLVD. DENVER, COLORADO 80202



THE GEM HOTEL

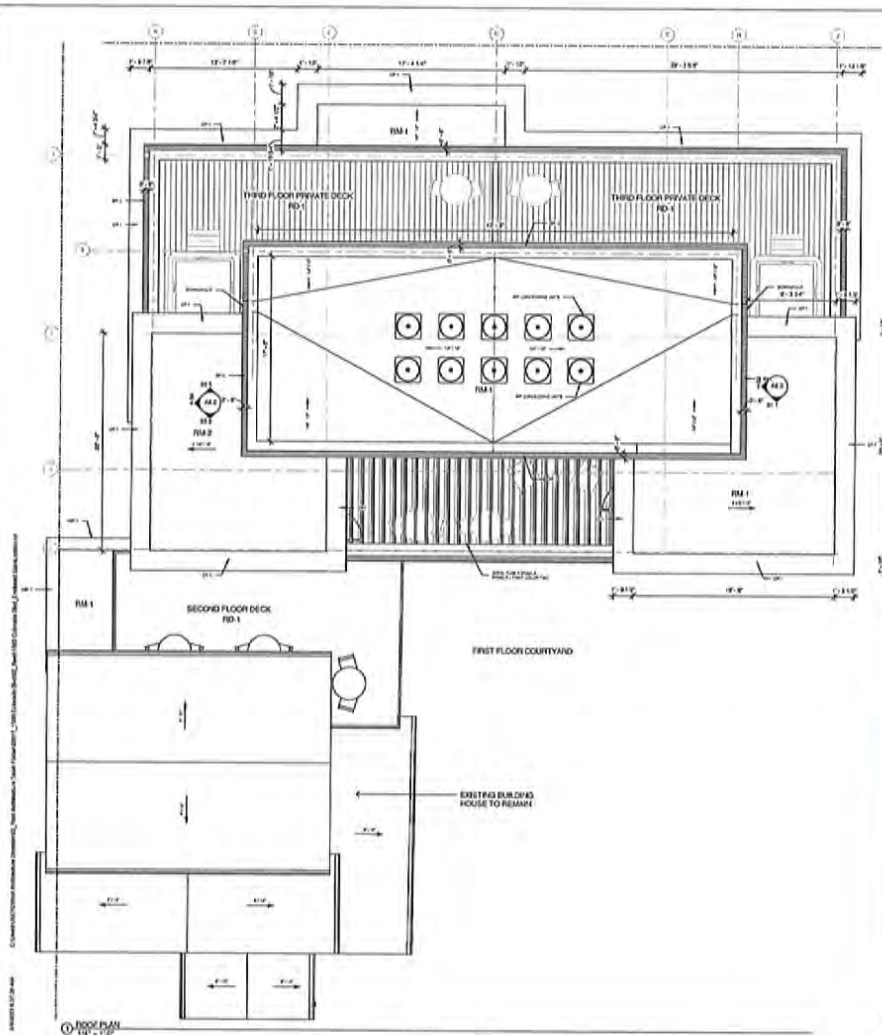
ISSUED FOR
SQA CONSTRUCTION
DOCUMENTS

PROJECT: Project Number
DRAWN: JF
CHECKED: JF
DATE: 06/09/2023
DESIGN DEVELOPMENT

SHEET TITLE
THIRD FLOOR

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

SHEET NUMBER
A1.4



PLAN GENERAL NOTES

1. DIMENSIONS ARE GIVEN TO FACE OF STRUCTURE OF GLAZING PANELS TO CENTER OF GLAZING PANEL AND TO CENTER OF WINDOW LAMINATE DIMENSIONS INDICATED
2. THERE SHALL BE NO MORE THAN 1/8\"/>

ROOF MATERIALS SELECTION

ITEM	TYPE MARK	DESCRIPTION	WFO	WFO	WFO	WFO
	RM 1	BLACK TILE	Black roof tile available in 1/8\"/>	42"	BLACK	RM 1
	RM 2	ARTIFICIAL STONE	Black roof tile available in 1/8\"/>	6"	BLACK/STONE	RM 2
						
	RM 3	BRICK	Black roof tile available in 1/8\"/>		BRICK/STONE	RM 3
	RM 4	BRICK	Black roof tile available in 1/8\"/>		BRICK/STONE	RM 4



THE GEM HOTEL
1300 COLORADO BLVD. GRAND SPRING, FLORIDA 34942

THE GEM HOTEL
1300 COLORADO BLVD. GRAND SPRING, FLORIDA 34942

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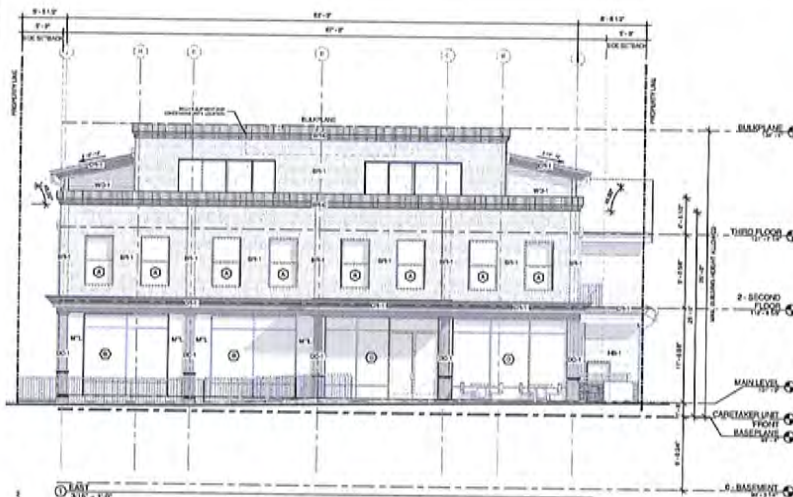
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1300 COLORADO BLVD. GRAND SPRING, FLORIDA 34942

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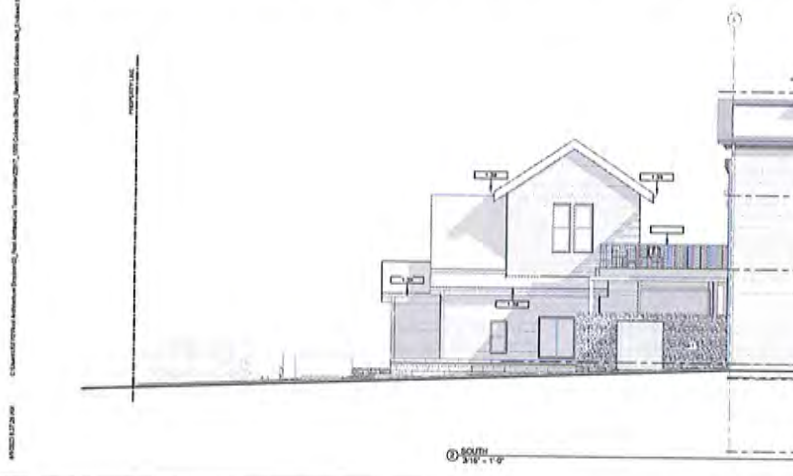
THE GEM HOTEL
1300 COLORADO BLVD. GRAND SPRING, FLORIDA 34942

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1300 COLORADO BLVD. GRAND SPRING, FLORIDA 34942

THE GEM HOTEL
1300 COLORADO BLVD. GRAND SPRING, FLORIDA 34942



MATERIALS SELECTION					
IMAGE	TYPE NAME	DESCRIPTION	MFG	SIZE	COLOR
	BR-1	RUSTIC BRICK	http://www.gemstone.com/products/rustic-brick	MEDIUM SIZE	NATURAL (STAINED)
	WS-1	WOOD SIDING	POCKY MOUNTAIN PRODUCT PRODUCTS	4"	BLACK STAIN
	CD-1	CUSTOM WOODEN DOOR	POCKY MOUNTAIN PRODUCT PRODUCTS	1"	NATURAL (STAINED)
	CR-1	CONCRETE	POCKY MOUNTAIN PRODUCT PRODUCTS	1"	GR. FLOORSIDE TONE
	BR-2	RUSTIC BRICK	http://www.gemstone.com/products/rustic-brick	MEDIUM SIZE	NATURAL (STAINED)
	CR-2	CONCRETE	POCKY MOUNTAIN PRODUCT PRODUCTS	1"	GR. FLOORSIDE TONE
	MS-1	METAL SIDING	POCKY MOUNTAIN PRODUCT PRODUCTS	1"	GR. FLOORSIDE TONE
	MS-2	METAL SIDING	POCKY MOUNTAIN PRODUCT PRODUCTS	1"	GR. FLOORSIDE TONE
	MS-3	METAL SIDING	POCKY MOUNTAIN PRODUCT PRODUCTS	1"	GR. FLOORSIDE TONE
	MS-4	METAL SIDING	POCKY MOUNTAIN PRODUCT PRODUCTS	1"	GR. FLOORSIDE TONE
	MS-5	METAL SIDING	POCKY MOUNTAIN PRODUCT PRODUCTS	1"	GR. FLOORSIDE TONE
	MS-6	METAL SIDING	POCKY MOUNTAIN PRODUCT PRODUCTS	1"	GR. FLOORSIDE TONE
	MS-7	METAL SIDING	POCKY MOUNTAIN PRODUCT PRODUCTS	1"	GR. FLOORSIDE TONE
	MS-8	METAL SIDING	POCKY MOUNTAIN PRODUCT PRODUCTS	1"	GR. FLOORSIDE TONE
	MS-9	METAL SIDING	POCKY MOUNTAIN PRODUCT PRODUCTS	1"	GR. FLOORSIDE TONE
	MS-10	METAL SIDING	POCKY MOUNTAIN PRODUCT PRODUCTS	1"	GR. FLOORSIDE TONE
	MS-11	METAL SIDING	POCKY MOUNTAIN PRODUCT PRODUCTS	1"	GR. FLOORSIDE TONE
	MS-12	METAL SIDING	POCKY MOUNTAIN PRODUCT PRODUCTS	1"	GR. FLOORSIDE TONE
	MS-13	METAL SIDING	POCKY MOUNTAIN PRODUCT PRODUCTS	1"	GR. FLOORSIDE TONE
	MS-14	METAL SIDING	POCKY MOUNTAIN PRODUCT PRODUCTS	1"	GR. FLOORSIDE TONE
	MS-15	METAL SIDING	POCKY MOUNTAIN PRODUCT PRODUCTS	1"	GR. FLOORSIDE TONE
	MS-16	METAL SIDING	POCKY MOUNTAIN PRODUCT PRODUCTS	1"	GR. FLOORSIDE TONE
	MS-17	METAL SIDING	POCKY MOUNTAIN PRODUCT PRODUCTS	1"	GR. FLOORSIDE TONE
	MS-18	METAL SIDING	POCKY MOUNTAIN PRODUCT PRODUCTS	1"	GR. FLOORSIDE TONE
	MS-19	METAL SIDING	POCKY MOUNTAIN PRODUCT PRODUCTS	1"	GR. FLOORSIDE TONE
	MS-20	METAL SIDING	POCKY MOUNTAIN PRODUCT PRODUCTS	1"	GR. FLOORSIDE TONE



THE GEM HOTEL

1000 COLORADO BLVD. DOWD SPRING, COLORADO 80402

EZZEL FREEMAN
403815
LICENSED ARCHITECT

THE GEM HOTEL

ISSUED FOR:
CONSTRUCTION DOCUMENTS

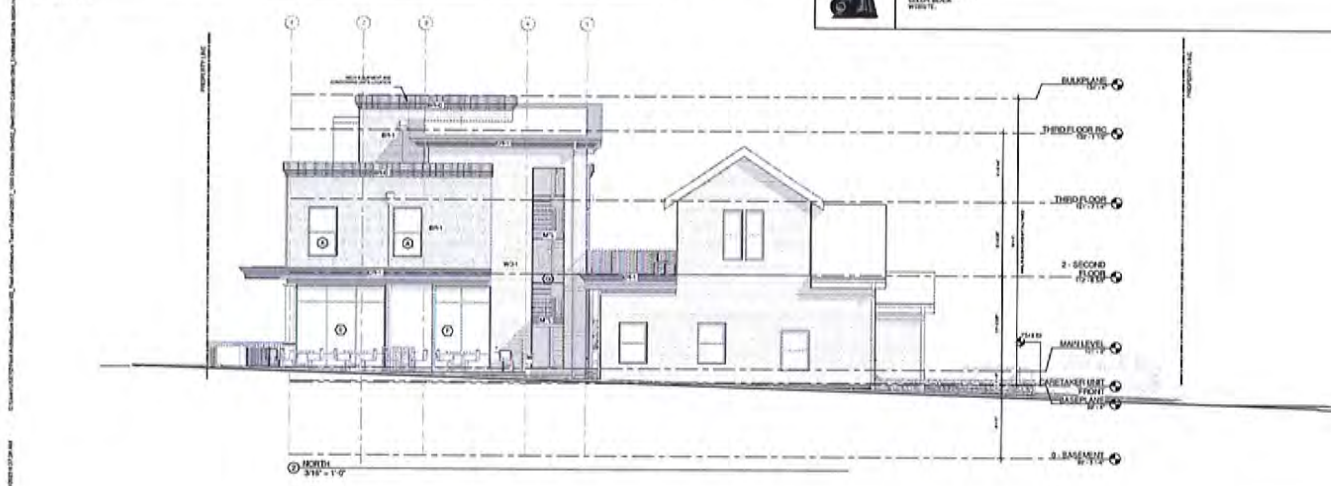
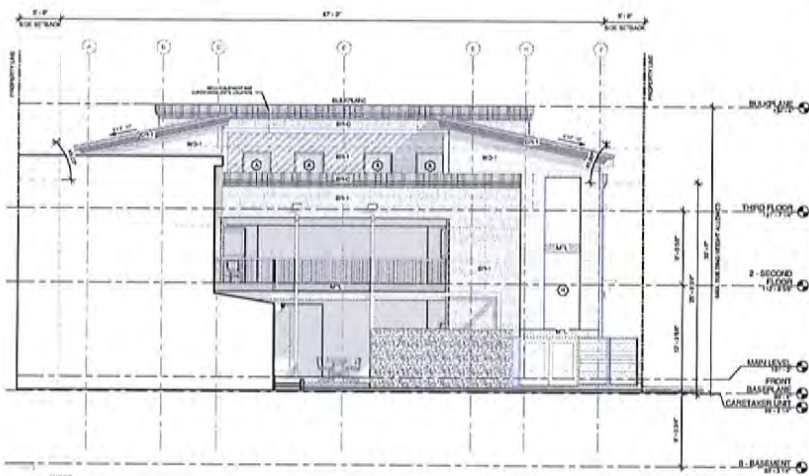
PROJ. No. Project Number

DATE: 06/09/2023

DESIGN DEVELOPMENT

SHEET TITLE
ELEVATIONS

SCALE: As Indicated
SHEET NUMBER
A3.0



MATERIALS SELECTION						
IMAGE	TYPE NAME	DESCRIPTION	INFO	SIZE	COLOR	TEXTURE
	BR1	BUFFALOCK BRICK (EXTERIOR)	http://www.gemstone.com/products/buffalock	MODULAR SIZE 8" X 8" X 4" (16" X 16" X 4" X 4")	NATURAL (SPRINKLED)	POLISH
	WS1	STONE MOUNTAIN SLATE (EXTERIOR)	STONE MOUNTAIN SLATE PRODUCTS http://www.stony.com	8"	BLACK STAIN	SMOOTH
	CC1	CUSTOM CONCRETE (CONCRETE CEMENT BASE AND CEMENT)		-	ADHESIVE PRIMER AND PAINT ON FORMWORK	SATIN
	DS1	STONE MOUNTAIN SLATE (EXTERIOR)	STONE MOUNTAIN SLATE PRODUCTS http://www.stony.com	-	ON FORMWORK	SMOOTH
	BR2	BUFFALOCK BRICK (EXTERIOR)	http://www.gemstone.com/products/buffalock	MODULAR SIZE 8" X 8" X 4" (16" X 16" X 4" X 4")	NATURAL (SPRINKLED)	POLISH
	CC2	CONCRETE (EXTERIOR)		-	-	SMOOTH
	DS2	STONE MOUNTAIN SLATE (EXTERIOR)	STONE MOUNTAIN SLATE PRODUCTS http://www.stony.com	-	ON FORMWORK	SMOOTH
	MT1	STEEL METAL PANEL	http://www.steel.com	-	ON FORMWORK	SMOOTH
	W1	WINDOW (EXTERIOR) (8" X 8" X 4" X 4")	WINDOW (EXTERIOR) (8" X 8" X 4" X 4")	-	-	-
	D1	DOOR (EXTERIOR) (8" X 8" X 4" X 4")	DOOR (EXTERIOR) (8" X 8" X 4" X 4")	-	-	-
	R1	ROOF (EXTERIOR) (8" X 8" X 4" X 4")	ROOF (EXTERIOR) (8" X 8" X 4" X 4")	-	-	-

ROOT ARCHITECTURE AND INTERIORS
1000 COLORADO BLVD., SUITE 1000, DENVER, CO 80202
Phone: 720.868.1888
Email: info@rootarchitect.com

THE GEM HOTEL

1000 COLORADO BLVD., SUITE 1000, DENVER, CO 80202

THE GEM HOTEL

ISSUED FOR YOUR CONSTRUCTION DOCUMENTS

PROJECT: Project Number 101

DATE: 06/09/2023

DESIGN/DEVELOPMENT

SHEET TITLE: ELEVATIONS2

SCALE: As Indicated

SHEET NUMBER: A3.1



THE GEM HOTEL

1500 COLORADO BLVD, DENVER SPRINGS, COLORADO 80862



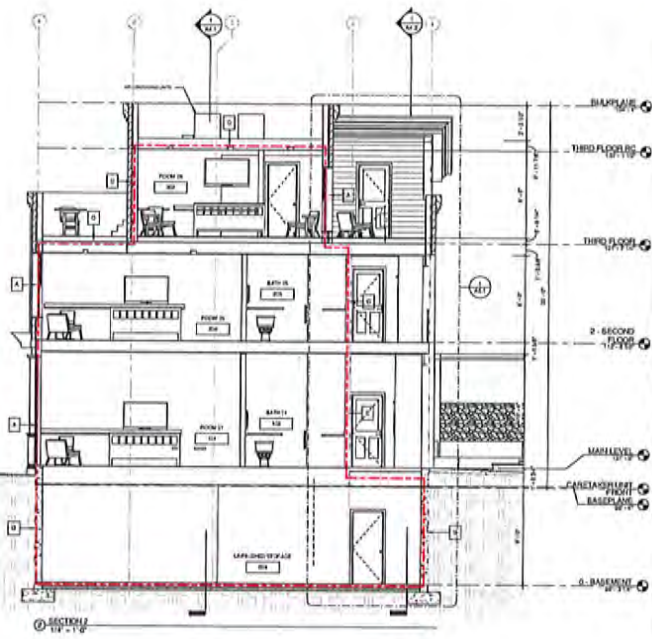
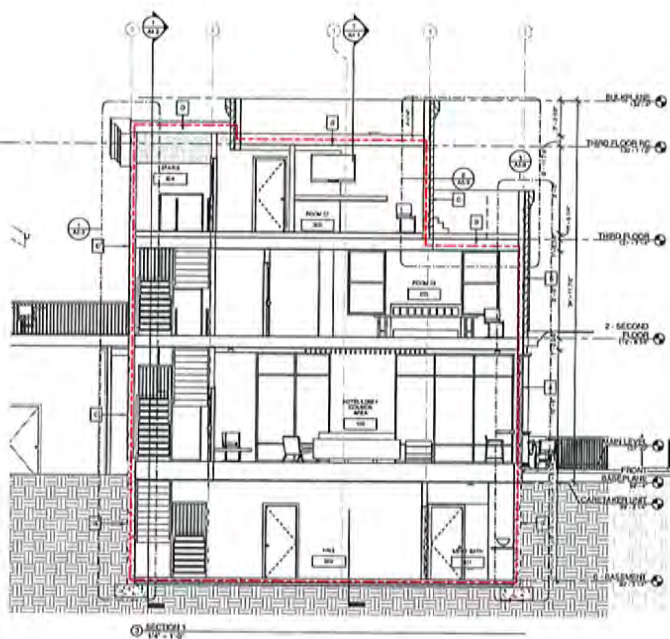
THE GEM HOTEL

ISSUED FOR
50% CONSTRUCTION
DOCUMENTS

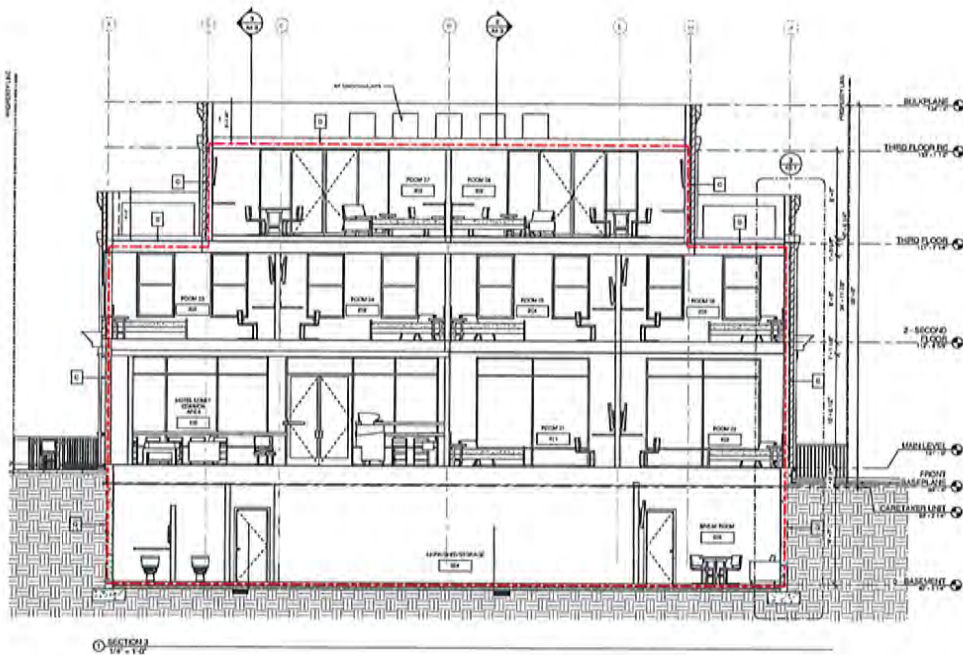
PROJECT NO.	Project Number
DRAWN:	MR
CHECKED:	ZP
DATE:	06/09/2023
DESIGN DEVELOPMENT	

BUILDING SECTIONS

SCALE: As indicated
BRETHERTON
A4.0

MANDATORY MINIMUM ENERGY EFFICIENCY
REQUIREMENTS OF IRC TABLE N1102.1)

- 1. TENSILE STRENGTH FACTOR 0.8
- 2. DEVELOPMENT LENGTH 35 ϕ
- 3. EXPOSED TOP BARS SHALL BE 0.8
- 4. PROPORTION TO UNEXPOSED PARTS 0.4:0.6
- 5. COVER SPACE SHALL BE 150 FOR PROTECTION
- 6. FLOORING SHALL BE 200 FOR OVER EXPOSED TOP BARS
- 7. REINFORCED CONCRETE SHALL BE M20 CONCRETE
- 8. EXPOSED TOP BARS SHALL BE 0.8
- 9. (1) SHALL BE 0.8
- 10. CONCRETE SHALL BE 0.8
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- 100. CONCRETE SHALL BE 0.8



SECTION 2
1/4" = 1'-0"

MANDATORY MINIMUM ENERGY EFFICIENCY
REQUIREMENTS OF THE TABLE R1102.1.

- 1. THERMAL U-VALUE FACTOR 0.50
- 2. SOLAR FACTOR 0.50
- 3. EXTERIOR WALLS 0.50
- 4. ROOF/CEILING U-VALUE FACTOR 0.50
- 5. EXTERIOR WALLS 0.50
- 6. FLOOR U-VALUE FACTOR 0.50
- 7. EXTERIOR WALLS 0.50
- 8. EXTERIOR WALLS 0.50
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ROOT ARCHITECTURE AND
DEVELOPMENT, LLC
1000 PINE STREET, SUITE 100
DENVER, CO 80202
TEL: 303.733.1000
WWW.ROOTARCHITECT.COM

DATE: 06/09/2023

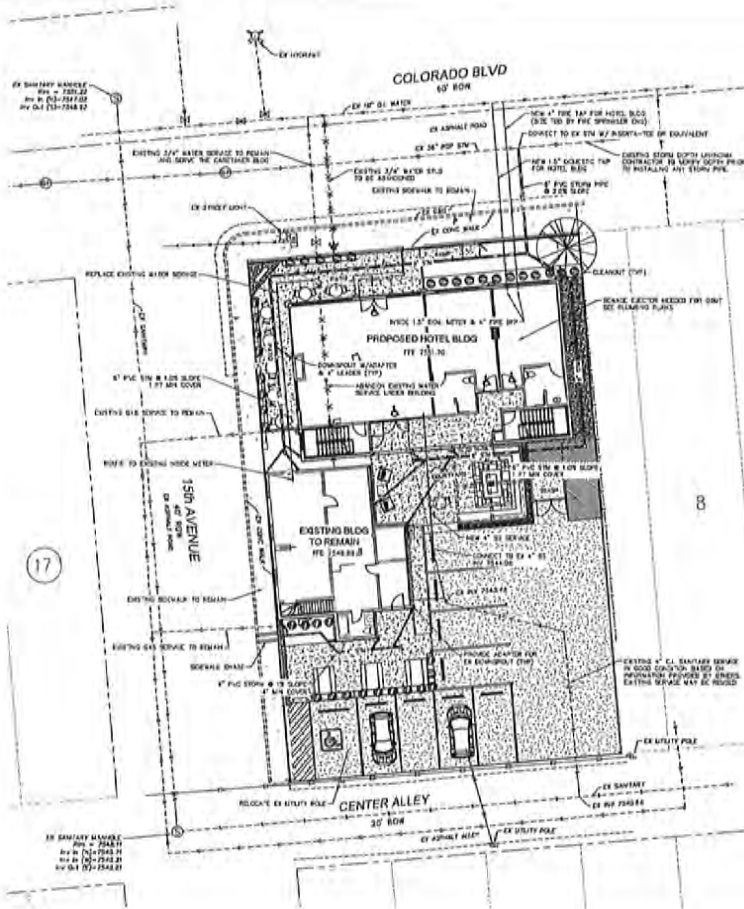
THE GEM HOTEL
1000 PINE STREET, SUITE 100, DENVER, CO 80202



THE GEM HOTEL
USED FOR
50% CONSTRUCTION
DOCUMENTS

PROJECT: Project Number
01/01/23
CHECKED: 27
DATE: 06/09/2023
DESIGNED: 01/01/23

SHEET TITLE:
BUILDING
SECTIONS
SCALE: As Indicated
SHEET NUMBER:
A4.1



LEGEND

- 12\"/>

GENERAL NOTES:

1. THE CONTRACTOR SHALL PRIOR TO CONSTRUCTION INVESTIGATION OR EXAMINATION OF UTILITIES, SUPPLY SHUT EXISTING UTILITIES LOCATIONS AND AS SHOWN ON THE PLANS. THE CONTRACTOR SHALL BEAR THE FULL COST OF EXISTING UTILITIES, DELAY AND INTERRUPTIONS RELATED TO UNEXPECTED EXISTING UTILITIES. BEFORE THE CONTRACTOR FINDS DISCREPANCIES THEY SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.
2. THE CONTRACTOR SHALL MAINTAIN ALL WORK NECESSARY TO COMPLETE THE WORK SHOWN ON THE PLANS OF EXISTING UTILITIES IN THE VICINITY OF THE WORK. THE CONTRACTOR SHALL MAINTAIN ALL UTILITIES IN THE VICINITY OF THE WORK.
3. ALL UTILITIES SHOWN ARE TO BE MAINTAINED FROM CENTER TO CENTER OF STRUCTURES.
4. CONTRACTOR TO SUPPLY BUILDING SANITARY SERVICE LOCATIONS AND SIZES PRIOR TO CONSTRUCTION.
5. CONTRACTOR TO SUPPLY BUILDING ROOSTER LOCATIONS PRIOR TO CONSTRUCTION.
6. ALL WATER, SANITARY & STORM UTILITIES SHALL BE PER CITY OF DENVER STANDARDS.



PREPARED FOR:

NO.	REVISION	DATE	BY	CHKD.
1				
2				
3				
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THE GEM HOTEL UTILITY PLAN

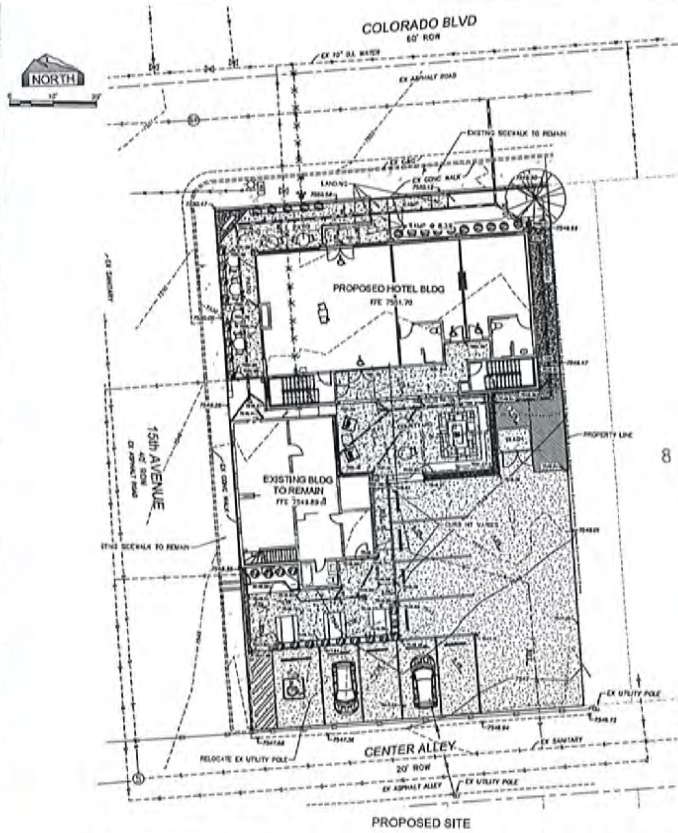
Scale: AS SHOWN
Date: 1/1/10
Job No. 1000-01
File No.
Sheet C-2.0



EXISTING SITE

Existing Site Total	AREA	% OF	PERVIOUSNESS	EVALUATION
AS P	TOTAL AREA	FW	CS	CS
Impervious Area	4,200.00	88.2	0.00	0.00
Permeable Area	500.00	10.8	0.00	0.00
Impervious Area	4,200.00	88.2	0.00	0.00
Permeable Area	500.00	10.8	0.00	0.00
TOTAL	4,700.00	100.0	0.00	0.00

Existing	Proposed	AS P	FW	CS	CS
Impervious Area	4,200.00	88.2	0.00	0.00	0.00
Permeable Area	500.00	10.8	0.00	0.00	0.00
TOTAL	4,700.00	100.0	0.00	0.00	0.00



PROPOSED SITE

Proposed Site Total	AREA	% OF	PERVIOUSNESS	EVALUATION
AS P	TOTAL AREA	FW	CS	CS
Impervious Area	4,200.00	88.2	0.00	0.00
Permeable Area	500.00	10.8	0.00	0.00
Impervious Area	4,200.00	88.2	0.00	0.00
Permeable Area	500.00	10.8	0.00	0.00
TOTAL	4,700.00	100.0	0.00	0.00

Proposed	AS P	FW	CS	CS
Impervious Area	4,200.00	88.2	0.00	0.00
Permeable Area	500.00	10.8	0.00	0.00
TOTAL	4,700.00	100.0	0.00	0.00

THE GEM HOTEL
DRAINAGE MAP

Scale: AS NOTED
Date: 5/23/23
Job No: 1505-01
Site No: 1505-01
Sheet: DRN-1

Point	Code	Station	Remarks	Height	Angle	Distance	Area	Volume
1	A	1+00.00	Top of Road	100.00	0.00	0.00	0.00	0.00
2	B	1+05.00	Top of Road	100.00	0.00	0.00	0.00	0.00
3	C	1+10.00	Top of Road	100.00	0.00	0.00	0.00	0.00
4	D	1+15.00	Top of Road	100.00	0.00	0.00	0.00	0.00
5	E	1+20.00	Top of Road	100.00	0.00	0.00	0.00	0.00
6	F	1+25.00	Top of Road	100.00	0.00	0.00	0.00	0.00
7	G	1+30.00	Top of Road	100.00	0.00	0.00	0.00	0.00
8	H	1+35.00	Top of Road	100.00	0.00	0.00	0.00	0.00
9	I	1+40.00	Top of Road	100.00	0.00	0.00	0.00	0.00
10	J	1+45.00	Top of Road	100.00	0.00	0.00	0.00	0.00

Statistic	Description	Volume	Area	Max	Min	Mean	Std. Dev.
1	1+00.00	1.00	1.00	1.00	1.00	1.00	0.00
2	1+05.00	1.00	1.00	1.00	1.00	1.00	0.00
3	1+10.00	1.00	1.00	1.00	1.00	1.00	0.00
4	1+15.00	1.00	1.00	1.00	1.00	1.00	0.00
5	1+20.00	1.00	1.00	1.00	1.00	1.00	0.00
6	1+25.00	1.00	1.00	1.00	1.00	1.00	0.00
7	1+30.00	1.00	1.00	1.00	1.00	1.00	0.00
8	1+35.00	1.00	1.00	1.00	1.00	1.00	0.00
9	1+40.00	1.00	1.00	1.00	1.00	1.00	0.00
10	1+45.00	1.00	1.00	1.00	1.00	1.00	0.00



Site Plan

Station	Point	Height	Angle	Distance	Area	Volume
1	A	100.00	0.00	0.00	0.00	0.00
2	B	100.00	0.00	0.00	0.00	0.00
3	C	100.00	0.00	0.00	0.00	0.00
4	D	100.00	0.00	0.00	0.00	0.00
5	E	100.00	0.00	0.00	0.00	0.00
6	F	100.00	0.00	0.00	0.00	0.00
7	G	100.00	0.00	0.00	0.00	0.00
8	H	100.00	0.00	0.00	0.00	0.00
9	I	100.00	0.00	0.00	0.00	0.00
10	J	100.00	0.00	0.00	0.00	0.00

SITE PLAN - PHOTOMETRIC



ROOT ARCHITECTURE AND DESIGN
1000 10th Avenue, Suite 100
Boulder, Colorado 80502
Phone: 303.440.1000
Fax: 303.440.1001



PROFICIENT
1000 10th Avenue, Suite 100
Boulder, Colorado 80502
Phone: 303.440.1000
Fax: 303.440.1001



PROJECT: 333008
DRAWN: TDM/FTS
CHECKED: BA
DATE: 05/29/2002
DESIGN/DEVELOPER:

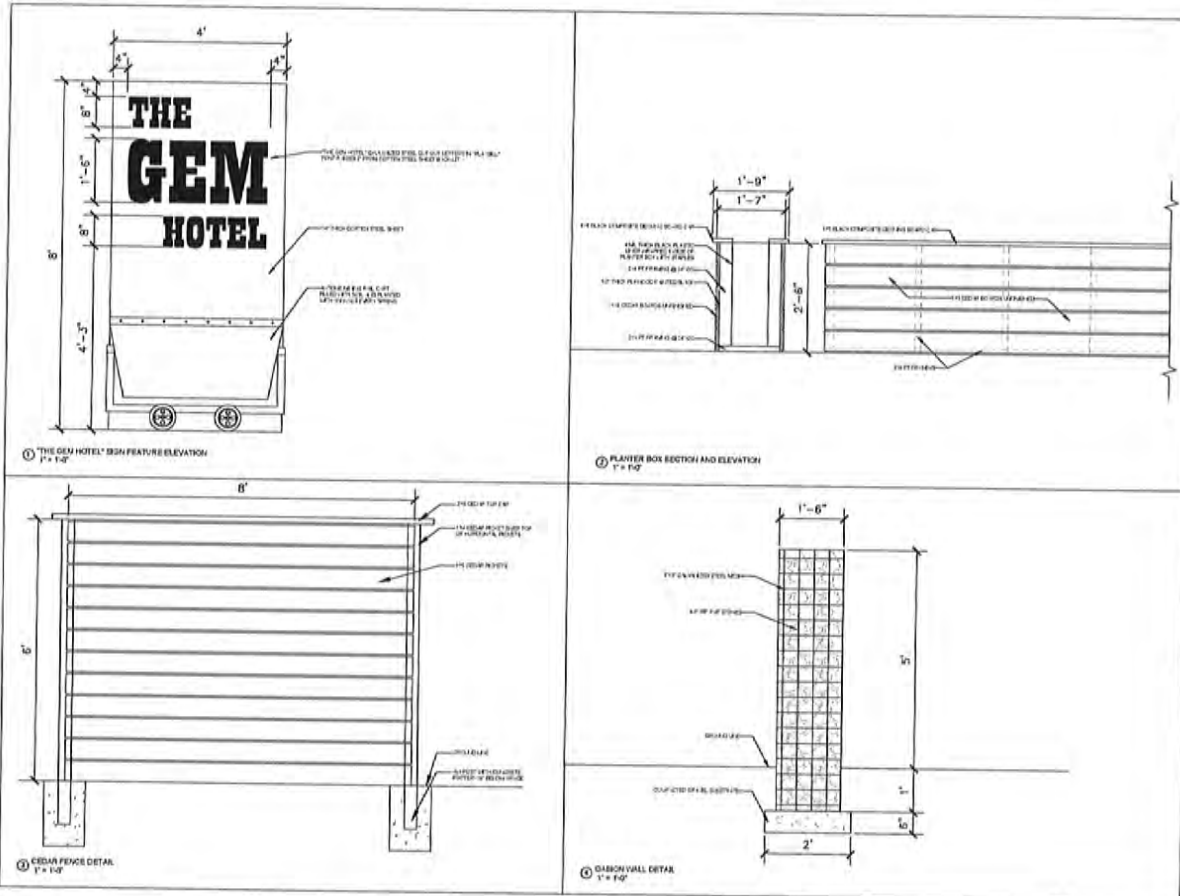
SHEET TITLE:
SITE PLAN -
PHOTOMETRIC

SCALE: 1" = 20'-0"
SHEET NUMBER:

E3.1



	
ROOTS LANDSCAPES AND IRRIGATION 14010 Highway 101, Suite 100 San Diego, CA 92126 Phone: (619) 444-1111 Fax: (619) 444-1112	
PROJECT LOCATION 	
PROJECT NAME 	
PROJECT ADDRESS 	
PROJECT CITY 	
PROJECT STATE 	
PROJECT ZIP 	
PROJECT CLIENT 	
PROJECT DESCRIPTION 	
PROJECT START DATE 	
PROJECT END DATE 	
PROJECT STATUS 	
PROJECT BUDGET 	
PROJECT CONTACT 	
PROJECT PHONE 	
PROJECT FAX 	
PROJECT EMAIL 	
PROJECT WEBSITE 	
PROJECT NOTES 	
PROJECT COMMENTS 	
PROJECT APPROVAL 	
PROJECT SIGNATURE 	
PROJECT DATE 	
PROJECT SCALE 	
PROJECT SHEET NUMBER 	
PROJECT SHEET TOTAL 	
PROJECT SHEET SIZE 	
PROJECT SHEET COLOR 	
PROJECT SHEET PAPER 	
PROJECT SHEET WEIGHT 	
PROJECT SHEET THICKNESS 	
PROJECT SHEET STRENGTH 	
PROJECT SHEET DURABILITY 	
PROJECT SHEET RESISTANCE 	
PROJECT SHEET TENSILE 	
PROJECT SHEET COMPRESSION 	
PROJECT SHEET TORSION 	
PROJECT SHEET BENDING 	
PROJECT SHEET FOLDING 	
PROJECT SHEET CUTTING 	
PROJECT SHEET DRILLING 	
PROJECT SHEET NAILING 	
PROJECT SHEET SCREWING 	
PROJECT SHEET BOLTING 	
PROJECT SHEET WELDING 	
PROJECT SHEET SOLDERING 	
PROJECT SHEET BRAZING 	
PROJECT SHEET TIG WELDING 	
PROJECT SHEET MIG WELDING 	
PROJECT SHEET STITCHING 	
PROJECT SHEET SEWING 	
PROJECT SHEET KNOTTING 	
PROJECT SHEET DYEING 	
PROJECT SHEET FINISHING 	
PROJECT SHEET PACKAGING 	
PROJECT SHEET SHIPPING 	
PROJECT SHEET RECEIVING 	
PROJECT SHEET INSPECTION 	
PROJECT SHEET TESTING 	
PROJECT SHEET ANALYSIS 	
PROJECT SHEET REPORTING 	
PROJECT SHEET PRESENTATION 	
PROJECT SHEET DISCUSSION 	
PROJECT SHEET DECISION 	
PROJECT SHEET ACTION 	
PROJECT SHEET FOLLOW-UP 	
PROJECT SHEET EVALUATION 	
PROJECT SHEET FEEDBACK 	
PROJECT SHEET IMPROVEMENT 	
PROJECT SHEET INNOVATION 	
PROJECT SHEET CREATIVITY 	
PROJECT SHEET PROBLEM-SOLVING 	
PROJECT SHEET TEAMWORK 	
PROJECT SHEET COMMUNICATION 	
PROJECT SHEET COLLABORATION 	
PROJECT SHEET PARTNERSHIP 	
PROJECT SHEET ALLIANCE 	
PROJECT SHEET COOPERATION 	
PROJECT SHEET ASSISTANCE 	
PROJECT SHEET SUPPORT 	
PROJECT SHEET HELP 	
PROJECT SHEET AID 	
PROJECT SHEET SERVICE 	
PROJECT SHEET CARE 	
PROJECT SHEET MAINTENANCE 	
PROJECT SHEET REPAIR 	
PROJECT SHEET RESTORATION 	
PROJECT SHEET PRESERVATION 	
PROJECT SHEET PROTECTION 	
PROJECT SHEET DEFENSE 	
PROJECT SHEET GUARDIANSHIP 	
PROJECT SHEET WATCHMANSHIP 	
PROJECT SHEET VIGILANCE 	
PROJECT SHEET SURVEILLANCE 	
PROJECT SHEET MONITORING 	
PROJECT SHEET OBSERVATION 	
PROJECT SHEET INSPECTION 	
PROJECT SHEET EXAMINATION 	
PROJECT SHEET ANALYSIS 	
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PROJECT SHEET ASSESSMENT 	
PROJECT SHEET MEASUREMENT 	
PROJECT SHEET CALCULATION 	
PROJECT SHEET ESTIMATION 	
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PROJECT SHEET VALUATION 	
PROJECT SHEET PRICING 	
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PROJECT SHEET BUDGETING 	
PROJECT SHEET FINANCING 	
PROJECT SHEET INVESTING 	
PROJECT SHEET SAVING 	
PROJECT SHEET SPENDING 	
PROJECT SHEET EARNING 	
PROJECT SHEET RECEIVING 	
PROJECT SHEET PAYING 	
PROJECT SHEET COLLECTING 	
PROJECT SHEET DISTRIBUTING 	
PROJECT SHEET ALLOCATING 	
PROJECT SHEET ASSIGNING 	
PROJECT SHEET DELEGATING 	
PROJECT SHEET EMPLOYING 	
PROJECT SHEET HIRING 	
PROJECT SHEET ENGAGING 	
PROJECT SHEET INVOLVING 	
PROJECT SHEET INCLUDING 	
PROJECT SHEET ENROLLING 	
PROJECT SHEET ENLISTING 	
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PROJECT SHEET ENLISTING 	
PROJECT SHEET ENROLLING 	



ROOTS LANDSCAPE ARCHITECTS
1000 COLORADO BLVD. SUITE 100
DENVER, CO 80202
PHONE: 303.733.1000
WWW.ROOTSLA.COM

THE GEM HOTEL

1000 COLORADO BLVD. DENVER, COLORADO

THE GEM HOTEL
ISSUED FOR
Project 00000

PROJECT: Project Number
DRAWN: M
CHECKED: J
DATE: 01/01/2023
DESIGN: DEVELOPMENT

SHEET TITLE
LANDSCAPE DETAILS
SCALE: 1" = 1'-0"
SHEET NUMBER
L2.0

From: Heather Campbell <theharvs1521@gmail.com>

Sent: Wednesday, November 8, 2023 2:36 PM

To: Jonathan Cain <jcain@idahospringsco.com>

Subject: Re: Apology and requ

After reviewing the new architectural plans that were included in the Planning Commission documents from the Nov. 1, 2023 meeting, and Jonathan Cain's Final Development Plan for Gem Motel, the following are our concerns with the project. These are in addition to or reemphasize our original concerns that were sent to Jared Chipman on Dec. 22, 2022, and to Jonathan Cain on May 3, 2023.

Parking & Loading Requirements

Sec. 21-126

Stormwater Run Off

How is this going to work? 80+-year-old lilac bushes and garden are on the entire neighbor's property line.

Snow Storage/Parking Space?

This is located very close to the neighbor's property and there are concerns that ice melt, salt, liquid deicers, etc. will be used and melted into the neighbor's 80+-year-old lilac bushes and garden.

Sec. 21-127. Parking spaces required (Sec.21-127)

Lodging Facilities

2 spaces are noted for staff. On the Zoning Permit (8.) Number of employees: 7. Where are other employees going to park?

We believe the fee-in-lieu price per space is \$65,000, not \$20,000.

ISMC Sec. 21-134

1. Site-Specific Constraints:

2. Historic Significance:

On-site parking requirements adversely affect the historic significance of existing buildings or site features.

Per the Clear Creek County Archivist, the historic home on the property was constructed about 1865 and is one of the oldest buildings in Idaho Springs. The onsite parking lot clearly diminishes the historical significance of the home, the oldest neighborhood in Idaho Springs-143 years, the neighbor's historical home built in 1880, and the 80+ year old lilac bushes.

3. Proximity to Public Resources:

There is AMPLE public parking in the public parking lot next to the county building 1/2 block east, and also two blocks away in the public parking behind Beau Jo's. The historical nature and neighborhood landscaping do not need to be paved over.

5. Public Health, Safety, and Welfare

Center Alley is EXTREMELY busy with multiple large commercial delivery trucks, trash trucks, and other vehicles. Extreme caution is required when driving down it, especially during peak tourist times, which is most of the time. This is the local access to get around the immense traffic issues in the downtown area. The parking spaces 01, 02, 03, 04, and 05 would pose a safety risk due to blindspots from vehicles traveling East on Center Alley, as well as vehicles turning East off of 15th Ave. Handicap parking spot 01 is too far away to accommodate the requirements of the handicapped. Spots 06, 07, 08, and 09 do not appear to have enough room to safely maneuver within the space. Vehicle emissions into neighbor's windows are a health issue. There is no way to safely remove the trash from the location it is in with a large trash truck. All commercial trash containers from all other commercial businesses are on the alley and easily accessed by large trucks. THE TRASH NEEDS TO BE MOVED FAR FROM THE NEIGHBOR'S FENCE LINE AND WINDOWS.

In the original architectural plans, the trash was positioned towards the owner's house, now it has been placed very

close to the neighbor's property line, directly next to windows. This is a serious issue for SMELL, flies, noise, etc.

Off-Street Loading (Sec. 21-130)

Where has the off-street loading been designated? There is no room on the parking site plan to safely have large trucks entering the parking area for deliveries.

Improvements; Maintenance (Sec. 21-132)

The entrance and exit from the parking area is directly next to the neighbor's house and one of their parking spaces as well as an existing utility pole.

Existing plans to do seem to have any barriers that would protect the neighbor's vehicle. Entering and exiting the parking area will definitely disturb the neighbors and is a safety hazard. The entrance and exit of the parking area will cause traffic issues and congestion on Center Alley and will affect 15th Avenue traffic. Neighbors will be disturbed by the movement of vehicles and lights as there are 7 windows on the neighbor's house that face the parking area.

On-site parking needs to be graded to dispose of water so that neighbors' 80+-year-old lilac bushes are being protected from environmental contaminants grease, oil, salt, sand, etc. Paving of parking area with asphalt or concrete will definitely have an adverse effect on neighbors' 80+ year-old lilac bushes.

The developer has a long history of violating zoning codes with regard to weed control, trash, etc.

Design Setting (Sec. 21-205)

The design of the 35 ft. 3-story building is not compatible with recommendations to fit into the setting of the City and protect scenic view corridors which are historically two-level. You cannot protect the historic scenic views of the 139-year-old neighborhood by building a massive structure that clearly blocks the scenic views of the neighborhood and most importantly the neighbor's view. The building DRASTICALLY alters the neighbor's scenic view as they would have a 35ft tall BLACK wall obstructing any views and DRASTICALLY IMPACTING the historical neighborhood look and feel. Windows on the East side of building BR1 A are NOT oriented to the front of the building and look directly into the neighbor's property and are only 5 ft. away from the fence line with unobstructed views into the neighbor's front windows and yard. We do not know what the impact will be with regard to shading on our property and light for our yard and garden. A two-story building would not alter the historic nuances and scenic view corridors of this neighborhood.

Walkways:

There appears to be an unnecessary gravel walkway directly on the fenceline on the East side of the building. This unnecessary walkway will have a NEGATIVE effect on the neighboring property as the scenic view has been replaced with a 35 ft. black wall and bobbing heads next to the neighbor's BEAUTIFUL garden that runs the entire length of the fence line.

Landscape Design:

The historic 80+ year-old lilac bush that is on the northeast side of the property should be saved to maintain the scenic view and significance of the 139-year-old historic neighborhood. The lilac was seriously damaged by a methhead that lived on the property several years ago but the plant is resilient and will one day be as amazing as the other historic lilacs on the neighbor's property. Plus, it was planted by my great-grandmother when she lived on the property.

Additional concerns include:

Drainage on the east side of the building appears to run into the neighbor's beautiful flower garden and will adversely affect the PH and composition of the soil. Also, any snow/ice removal salt, etc. will also negatively affect the garden.

The privacy fence should be much taller than 6' and we will ask for a variance for this.

Mechanical equipment and condensing units appear to be on the east side of the building on the roof and we are concerned about the noise and visual impact. What are the noise regulations?

I don't believe black is a historical color.

Is the stairway closed or open?

Demolition and contaminants from asbestos and lead hazards.

Traffic Impact Analysis pg. 7 Figure 3 - Site Circulation and Accesses image is incorrect.

This is absolutely not the property to develop a 9-room boutique hotel. This is a **neighborhood** that needs housing for the citizens of Idaho Springs with a conscientious owner who respects the community and takes care of their property.

We purchased our home 17 years ago, raised our family here, and will retire here. I was raised here, and there are three generations of our family who call Idaho Springs home. We all live, work, and volunteer in our community. We are the citizens who make amazing contributions to the city, the schools, the gardens, the county---the community.

We're extremely concerned about what the proposed hotel will do to our privacy, our peaceful, quiet neighborhood, the quality of our serene outdoor space, and the impact on our property value.

I've attached photos.

Thank you for really taking the time to really understand and contemplate the HUGE impact that this has on us.

Heather Campbell

David Harvey

1521 Colorado Blvd. -- The always PRETTY and maintained little historic blue house



Heather Campbell <theharvs1521@gmail.com>

Proposal for a "small" Boutique Hotel - 1502-1505 Colorado Boulevard

1 message

Heather Campbell <theharvs1521@gmail.com>
To: Jonathan Cain <jcain@idahospringsco.com>

Wed, May 3, 2023 at 9:47 AM

Hi Jonathan:

Would you please let me know the new date and time for the Planning Commission meeting for this proposed "small" Boutique Hotel? It's next to my house and I have a vested interest in the discussions.

Also, can you verify that the Planning Commission received my comments regarding the proposal that I sent to Jared on December 22, 2022? Please see below.

Thank you.

Heather Campbell
1521 Colorado Blvd. - Pretty Blue House
theharvs1521@gmail.com
303-519-0287

Proposal for a "small" Boutique Hotel - 1502-1505 Colorado Boulevard Inbox



Heather Campbell <theharvs1521@gmail.com>
to planning

Dec 22, 2022, 9:40 AM

Hi:

Per Tuesday's meeting, the following are our comments based on the information that was provided and most importantly what wasn't. We also question the timing of this meeting and how conveniently it was scheduled so close to the holidays when most people are traveling or are otherwise involved.

This is absolutely not the property to develop a 9-room boutique hotel. This is a **neighborhood** that needs housing for the citizens of Idaho Springs with a conscientious owner that respects the community and takes care of their property.

We purchased our home 17 years ago, raised our family here, and will retire here. I was raised here, and there are three generations of our family who call Idaho Springs home. We all live, work, and volunteer in our community. We are the citizens who make amazing contributions to the city, the schools, the gardens, the county---the community.

We're extremely concerned about what the proposed hotel will do to our privacy, our peaceful, quiet neighborhood, the quality of our serene outdoor space, and the impact on our property value.

Our notes from the meeting - December 20, 2022:

-It's very worrisome that there were NO plans showing exactly what the East side of the proposed building and property looks like. Why is that? It seems that you don't want people to see that. Specifically, what are the plans for the first-floor walkway, lighting, courtyard, second-floor walkway, parking, and fencing? Specifically, what will I see when I walk out my front door?

-The architect spoke about the thought process to reduce shadows to the North, what about the South and East?

-What are the plans for noise control and privacy? The proposed courtyard and firepit are directly on the fence line and outside of the neighbor's bedroom. The proposed 3rd story hot tub and private rooftop deck seem problematic for the neighbor's privacy.

-What are the requirements and plans for lightning so that the neighbors do not have their yards and homes affected by intrusive lighting?

-The proposed East side walkway runs parallel to a 20-year-old flower garden what are the specific plans for a wall/fence?

-Also on the East side, there is a row of very old lilac bushes (over 80 years old) that significantly block the view into the proposed parking lot. Again, what are the specific plans for a wall/fencing? Beautiful, mature apple trees will be cut down for this parking lot.

-What are the city's requirements as far as financing, construction noise, and construction debris for this project? What are the guarantees that the project will be completed in a manner that is respectful to the community and all the neighbors? What are the contingencies if the money runs out and the project isn't complete? What happens when the project costs double due to inflation, interest rates, building materials, or supply chain issues?

-What other properties have Craig Levy developed and do you have references and impact statements from property owners who were impacted by any development?

There are multiple properties for sale right downtown that would be perfect for a "Boutique Hotel," but 1503 Colorado Blvd. is NOT that property.

We look forward to additional information.

Heather Campbell & Dave Harvey
1521 Colorado Blvd.



Jerad Chipman <planning@idahospringsco.com>
to me

Dec 22, 2022, 11:53 AM

Heather,

Thank you for your e-mail. As this was the first step in the entitlement process some of the finer details such as lighting have not been detailed. There will be future public meetings related to this proposed development, and you will receive an additional notice by mail. My guess is that those meetings will be in the first quarter of 2023. City staff completely agrees that housing is needed in the City and is working to address that issue. However, we are not able to compel a property owner to develop housing, but rather inform them of what uses are permitted within a zoning district. There is a new housing study that is beginning in 2023 and we would encourage your participation in that effort.

I am happy to pass on the comment for an eastern elevation. I have attached the images from Tuesday to this e-mail. Those images may answer some of your questions related to the courtyard and walkways. A shade study is not required by City code, however, is greatly encouraged. In the event that a shade study is developed, the north, east, and west are typically the focus. The south is not normally reviewed as there is less shading to the south. We will have to get additional information regarding the screening of the courtyard and the hot tubs. I will pass that comment along to the developer. As long as the lilacs are located on your side of the property line, they should not be disturbed. The City does not review the financing for a private development. There is always some risk in development, but the City does have mechanisms to mitigate some of the construction concerns. I am not certain of other developments that Mr. Levy has constructed. We could ask for more information in that regard.

I look forward to your continued input into the proposed development.

Thank you,

Jerad Chipman, City Planner

City of Idaho Springs

O: 303-567-4421

www.idahospringsco.com

 Logo

6 Attachments • Scanned by Gmail



Heather Campbell <lhoharvs1521@gmail.com>
to Jerad

Dec 22, 2022, 12:55 PM

Thank you. I took photos of the images at the meeting so that we could review them closely prior to commenting.

We definitely need to see the proposed East side rendering and look forward to receiving it.

Have a great holiday.

One attachment • Scanned by Gmail



Heather Campbell <theharvs1521@gmail.com>

1505 Colorado Blvd. - FIRE DANGER, NUISANCE PROPERTY

10 messages

Heather Campbell <theharvs1521@gmail.com>

Wed, Jun 21, 2023 at 2:33 PM

To: code@idahospringco.com

Cc: Nathan Buseck <nbuseck@idahospringsco.com>

Hi:

I've been EXTREMELY patient with the owners of this dilapidated, nuisance property and the City of Idaho Springs hoping that if the owners wouldn't maintain their property, the City Ordinances would be enforced. I'm no longer willing to look the other way hoping that the owner or the city will rectify this situation. The property is now a fire hazard and the grass and noxious weeds have to be dealt with immediately.

Please let me know if the City Ordinances are no longer being enforced and I will reach out to Chief Babeon and see if there is any way that his department can intervene due to the FIRE DANGER and risk that this presents to the neighborhood and the downtown historic district of Idaho Springs.

Attached are multiple images taken today.

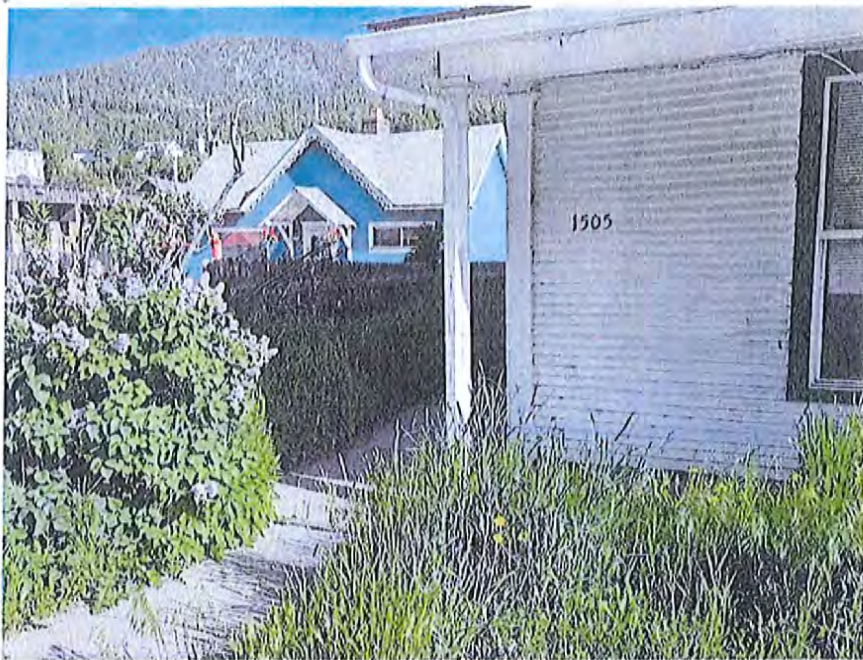
Thank you for your immediate attention to this matter.

Heather Campbell

David Harvey

Owners of the beautiful, nicely maintained house next door to this disaster.

303-519-0287



Sec. 16-41. Weed and grass control.

(A) On developed lots or parcels, it is unlawful and shall be deemed a nuisance for the owner or occupant to allow the property to become overgrown with weeds or grass of any kind or nature. The owner or occupant shall keep the property substantially free of weeds. Weeds shall be controlled by removal or use of herbicides. It is unlawful and deemed a nuisance for the owner or occupant of any developed lot or parcel to allow turf grass to grow to a height of twelve (12) inches or greater.

(B) On undeveloped lots or parcels, it is unlawful and shall be deemed a nuisance for the owner or occupant of any property to permit weeds or grass to grow on such property to a height of more than twelve (12) inches within a distance of twenty-five (25) feet of any public street or publicly owned property, or within a distance of twenty-five (25) feet from any privately owned developed property.

(C) For purposes of this Section, *developed* shall mean any parcel of ground subdivided in accordance with the subdivision regulations of the City or subject to the Zoning Regulations of the City, on which any improvement has been constructed or which is used for parking or storage.

(Ord. 8 §1, 2006)

Sec. 16-42. Noxious weeds.

Pursuant to the Colorado Noxious Weed Act, Sections 35-5.5-101 through 35-5.5-119 C.R.S., as amended, the Commissioner of the Colorado Department of Agriculture has identified certain species of weeds to be designated as noxious weeds. Among those species so designated are those whose eradication is mandated by state law. Therefore, it is unlawful for the owner or

person responsible for any parcel of land within the City to permit any such noxious weed to remain upon such property. A list of such noxious weeds is on file in the office of the City Clerk.

(Ord. 8 §1, 2006)

Nathan Buseck <nbuseck@idahospringsco.com>

Wed, Jun 21, 2023 at 2:42 PM

To: Heather Campbell <theharvs1521@gmail.com>, "code@idahospringco.com" <code@idahospringco.com>

Heather,

The code enforcement officer will address this violation (this is the first I have been made aware of this issue at that property). I would like to assure you that City Ordinances are enforced, but the ultimate goal is to seek compliance, cooperation, and consideration of one's neighbors. Either way, this will be addressed, and I thank you for letting us know.

Respectfully,

Nate Buseck



Nathan Buseck
Chief of Police
3000 Colorado Blvd.
P.O. Box 907
Idaho Springs, CO. 80452
Office: 303-567-4291
Fax: 303-567-1014
FBINA #277
<https://cityofidahosprings.colorado.gov/ISPD>

CITY OF IDAHO SPRINGS
Clear Creek County, Colorado

Resolution No. 26, Series 2023

A RESOLUTION EXPRESSING ADDITIONAL SUPPORT FOR CITY'S APPLICATION FOR A LAND & WATER CONSERVATION FUND (LWCF) GRANT FROM COLORADO PARKS AND WILDLIFE (CPW) FOR THE SHELLY-QUINN BALLFIELDS REDEVELOPMENT PROJECT

WHEREAS, the City of Idaho Springs, Colorado ("City") owns a parcel of land, approximately 7 acres in size, at 101 East Idaho Springs Road known and formally designated as the Shelly-Quinn Ballfields (the "Property"), on which recreational facilities have existed since the 1960s, and now the City, in partnership with Clear Creek Metropolitan Recreation District (CCMRD) which operates the facilities under an agreement with the City, wishes to redevelop a portion of the park to include a Skatepark, Playground, Tennis and Pickleball Courts, and Other Facilities (the "Project"); and

WHEREAS, in association therewith, the City in partnership with the CCMRD has developed and adopted this year through an extensive public engagement process an Idaho Springs Sports & Recreation Complex Master Plan; and

WHEREAS, the City is now prepared to embark on the construction of Phase 1 of the Project which will include a Skatepark, Pickleball and Tennis Courts, a Playground, and a Parking area; and

WHEREAS, City Staff has prepared an application for a Land & Water Conservation Fund (LWCF) grant from Colorado Parks and Wildlife (CPW) in the amount of \$1,250,000 to be matched by the City and its partners (the "Grant Application"); and

WHEREAS, on September 25, 2023, the Idaho Springs City Council ("City Council") expressed its support for the Grant Application through the adoption of Resolution No. 23, Series 2023; and

WHEREAS, since the adoption of Resolution No. 23, Series 2023, the City Council has learned of additional Project features that could be important to the grant application process, and the Council wishes to express its commitment to those Project features – specifically, to hold the underlying property in perpetuity and to abide by LWCF regulations – as further expressed herein.

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

The City Council expresses its full support for the Project as a general matter, and specifically for phase 1 of the construction of the Shelly - Quinn Sports Complex Redevelopment, which phase shall include recreational amenities as mentioned above. The City

Council further expresses its support and plans for the long-term maintenance of the Project in partnership with the CCMRD as well as its intent to continue to own and use the Property in perpetuity for recreational purposes and, if awarded funds, to abide by all applicable LWCF regulations.

RESOLVED, APPROVED and ADOPTED this 13th day of November, 2023.

Chuck Harmon, Mayor

ATTEST:

Diane Breece, City Clerk

CITY OF IDAHO SPRINGS
Clear Creek County, Colorado

Resolution No. 27, Series 2023

A RESOLUTION ADOPTING AN AMENDED COMPENSATION PLAN FOR CITY EMPLOYEES AND OFFICERS

WHEREAS, by Ordinance No. 6, Series 2009, the City Council adopted a compensation plan for certain officers and employees of the City, as authorized by § 31-4-109, C.R.S.; and

WHEREAS, the Compensation Plan so adopted provides for the Salary Schedule and Job Descriptions contained within and forming a part of said Compensation Plan to be adopted, amended and updated from time to time by Resolution of the City Council; and

WHEREAS, the City Council has periodically updated and amended the Compensation Plan, most recently for the calendar years 2022 and 2023; and

WHEREAS, the City Administrator has conducted a comprehensive salary survey of similar municipalities using the annual Compensation Report sponsored by the Colorado Municipal League; and

WHEREAS, the City Council now wishes to adopt a new updated and amended Compensation Plan for calendar year 2024.

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

Section 1. The above and foregoing recitals are adopted and incorporated by reference.

Section 2. The City of Idaho Springs Compensation Plan Salary Schedule attached hereto and incorporated herein by this reference is hereby approved. The Compensation Plan approved hereby shall become effective on January 1, 2024.

Section 3. Any and all Resolutions 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 Resolution or part thereof shall not revive any other section or part of any Resolution heretofore repealed or superseded.

RESOLVED, APPROVED, and ADOPTED this 13th day of November, 2023.

Chuck Harmon, Mayor

ATTEST:

Diane Breece, City Clerk

CITY OF IDAHO SPRINGS COMPENSATION PLAN
SALARY SCHEDULE
January 1, 2024 – December 31, 2024

Administrative Department

Position	Minimum	Maximum
City Administrator (Exempt)	136,178	184,000
Assistant City Administrator (Exempt)	116,977	168,459
Finance Officer (contracted) (Exempt)	114,085	162,810
Community Development Planner (Exempt)	76,919	107,029
Building Inspector (contracted)	70,972	101,788
Deputy City Clerk	56,775	79,143
Deputy Treasurer/Court Clerk	48,584	68,588
Utility Billing Clerk	41,273	57,516
Custodian (part-time)	20.00/hr.	26.00/hr.

Police Department

Position	Minimum	Maximum
Police Chief (Exempt)	119,686	173,390
Police Sergeant	84,111	97,250
Police Officer	65,193	91,644
Code Compliance Officer	48,788	67,076
Records Coordinator	51,813	76,520
Administrative Assistant/Court Liaison	47,103	69,564

Public Works Department

Position	Minimum	Maximum
Public Works Superintendent (Exempt)	104,592	149,251
Public Works Supervisor	69,904	99,497
Maintenance Worker III	52,087	73,558
Maintenance Worker II	47,665	67,599
Maintenance Worker I	43,243	61,640
Seasonal Laborer	20.04/hr.	20.04/hr.

Water Resources Department

Position	Minimum	Maximum
Water Resources Superintendent (Exempt)	97,664	134,543
Water Resources Supervisor	67,626	95,998
Water Resources Operator III	56,260	77,613
Water Resources Operator II	49,998	69,642
Water Resources Operator I	46,805	64,242

CITY OF IDAHO SPRINGS
Clear Creek County

Resolution No. 28, Series 2023

A RESOLUTION RE-APPOINTING F. MICHAEL GOODBEE AS PRESIDING IDAHO SPRINGS MUNICIPAL COURT JUDGE AND APPROVING THE EXTENSION OF THE EXISTING JUDICIAL SERVICES AGREEMENT

WHEREAS, as authorized by C.R.S. § 13-10-104, the Idaho Springs City Council ("City Council") has created the Idaho Springs Municipal Court to hear and adjudicate alleged violations of City laws and ordinances; and

WHEREAS, pursuant to Idaho Springs Municipal Code ("Code") Section 2-4(A), the City Council is required to appoint a municipal judge no later than February 15 each year following a regular municipal election; and

WHEREAS, F. Michael Goodbee has served with distinction as the City's Municipal Court Judge since his initial appointment on January 27th, 2020; and

WHEREAS, City Council desires to re-appoint Judge Goodbee as presiding Municipal Court Judge and to continue the Judicial Services Agreement with such judge, setting forth the terms and conditions of his service, as approved during his initial appointment.

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

Section 1. F. Michael Goodbee is hereby re-appointed as presiding Municipal Judge of the Idaho Springs Municipal Court for an additional two (2) year term. Unless sooner terminated by resignation, confirmation of a qualified successor, or removal in accordance with C.R.S. § 13-10-105, Judge Goodbee's renewal term shall commence immediately and expire not later than February 15, 2026.

INTRODUCED, READ AND ADOPTED this 13th day of November, 2023.

Chuck Harmon, Mayor

ATTEST:

Diane Breece, City Clerk

CITY OF IDAHO SPRINGS
County of Clear Creek
State of Colorado

Resolution No. 29, Series 2023

A RESOLUTION ADOPTING AN AMENDED CITY PARKING PLAN

WHEREAS, pursuant to Article 15, Title 31, C.R.S., the City Council possesses the authority to adopt rules and regulations concerning the parking of vehicles within the City of Idaho Springs; and

WHEREAS, the City Council has exercised that authority by previously adopting the City of Idaho Springs Parking Plan ("Parking Plan") by Ordinance No. 7, Series 2003, subsequently amended in its entirety by Resolution No. 31, Series 2015, and has since amended discrete portions of the Parking Plan by resolution, from time to time; and

WHEREAS, as a result of the serial amendments of the Parking Plan over time and the desire of the Council to update and amend certain portions of the Plan, the Council wishes to again update and adopt a new amended Parking Plan in its entirety; and

WHEREAS, the City Council specifically desires to modify Section 10 of the Parking Plan to limit parking time on the west side of 14th Avenue between Miner Street and Center Alley adjacent to the Library to one-hour.

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

Section 1. The Idaho Springs Parking Plan, dated November 13, 2023 and attached hereto, is hereby approved and adopted in its entirety. The Parking Plan adopted hereby shall supersede and replace all previous editions of the Parking Plan, it being the intent of the City Council that all previous versions are hereby repealed.

Section 2. The City Clerk shall update and replace all copies of the Parking Plan in her custody.

Section 3. Nothing in this Resolution shall be construed to repeal, modify or otherwise affect the validity of any other parking regulation, rule or requirement set forth in the Model Traffic Code, as adopted and amended locally by the City, or any other provision of the Idaho Springs Municipal Code.

Section 4. Should any one or more sections or provisions of this Resolution be judicially determined invalid or unenforceable, such judgment shall not affect, impair or invalidate the remaining provisions of this Resolution, the intention being that the various sections and provisions are severable.

PASSED, ADOPTED AND APPROVED at a Regular Meeting of the City Council of the City of Idaho Springs, Colorado, held on the 13th day of November, 2023.

Chuck Harmon, Mayor

ATTESTED AND CERTIFIED:

Diane Breece, City Clerk

CITY OF IDAHO SPRINGS, COLORADO
PARKING PLAN

November 13, 2023

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

Section 1. Parking motor vehicle on private ground. No person shall park or stand a motor vehicle or other personal property on premises of another or in the lawful possession of another without the permission of the owner or person in possession thereof.

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

Section 3. Stopping, standing or parking in alleys.

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

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

- (1) The North side of Water Street between 15th and 17th Avenues
- (2) On the Southwest corner of 16th Avenue and Colorado Blvd.
- (3) On the North side of Riverside Drive, the posted areas in the 3200 and 3300 blocks
- (4) The South side of Idaho Street between 12th Avenue and 13th Avenue

Section 5. Handicap parking.

- (A) Notice of handicap parking spaces shall be given by posting a single approved sign giving notice of the applicable restrictions, and any time or other limitations thereon, at the front of the space or on a wall or fence beside the space. When possible, the curb in the handicap parking space shall be painted blue.
- (B) To be legally parked in a handicap parking space, a vehicle must display an approved appropriate tag.

- (C) Permanent handicapped parking spaces shall be provided as follows:
- (1) There shall be the following number of handicap parking spaces in the following city parking lots:
 - (a) One (1) space in the lot located at 13th Avenue and Idaho Street; and
 - (b) Two (2) spaces in the lot bordered by 15th and 17th Avenues, Water Street and the area known as the "Walking Mall" behind the buildings on the south side of Miner Street between 15th and 17th Avenues.
 - (2) There shall be one (1) handicap parking space on the west side of 14th Avenue immediately south of Center Alley, in front of the Library. Handicap parking in this space shall be limited to three (3) hours.
 - (3) There shall be two (2) handicap parking spaces on the north side of Miner Street between 14th and 15th Avenues in front of the Senior Center between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.
 - (4) There shall be three (3) handicap parking spaces on the south side of Miner Street, east of the intersection of 10th Avenue. These spaces shall be restricted for handicap parking only during school district football games at the athletic field, and shall be available for non-handicap parking at all other times.
 - (5) There shall be one (1) handicap parking spaces on the north side of Colorado Boulevard, beginning at a point fifteen (15) feet east of the hydrant at the corner of Colorado Boulevard and 16th Avenue.
 - (6) There shall be one (1) handicap parking space on the west side of 15th Avenue, beginning at the point thirty-four feet (34') north of the north edge of the sidewalk at the corner of Colorado Boulevard and 15th Avenue.
 - (7) There shall be one (1) handicap parking space on the east side of 17th Avenue, beginning at the point fifteen (15) feet south of the corner of Miner Street and 17th Ave.
- (D) The City Council may by resolution designate temporary handicap parking spaces to accommodate persons with disabilities who do not have off-street parking available on their property, or whose off-street parking does not permit reasonable access for them.
- (a) Such designation shall be requested on forms provided by the city.
 - (b) Such designation shall be for one (1) year from the date of the resolution approving the same and may be extended one (1) year at a time by making renewal application on forms provided by the city.
 - (c) If the person for whom such designation was approved dies, relocates, recovers or becomes rehabilitated with regard to such person's disability, the authority for the designation shall be immediately revoked and the signs removed.

Section 6. Loading zones.

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

Name of street or alley

Portion affected (terminal limits)

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

- (B) The City Council may, by resolution, authorize the Public Works Director to designate special parking zones for loading and unloading passengers or materials and to delete such special parking zones by posting or removing appropriate signs.
- (C) When official signs are erected giving notice thereof, no person shall park a vehicle for the purpose of loading or unloading materials within the "Downtown Historic District"*except during the following hours.

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

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

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

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

Section 8. Stopping, standing, or parking during certain hours on certain streets. When official signs are erected giving notice thereof, no person shall stop, stand or park a vehicle between

the hours specified herein on any day. As defined by the Model Traffic Code currently in force within the City upon any of the streets as follows:

<i>Name of street</i>	<i>Portion affected (terminal limits) Regulations in effect: from – to</i>
Miner Street	From Miner Street Bridge to 13 th Avenue from 3:00 a.m. to 7:00 a.m.

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

<i>Name of street</i>	<i>Portion affected (terminal limits)</i>
Virginia Street	North side from Canyon Street to west city limits, 19 th Avenue to Canyon Street
Wall Street	South side from 19 th Avenue to 23 rd Avenue South side from 14 th Avenue to 16 th Avenue
Idaho Street	South side from 13 th Avenue to 15 th Avenue
Riverside Drive	Virginia Canyon Flume to 23 rd Avenue south side
Miner Street	South side from Miner Street Bridge East to Miner Street and Colorado Junction at the 2300 Block South side from 3 rd Avenue to 1 st Avenue South side from 8 th Avenue to 10 th Avenue
Canyon Street	North from Virginia Street to city limits, on either side
11 th Avenue	East side of 11 th Avenue from Idaho Street to Miner Street
12 th Avenue	East and west sides of 12 th Avenue from Idaho Street to Miner Street. West side of 12 th Avenue accesses recreation center off-street parking
13 th Avenue	East side of 13 th Avenue, northerly 40 feet from Virginia Street to city limits. Fire lane. East side of 13 th Avenue between Idaho Street and Colorado Boulevard, except for school loading
14 th Avenue	West side of 14 th Avenue from the north boundary of Highway I-70 to the south boundary of Water Street (extended)
15 th Avenue	East side of 15 th Avenue northward from Virginia Street to the city limits. Fire lane.
20 th Avenue	West side of 20 th Avenue from Miner Street to Colorado Boulevard
Idaho Street	Miner Street to 11 th Avenue
Water Street	South side: 14 th Avenue to 15 th Avenue-from the west boundary of 14 th Avenue

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

Section 13. Managed Parking Zones. A “Paid Parking Zone” and a “Residential Parking Zone” are hereby established in the following locations:

(A) Paid Parking Zone

- i. All of Miner Street from Clear Creek in the East to 12th Avenue in the West; and
- ii. 12th-17th Avenues from Center Alley in the North to Interstate 70 in the South; and
- iii. The Parking Lot bounded by the blocks of 16th and 17th Avenues, from Idaho Mall in the North to Interstate 70 in the South “East Lot”; and
- iv. The Parking Lot bounded by the blocks of 16th and 15th Avenues, from Idaho Mall in the North to Interstate 70 in the South “Center Lot”; and
- v. The Parking Lot bounded by the blocks of 15th and 14th Avenues, from Idaho Street in the North to Interstate 70 in the South, “East Lot”; and
- vi. The Parking Lot bounded by the blocks of 13th and 12th Avenues, from Idaho Street in the North to Interstate 70 in the South, “Bustang Lot”; and
- vii. The Parking Lot located on the Southwest Corner of 16th Avenue and Colorado Boulevard, “Resource Center Lot”; and
- viii. Signed Parking Spaces on the East Side of Riverside Drive between Colorado Boulevard to the North and Miner Street to the South, exclusive of the space nearest Colorado Boulevard; and
- ix. Signed Parking Spaces on the North Side of Colorado Boulevard along 17th and 16th Avenues; and
- x. The West side of 15th Avenue from Center Alley to the South to Colorado Boulevard at the North; and
- xi. The South Side of Colorado Boulevard from 14th Avenue in the East to 13th Avenue in the West except between the months of September-April when it will be available to registered staff of Carlson Elementary as signed; and
- xii. Signed Spaces on Idaho Street from 14th Avenue in the East to 13th Avenue in the West.

(A) Residential Parking Zone

- i. All the Avenues between 12th-9th from Virginia Street to Miner Street; and
- ii. All the Avenues between 17th and 14th from Colorado Boulevard in the North to Center Alley in the south; exclusive of the west side of 15th Avenue; and
- iii. All of Colorado Boulevard from 17th-9th Avenues exclusive of the areas signed for paid parking on the South Side of Colorado Boulevard to the South of the United Center, the whole north side of Colorado Boulevard from 17th-16th Avenues; and
- iv. All of Virginia Street from Illinois to 10th Avenue; and
- v. All of Illinois and all of Placer Street; and
- vi. Miner Street from Clear Creek in the West to Safeway in the East.

(B) Parking in the Paid Parking Zone shall be limited during the hours of 10 am and 6pm as follows:

- i. To Residents of the City of Idaho Springs that have registered vehicles with the City’s Parking Management Company; and

- ii. To Customers that pay a time-based fee for parking in this zone.
- iii. Registered Residents of Clear Creek County shall be eligible for 3 hours of free parking in this zone at which time the paid parking schedule will start.
- iv. Registered Employees of Businesses in the Downtown Area shall be eligible to park for free in the "Bustang Lot" only.

(C) Parking in the Residential Zone shall be limited as follows:

- i. To Residents of the City of Idaho Springs that have registered vehicles with the City's Parking Management Company.

(D) The City's Parking Management Company shall cooperate with the City in enforcing Parking Regulations in these parking zones by issuing Notice of Violation and Fee (Violation) to vehicles violating the rules of this parking plan. If Fees are unpaid, the Parking Management Company shall provide the City Code Enforcement Officer with a copy of the Violation and shall complete and sign a verified complaint in a form suitable for filing with the Idaho Springs Municipal Court.

Section 14. Parking Permits.

- A. "City Resident", "Short Term", "County Resident" and "Employee" Permits are hereby established and required for parking in the Paid and Residential Parking Zones of Idaho Springs.
 - a. City Resident Permits
 - i. Any person residing within the City Limits of Idaho Springs shall be eligible to register for a "City Resident" permit for vehicles registered to their address to park in the residential permitted zone.
 - ii. Residential Permits shall be renewed biennially (every two years).
 - b. Short Term Permits. Any person residing in the Residential Parking Zone shall be eligible to register vehicles of guests for Short Term permits to park in the Residential Parking Zone.
 - c. County Resident Permits
 - i. Any person residing within the limits of Clear Creek County shall be eligible to register for a "County Resident" permit to park in the Paid Zone.
 - ii. County Permits shall be renewed biennially (every two years).
 - d. Employee Permits
 - i. Any person with proof of employment at a Business in the City of Idaho Springs shall be eligible to register for an "Employee Permit" to park for free in designated areas of the Paid Zone.
 - ii. Employee permits shall be renewed every 3 months.

CITY OF IDAHO SPRINGS
Clear Creek County, Colorado

Ordinance No. 9 , Series 2023

AN ORDINANCE ADOPTING BY REFERENCE THE 2020 EDITION (REVISION 2) OF THE MODEL TRAFFIC CODE FOR COLORADO, REPEALING ALL ORDINANCES IN CONFLICT THEREWITH, PROVIDING PENALTIES FOR VIOLATIONS OF THE SAME AND MAKING CONFORMING AMENDMENTS TO CHAPTER 15 OF THE IDAHO SPRINGS MUNICIPAL CODE

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

WHEREAS, pursuant to this authority, the City previously adopted the 2010 edition of the Model Traffic Code for Colorado (MTC), as promulgated and published by the Colorado Department of Transportation (CDOT); and

WHEREAS, CDOT has prepared and published a 2020 edition of the Model Traffic Code for Colorado, including a 2nd revision thereto, dated July 7, 2021; and

WHEREAS, the City recognizes the value of the MTC as providing a system of traffic regulation within the City that is consistent with state law and with traffic regulations throughout the state and nation; and

WHEREAS, a public hearing on this Ordinance was conducted and proper notice thereof given in accordance with C.R.S. § 31-16-203; and

WHEREAS, certified copies of the 2020 edition of the MTC 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 2020 edition of the MTC, provide penalties for violations 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. Article II of Chapter 15 of the Idaho Springs Municipal Code is hereby repealed and reenacted to read in its entirety as follows:

ARTICLE II. MODEL TRAFFIC CODE

Sec. 15-21. Adoption.

There is hereby adopted by reference the 2020 edition of the Model Traffic Code for Colorado, Revision 2, dated July 7, 2021, including Appendix 1 thereto, entitled "Definitions," promulgated and published by the Colorado Department of Transportation, Safety and Traffic Engineering Branch, 4201 East Arkansas Avenue, EP 700, Denver, Colorado, 80222, subject to the amendments set forth herein. The subject matter of the Model Traffic Code relates primarily to comprehensive traffic control regulations for the City. The 2020 edition of the Model Traffic Code is adopted as if set out at length, with amendments as set forth herein. The purpose of this Article and the code adopted herein is to provide a system of traffic regulation consistent with state law and generally conforming to similar regulations throughout the State and the Nation. Three (3) copies of the 2020 Model Traffic Code adopted herein are now filed in the office of the City Clerk, and may be inspected during regular business hours.

Sec. 15-22. Additions or Modifications.

Except as otherwise provided under Section 15-23 and Article III of this Chapter, the 2020 Model Traffic Code adopted by this Article is not supplemented or modified.

Sec. 15-23. Classification of traffic offenses and penalties.

Section 1701 of the Model Traffic Code, concerning the classification of traffic offenses and schedule of fines, is amended to read in its entirety as follows:

"1701. Classification of Traffic Violations – Schedule of Fines.

(1) Except as set forth herein, it is a traffic infraction for any person to violate any of the provisions of the Model Traffic Code, 2020 edition, as adopted by the City of Idaho Springs. Such a traffic infraction shall constitute a civil matter for which there is not a right to a trial by jury.

(2) Except as otherwise provided in subparagraph (c) below, all traffic violations for which six (6) or greater points are assessed against the driving license of a violator by the Department of Motor Vehicles for the State of Colorado shall constitute criminal traffic offenses. Additionally, the offenses listed in subparagraphs (a) and (b) below for which fewer than six (6) points are assessed against the driving license of a violator by the Department of Motor Vehicles for the State of Colorado shall constitute criminal traffic offenses. The following violations are criminal traffic offenses:

- (a) Violations of Model Traffic Code section 1101(1) or 1101(8)(b) involving driving twenty-five (25) miles or more in excess of the reasonable and prudent speed or in excess of the lawful speed limit.

- (b) Violations of Model Traffic Code section 607, 705, 1105, 1401, 1402, 1409, 1413 or 1903.
- (c) A violation of Model Traffic Code section 1101(1) involving driving twenty (20) to twenty-four (24) miles or more in excess of the reasonable and prudent speed or in excess of the lawful speed limit is a traffic infraction.

(3) Traffic infractions as provided in this Code shall be subject to the following penalties:

Minimum Penalty

Maximum Penalty

Fine of \$10.00

Fine of \$ 2,650.00

Court costs as authorized by state law shall be added to the fine.

(4) Criminal traffic offenses as provided in this Code shall be subject to the following penalties:

Minimum Sentence

Maximum Sentence

1 day imprisonment or a fine of \$10.00, or both

1 year imprisonment or a fine of \$2,650.00, or both

Court costs as authorized by state law shall be added to the fine."

Sec. 15-24. Application.

This Article shall apply to every street, alley, sidewalk area, driveway, park, and to every other public way or public parking area either within or outside the corporate limits of this City, the use of which this city has jurisdiction and authority to regulate. The provisions of the 2020 Model Traffic Code adopted by this Article respectively concerning careless driving, reckless driving, unauthorized devices, and accident investigation shall apply not only to public places and ways but also throughout this City.

Secs. 15-25 – 15-30. Reserved.

Section 3. Article III of Chapter 15 of the Idaho Springs Municipal Code is hereby amended by deleting each reference to "revised 2010 Model Traffic Code," and substituting therefore "revised 2020 Model Traffic Code".

Section 4. Effective Date. This Ordinance shall become effective on February 1, 2024.

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 December 11, 2023, at a Regular Meeting of the City Council of the City of Idaho Springs, Colorado, on the 13th day of November, 2023.

Chuck Harmon, Mayor

ATTESTED AND CERTIFIED:

Diane Breece, 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 11th day of December, 2023.

Chuck Harmon, Mayor

ATTESTED AND CERTIFIED:

Diane Breece, City Clerk

CITY OF IDAHO SPRINGS
Clear Creek County, Colorado

Ordinance No. 10, Series 2023

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

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

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

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

WHEREAS, the Council therefore desires to formally designate, accept and recognize the boundaries of Virginia Canyon Road in and around the area specified herein, by ordinance, as further set forth herein.

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

Section 1. The above and foregoing recitals are expressly adopted as findings and determinations of the Council.

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

Section 3. Findings concerning voting. This Ordinance was approved by the Idaho Springs Planning Commission by a vote of ___ to ___, on December 6, 2023; this Ordinance was finally-approved, on second reading, by the Idaho Springs City Council by a vote of _____ to _____.

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

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

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

Section 7. Should any one or more sections or provisions of this Ordinance or of Code provisions enacted hereby be judicially determined invalid or unenforceable, such judgment shall not affect, impair or invalidate the remaining provisions of this Ordinance or of such Code provisions, the intention being that the various sections and provisions are severable.

INTRODUCED, READ AND ORDERED PUBLISHED at a Regular Meeting of the City Council of the City of Idaho Springs, Colorado, held on the 13th day of November, 2023.

Chuck Harmon, Mayor

ATTESTED AND CERTIFIED:

Diane Breece, City Clerk

PASSED, ADOPTED AND APPROVED, at a Regular Meeting of the City Council of the City of Idaho Springs, Colorado, held on the ____ day of _____, 2023.

Chuck Harmon, Mayor

ATTESTED AND CERTIFIED:

Diane Breece, City Clerk

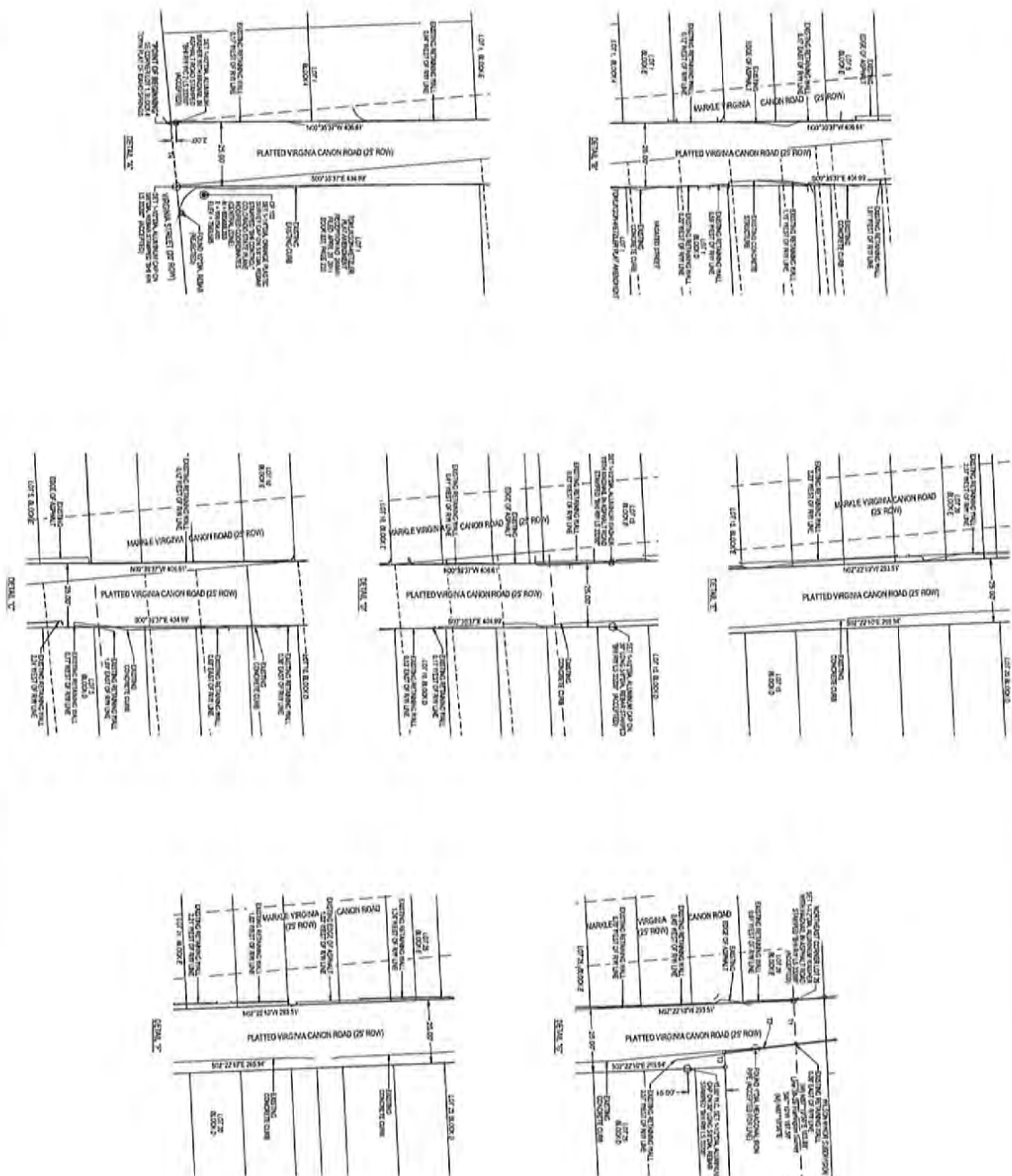
EXHIBIT A

[Survey of Virginia Canyon Road]

PORTION OF BLOCKS D & E, TOWN PLAT OF IDAHO SPRINGS
SECTION 36, TOWNSHIP 3 SOUTH, RANGE 73 WEST, 6TH P.M.,
CLEAR CREEK COUNTY, COLORADO
SEPTEMBER, 2023

0130571[illegible]

Bohannon  **Huston**
Meridian One 5745 Maroon Circle, Suite 140
Englewood, CO 80112 (303) 789-5113



CITY OF IDAHO SPRINGS
Clear Creek County, Colorado

Ordinance No. 11, Series 2023

AN ORDINANCE AMENDING SECTION 21-29 OF THE IDAHO SPRINGS MUNICIPAL CODE CONCERNING THE OUTDOOR STORAGE OF FUELS AND WASTE

WHEREAS, pursuant to C.R.S. § 31-15-401, the City of Idaho Springs (“City”), acting by and through the Idaho Springs City Council (“City Council”), possesses the authority to adopt laws in furtherance of the public health, safety and welfare; and

WHEREAS, pursuant to C.R.S. § 31-23-301 *et seq.*, the City is authorized to adopt laws regulating the use of land within the City, including the permissible forms of outdoor storage of items that may pose a risk to surrounding properties and persons; and

WHEREAS, under this authority, the City Council previously adopted Section 21-29 of the Idaho Springs Municipal Code (“Code”), which addresses the outdoor storage of flammable fuels and of non-flammable nuisance-like waste materials; and

WHEREAS, the City Council finds and determines that the International Codes adopted by the City by reference, including but not limited to the International Fire Code, thoroughly addresses and effectively regulates the safe storage of flammable materials, such that the portions of Code Section 21-29 that address outdoor fuel storage are superfluous and potentially cause confusion on the topic; and

WHEREAS, the City Council therefore desires to amend Code Section 21-29 to remove the language addressing outdoor fuel storage, thereby leaving the regulation of such issue to the technical Codes that more directly and effectively regulate the topic, all as further set forth herein.

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

Section 1. Section 21-29 of the Idaho Springs Municipal Code, concerning the outdoor storage of fuel and waste materials, is hereby amended as follows:

Sec. 21-29. - Outdoor storage of material and; waste disposal.

~~No highly flammable or explosive liquids, solids or gases shall be stored in bulk above ground. Tanks or drums of fuel directly connecting with heating devices or appliances located on the same lot as the tanks or drums of fuel are excluded from this provision. All outdoor storage facilities for fuel, raw materials and products shall be enclosed by a fence or wall adequate to conceal such facilities from adjacent property. No materials or wastes shall be deposited upon a lot in such form or manner that they may be transferred off the lot by natural causes or forces. All materials or wastes which might cause fumes or dust, which constitute a fire hazard or which may be edible by or otherwise be attractive to rodents or insects shall be stored outdoors only in closed containers.~~

Section 2. Severability. Should any one or more sections or provisions of this Ordinance or of any of the primary or secondary codes adopted by reference be judicially determined invalid or unenforceable, such judgment shall not affect, impair or invalidate the remaining provisions of this Ordinance or the codes adopted by reference hereby, the intention being that the various sections and provisions are severable.

Section 3. Repeal. Any and all ordinances or codes or parts thereof in conflict or inconsistent herewith are, to the extent of such conflict or inconsistency, hereby repealed; provided, however, that the repeal of any such ordinance or code or part thereof shall not revive any other section or part of any ordinance or code heretofore repealed or superseded and this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance hereby repealed prior to the effective date of this Ordinance.

INTRODUCED, READ AND ORDERED PUBLISHED at a Regular Meeting of the City Council of the City of Idaho Springs, Colorado, held on the 13th day of November, 2023.

Chuck Harmon, Mayor

ATTESTED AND CERTIFIED:

Diane Breece, City Clerk

PASSED, ADOPTED AND APPROVED, after public hearing and after publication, at a Regular Meeting of the City Council of the City of Idaho Springs, Colorado, held on the ____ day of _____, 2023.

Chuck Harmon, Mayor

ATTESTED AND CERTIFIED:

Diane Breece, City Clerk

Office of the City Administrator

To: Mayor and City Council
From: Andrew Marsh
Date: November 13, 2023
Subject: City Administrator Update

Requests for Action:

- Motion to approve a Planning Grant Agreement with the Colorado Water Resources and Power Development Authority (CWRPDA) in the amount of \$10,000 from the Drinking Water Revolving Fund for the design of the Chicago Creek Water Main Replacement Project.
- Motion to approve a Planning Grant Agreement with the CWRPDA in the amount of \$10,000 from the Water Pollution Control Revolving Fund for the design of the Virginia Canyon Road and Virginia Street sewer main replacement project.
- Motion to approve a proposal from THK Associates in the amount of \$55,750 to develop the construction site layout plan for the Sports and Recreation Complex redevelopment project (account #21-00-6024).
- Motion to approve an Engagement Letter with Mayberry & Company, LLC for an amount not to exceed \$11,300 to complete the annual financial audit for 2023 (account #10-20-5102, 51-00-5102, and 52-00-5102).

Updates:

- Great news! The Mayor, Jon, Maria and I traveled to Avon on October 24 to present our Energy Impact Assistance Fund (EIAF) grant application to the Colorado Department of Local Affairs review committee, and the City was subsequently awarded a \$1,000,000 grant for the Virginia Street utilities replacement project.
- The Mayor and I attended on October 19 a visit by Great Outdoors Colorado (GOCO) staff at the Frothy Cup.
- Attended on October 19 the Spaghetti Dinner Fundraiser at the Project Support Senior Center.
- Attended on October 20 the CDOT Project Leadership Team meeting regarding the I-70 Floyd Hill Reconstruction Project.
- Ed and I attended on October 20 with JVA the 90% design review meeting for the Mattie Dam Rehabilitation Project.
- Jon and I attended on October 23 a meeting with Colorado Parks and Wildlife (CPW) regarding the City's grant application for the Sports and Recreation Complex redevelopment project.
- Paul, Jon, JVA and I attended on October 23 a pre-construction meeting for the Clear Creek School District's (CCSD) Building 103 redevelopment project.

- Conducted on October 24 onboarding for new Police Officer Lewis Johnsen.
- Paul and I attended on October 25 the weekly progress meeting for the Public Works Facility project.
- The Mayor and I attended on October 25 the board meeting of the Clear Creek Economic Development Commission.
- The Mayor, Jon and I attended on October 26 a meeting with the Historical Society of Idaho Springs regarding historic sites and facilities.
- The Mayor, Jon and I met on October 27 with the new Community Development Planner, Dylan Graves, who begins work on November 28.
- Paul and I participated on October 27 in the final walk-through for the improvements at Library Park.
- The Mayor, Nate, Jon, and I attended on October 30 the periodic Vitality Task Force meeting.
- The Mayor, Nate and I attended on October 31 a planning meeting with the architect for the new police station.
- Paul and I attended on October 31 a pre-construction meeting for the remodeling of the upstairs restrooms at City Hall.
- Jon and I attended on October 31 the Carlson Elementary School Halloween Parade and Trunk or Treat on downtown Miner Street.
- Met on November 1 with the City's investment adviser from CSAFE.
- Attended on November 1 the I-70 Coalition board meeting.
- Jon and I attended on November 1 the Planning Commission meeting that included public hearings for the final development plans for CCSD's Transportation and Maintenance Facility (TMF) and the Gem Hotel.
- Attended on November 3 a special municipal court session regarding the CCSD's TMF.
- Jon and I met on November 3 with State Senator Dylan Roberts during his visit to Idaho Springs.
- The Mayor, Jon and I met on November 7 with Interstate Parking Colorado.

Upcoming Events

- City offices will be closed on Thursday, November 23 and Friday, November 24 in observance of the Thanksgiving holiday.
- The annual Holiday Tree Lighting will be held on Saturday, November 25 at 6:30 p.m. at Citizens Park. Santa and his reindeer will also be visiting Citizens Park between 4:00 and 7:00 p.m.
- The East End Vitality Task Force Mixer will be held on Tuesday, November 28 from 6:00 to 8:00 p.m. at Yards Tap House.



COLORADO WATER RESOURCES & POWER DEVELOPMENT AUTHORITY

The Amp - Suite 820, 1580 N Logan Street, Denver, Colorado 80203-1939
303/830-1550 • Fax 303/832-8205 • info@cwrpda.com

November 1, 2023 (Transmitted via email)

Andrew Marsh, City Administrator
City of Idaho Springs
1711 Miner Street, P.O. Box 907
Idaho Springs, CO 80452

RE: Drinking Water Planning Grant

Dear Mr. Marsh:

The Colorado Water Resources and Power Development Authority (the "Authority") and the Water Quality Control Division (the "Division") have reviewed the City of Idaho Springs ("City") application for a planning grant related to the City's water system. I am pleased to inform you that a \$10,000 grant is hereby offered to support a portion of the planning costs associated with the development of the Project Needs Assessment and the Environmental Assessment. This grant is intended to help the City bring actual construction work for the water system to fruition in a timely manner.

Funding for the Project Needs Assessment and the Environmental Assessment is made possible through a coordinated effort between the Authority and the Division. A contractual agreement conveying the \$10,000 grant obligation is attached. **Please sign the agreement, and return the signed agreement via email to:**

Colorado Water Resources and Power Development Authority
Attention: Giorgi Gazashvili
1580 N. Logan Street, Suite 820
Denver, Colorado 80203-1939
Email: ggazashvili@cwrpda.com

The Division's staff will be responsible for managing this grant and the Authority will distribute the funds upon the Division's approval. Please contact Erin Reilley at the Division at 720-466-3522 for payment disbursement information. Be aware that appropriate expenditure documentation must accompany requests for reimbursement (Attachment A) and the expenses noted on the invoice(s) must be incurred after the effective date of this agreement. In addition, the completed Project Needs Assessment and Environmental Assessment must be submitted to the WQCD for approval prior to disbursement of final grant funds.

As noted in bold on the *Planning Grant Agreement*, if the Contractor does not borrow funds from this program, a waiver from reimbursing the grant must be requested from the Authority's Board of Directors. All requests for reimbursements must be submitted no later than 60 days after the contract expiration date. No reimbursements will be made after that time and all remaining funds will be forfeited.

Best wishes to you in successfully accomplishing this work.

Sincerely,

A handwritten signature in cursive script that reads "Giorgi Gazashvili".

Giorgi Gazashvili
Financial Analyst I

Attachment – City of Idaho Springs Planning Grant Agreement
Attachment A - Request for Reimbursement

cc: Erin Reilley, Mark Henderson, grantsandloans, WQCD via email
Desi Santerre, Kelly Shen, DOLA via email
Sabrina Speed, Ian Loffert, CWRPDA via email

Planning Grant Agreement

State Revolving Fund



This agreement made this 1st day of November 2023 is by and between: the Colorado Water Resources and Power Development Authority (Authority) as approved by the Water Quality Control Division (WQCD), and the City of Idaho Springs, hereinafter referred to as the Contractor.

A grant of up to \$10,000.00 from fiscal 2023 funds is hereby awarded and derived from Administrative Fees collected from the:

☒ Drinking Water Revolving Fund ☐ Water Pollution Control Revolving Fund.

The project is listed on the 2023 Project Eligibility List as project number 141310D. The grant will help defray the costs of the documents required by the Revolving Fund programs. **Note: if the contractor is not borrowing funds from this program, a waiver from reimbursing the Authority the amount of the grant must be requested from the Authority (please contact your project manager for more information).**

In consideration of this agreement, the parties agree to the following:

- A. **The Scope of Work** to be completed by the Contractor shall include documents for each item checked necessary to obtain approval from WQCD for:
☒ Project Needs Assessment ☒ Environmental Assessment
- B. This Grant Agreement is valid for a term of 12 months after grant execution. No extensions will be granted.
- C. Contractor must have no less than 20% matching funds.
- D. Payments to the Contractor for costs incurred on the project described in the scope of work will be processed by the Authority after approval of the request for reimbursement and invoices by the WQCD.

To receive compensation under this agreement, the Contractor shall submit a signed "Request for Reimbursement" and all applicable invoices. "Request for Reimbursement" is included hereto as "**Attachment A.**" All invoices will be paid at 80% to allow for 20% match by the Contractor.



The final 20% of the award will be paid out once the draft documents, described in paragraph A, are submitted to the division and an approvable/complete EA and PNA have been submitted.

Please note: Any planning expenses in excess of this planning grant award may be reimbursed per the terms of a Design and Engineering grant, if so awarded.

All requests for reimbursements must be submitted no later than 60 days after the 12 month grant term. No reimbursements will be made after that time and all remaining funds will be forfeited.

Requests for reimbursement shall be sent via email to:

cdphe_grantsandloans@state.co.us

Colorado Department of Public Health and Environment
WQCD, Grants and Loans Unit
4300 Cherry Creek Drive South, B-2
Denver, Colorado 80246-1530

- E. **Compliance with Article X, Section 20 of the Colorado Constitution (TABOR Amendment)** shall be the responsibility of the Contractor. The funds used for this agreement are considered state dollars and may impact compliance with the TABOR Amendment.

Signatures:

By: _____
Authorized Representative (Title)

FEIN: 84-6000597

WQCD:

Authority:

By: Alex Hawley
Work Group Lead

By: _____
Finance Director

Cc: Erin Reilley, WQCD
Kelly Shen, DOLA
Ian Loffert, CWRPDA



COLORADO WATER RESOURCES & POWER DEVELOPMENT AUTHORITY

The Amp - Suite 820, 1580 N Logan Street, Denver, Colorado 80203-1939
303/830-1550 • Fax 303/832-8205 • info@cwrpda.com

November 2, 2023 (Transmitted via email)

Andrew Marsh, City Administrator
City of Idaho Springs
1711 Miner Street, P.O. Box 907
Idaho Springs, CO 80452

RE: Wastewater Planning Grant

Dear Mr. Marsh:

The Colorado Water Resources and Power Development Authority (the "Authority") and the Water Quality Control Division (the "Division") have reviewed the City of Idaho Springs ("City") application for a planning grant related to the City's wastewater system. I am pleased to inform you that a \$10,000 grant is hereby offered to support a portion of the planning costs associated with the development of the Project Needs Assessment (PNA) and the Environmental Assessment (EA). This grant is intended to help the City bring actual construction work for the wastewater system to fruition in a timely manner.

Funding for the Project Needs Assessment and the Environmental Assessment is made possible through a coordinated effort between the Authority and the Division. A contractual agreement conveying the \$10,000 grant obligation is attached. **Please sign the agreement, and return the signed agreement via email to:**

Colorado Water Resources and Power Development Authority
Attention: Giorgi Gazashvili
1580 N. Logan Street, Suite 820
Denver, Colorado 80203-1939
Email: ggazashvili@cwrpda.com

The Division's staff will be responsible for managing this grant and the Authority will distribute the funds upon the Division's approval. Please contact the Division Erin Reilley at 720-466-3522 for payment disbursement information. Be aware that appropriate expenditure documentation must accompany requests for reimbursement (Attachment A) and the expenses noted on the invoice(s) must be incurred after the effective date of this agreement. In addition, the completed Project Needs Assessment and the Environmental Assessment must be submitted to the WQCD for approval prior to disbursement of final grant funds.

As noted in bold on the *Planning Grant Agreement*, if the Contractor does not borrow funds from this program, a waiver from reimbursing the grant must be requested from the Authority's Board of Directors. All requests for reimbursements must be submitted no later than 60 days after the contract expiration date. No reimbursements will be made after that time and all remaining funds will be forfeited.

Best wishes to you in successfully accomplishing this work.

Sincerely,

A handwritten signature in cursive script that reads "Giorgi Gazashvili".

Giorgi Gazashvili
Financial Analyst I

Attachment – City of Idaho Springs Planning Grant Agreement
Attachment A - Request for Reimbursement

cc: Erin Reilley, Mark Henderson, grantsandloans, WQCD via email
Desi Santerre, Kelly Shen, DOLA via email
Sabrina Speed, Ian Loffert, CWRPDA via email
Jonathan Cain, the City via email

Planning Grant Agreement

State Revolving Fund



This agreement made this **1st day of November 2023** is by and between: the Colorado Water Resources and Power Development Authority (Authority) as approved by the Water Quality Control Division (WQCD), and the **City of Idaho Springs**, hereinafter referred to as the Contractor.

A grant of up to **\$10,000.00** from fiscal **2023** funds is hereby awarded and derived from Administrative Fees collected from the:

☐ Drinking Water Revolving Fund ☒ Water Pollution Control Revolving Fund.

The project is listed on the **2023** Project Eligibility List as project number **150270W**. The grant will help defray the costs of the documents required by the Revolving Fund programs. **Note: if the contractor is not borrowing funds from this program, a waiver from reimbursing the Authority the amount of the grant must be requested from the Authority (please contact your project manager for more information).**

In consideration of this agreement, the parties agree to the following:

- A. **The Scope of Work** to be completed by the Contractor shall include documents **for each item checked** necessary to obtain approval from WQCD for:
☒ Project Needs Assessment ☒ Environmental Assessment
- B. This Grant Agreement is valid for a term of 12 months after grant execution. No extensions will be granted.
- C. Contractor must have no less than 20% matching funds.
- D. Payments to the Contractor for costs incurred on the project described in the scope of work will be processed by the Authority after approval of the request for reimbursement and invoices by the WQCD.

To receive compensation under this agreement, the Contractor shall submit a signed "Request for Reimbursement" and all applicable invoices. "Request for Reimbursement" is included hereto as "**Attachment A**." All invoices will be paid at 80% to allow for 20% match by the Contractor.

The final 20% of the award will be paid out once the draft documents, described in paragraph A, are submitted to the division and an approvable/complete EA and PNA have been submitted.

Please note: Any planning expenses in excess of this planning grant award may be reimbursed per the terms of a Design and Engineering grant, if so awarded.

All requests for reimbursements must be submitted no later than 60 days after the 12 month grant term. No reimbursements will be made after that time and all remaining funds will be forfeited.

Requests for reimbursement shall be sent via email to:

cdphe_grantsandloans@state.co.us

Colorado Department of Public Health and Environment
WQCD, Grants and Loans Unit
4300 Cherry Creek Drive South, B-2
Denver, Colorado 80246-1530

- E. **Compliance with Article X, Section 20 of the Colorado Constitution (TABOR Amendment)** shall be the responsibility of the Contractor. The funds used for this agreement are considered state dollars and may impact compliance with the TABOR Amendment.

Signatures:

By: _____
Authorized Representative (Title)

FEIN: 84-6000597

WQCD:

Authority:

By: Alex Hawley
Work Group Lead

By: _____
Finance Director

Cc: Erin Reilley, WQCD
Kelly Shen, DOLA
Ian Loffert, CWRPDA



2953 South Peoria Street, Suite 101
Aurora, Colorado 80014
303.770.7201 / fax 303.770.7132
www.thkassoc.com

October 24, 2023

City of Idaho Springs
C/O Andrew Marsh
City Administrator
1711 Miner Street
Idaho Springs, Colorado 80452

Re: Construction Site Layout Plan/Idaho Springs Sports and Recreation Complex

Dear Mr. Marsh:

THK Associates Inc. appreciates the opportunity to provide the City of Idaho Springs with this proposal to help facilitate the development of a Construction Site Layout Plan with specifications, cost estimate, phasing plan and geotechnical investigation for the Idaho Springs Sports and Recreation Complex. The THK Team is comprised of landscape architects, planners and recreation specialists who have been involved in various stages of planning, design and construction of parks, trails and other recreational amenities throughout Colorado for over 50 years. As a result, we come into this process with a strong understanding of the unique opportunities and challenges that must be addressed through the design development effort. THK understands that this initial design effort includes; relocation of the stage, tennis/pickleball courts, small soccer fields, parking lot, water line relocation, retaining wall, irrigation, landscape design and interim improvements in areas to be developed in later phases. THK also understands that additional park improvements may be added after the first of the year if the City is successful in obtaining additional grant funding for the skate park and other park elements.

Based on our September 13th telephone conversation and our understanding of the project from completing the master plan, THK proposes the following scope of work:

Proposed Scope of Work

TASK A: PROJECT START/KICK-OFF MEETING

Prior to commencing work, key consultant personnel will conduct one (1) kick-off meeting with Client staff to review, in detail, specific project objectives, scope items, schedules, methodologies and other project parameters. This kick-off meeting will be held in person with a site visit to follow. This initial meeting is recommended to ensure that all interests are adequately addressed and that the capabilities and knowledge of the consultants and Client staff are utilized effectively in completing the project in an efficient and cost effective manner.

Specific discussion items include but are not limited to:

- Identify and introduce project personnel including Client staff and members of the consultant team
- Review project goals, vision and purpose
- Review the design development process
- Review all existing data for the project site
- Review and agree on the design elements included in this design development effort
- Review responsibilities of the consultant team and supporting roles of Client staff, City Engineer and Surveyor
- Review project parameters, scope and schedule

Open communication between the THK Team and our Client is vital to the success of this project. THK Team recommends holding bi-weekly progress meetings via zoom, with the Client to check-in, go over project progress and address any issues that may arise. These calls may occur more or less frequently based on project progress and staff availability.

In addition to these scheduled calls, the THK Team will be available for additional coordination via phone or email throughout the project.

TASK B: PREPARE BASE MAPS

Utilizing survey data provided by the Client, the THK Team will create initial base maps for the construction site plan. Data provided by the Client or other sources identified in Task A will be collected as available and incorporated into these base maps. Base maps will be shared digitally with the Client for review and comment. All information will be compiled using AutoCAD.

TASK C: CONSTRUCTION DOCUMENTS

DEMOLITION PLAN: THK will develop one (1) demolition plan, showing existing areas to be demolished, areas to remain and park elements to be protected.

GRADING PLAN: THK will develop one (1) grading plan showing all necessary spot elevations, and grading needed to ensure proper drainage of the sports courts, fields and site.

SITE LAYOUT PLAN: THK will develop one (1) layout plan showing all improvements, dimensions, and stationing points. Stationing points will be used during construction to ensure proper placements of elements.

LANDSCAPE PLAN: THK will develop one (1) landscape plan showing all planting materials. The Landscape plan will include:

- General notes
- Planting details, planting schedule including quantities, sizes, names (common and botanical) and water usage
- Soil amendments
- Mulches

IRRIGATION PLAN: THK will develop one (1) irrigation plan to provide water to new landscape areas while maintaining existing irrigation to the west ballfield. THK will coordinate with the City

Engineer for new irrigation connection location. The Irrigation plan will include:

- General notes
- Irrigation details, irrigation equipment schedule including quantities, sizes and names

IMPROVEMENT DETAILS: THK will prepare for all elements included in the construction documents including but not limited to paving, sports courts, parking lot, retaining wall, curb and gutter, fencing and other required site features.

DRAINAGE REPORT: THK understands that the City Engineer will prepare the drainage report as required by the City of Idaho Springs. THK will provide the City Engineer with all required grading and site layout information.

TASK D: GEOTECH REPORT

CTL Thomspson is going to use the data from the November 23, 2011 Geotechnical Investigation Report and prepare a new report based on the previous boring information. The previous Geotechnical Report is attached. They drilled in four locations.

TASK E: COST ESTIAMTE

THK will develop one (1) cost estimate at the 90% construction documents phase. The cost estimate will include all of the demolition and improvements shown on the plan and will include the cost of materials and labor.

Professional Fees

Task A: Project Start/Kickoff.....	\$4,800
Task B: Prepare Base Maps.....	\$3,200
Task C: Construction Documents.....	\$42,000
Task D: Geotech Report.....	\$2,500
Task E: Cost Estimate.....	\$2,800
Total Professional Fees.....	\$55,300

The fees above will accrue on a time basis not to exceed the total fee stated without prior written approval of the Client. The fees above *do not* include direct expenses. Direct expenses include but are not limited to mileage, reproduction and postage. Direct expenses shall be charged at cost. Please see the attached 2023 THK Associates Base Rate Fee Schedule with hourly rates and expense rates. Billing will be submitted to the Client monthly.

Estimate of Direct Expenses.....	\$450
Grand Total.....	\$55,750

If during the process of work, the Client finds it desirable or necessary to cause or request THK to perform additional services, the Client shall, by a written notification, authorize the performance of specified additional work at the hourly rates set for the in 2023 THK Associates Base Rate Fee Schedule.

Information to be Provided by Others

The services and fees described above are based on THK Associates being provided the following information and services by others.

Applicable architectural and engineering studies and base information, in .dwg format; showing proposed development including (but not limited to):

- Site boundary (survey)
- Existing and proposed drainage and utility lines (survey)
- Existing grades for site area (survey)
- All easement locations and descriptions (survey)
- Water line relocation construction drawings
- Drainage report

All fees associated with permits, applications and utilities will be the responsibility of the client.

Schedule

Upon written acceptance of this proposal and receipt of current base information, work can begin immediately. Please sign and return the attached Authorization of Professional Services form. Signatures may be returned via email.

Please don't hesitate to contact me should you have any questions or comments. Thank you for the opportunity to continue our relationship and provide this proposal. We are looking forward to continuing to work with you.

Sincerely,
THK ASSOCIATES, INC.



Kevin Shanks PLA, ASCA
Director of Planning and Landscape Architecture
303-638-7138

Attachments:

- THK Associates Base Rate Fee Schedule: 2023
- Authorization of Professional Services
- 11/23/11 Idaho Springs Ballfields Geotech Report

THK ASSOCIATES BASE RATE FEE SCHEDULE: 2023

LAND AND DEVELOPMENT PLANNING/LANDSCAPE ARCHITECTURE CHARGE-OUT RATES:

Senior Principal	\$200.00/\$185.00
Principal I	\$150.00
Senior Planner and Senior Landscape Architect	\$150.00
Landscape Architect I	\$145.00
Landscape Architect II	\$130.00
Landscape Designer	\$125.00
Graphic Designer	\$100.00
Accounting	\$100.00
Clerical/Admin	\$80.00

ECONOMICS AND MARKET RESEARCH CHARGE-OUT RATES:

Senior Principal	\$225.00/\$185.00
Senior Market Analyst	\$145.00
Market Analyst I	\$125.00
Accounting	\$100.00
Clerical/Admin	\$80.00

Labor rates include provisions for salary, taxes, insurance, and profit.

Schedule of Expenses

Current IRS Mileage	\$.65.5/mile
Xerox Copies (8.5" x 11") black & white	\$.10/each
Color Copies (8.5" x 11")	\$1.25/each
Color Copies (11" x 17")	\$1.75/each
Xerox Stickyback (8.5" x 11")	\$2.00/each
Plotter Paper – Bond/BW	\$.25/sq. ft.
Plotter Paper – Bond/Color	\$5.00/sq. ft.
Plotter Paper – Bond/Red Line	\$2.00/sq. ft.
Plotter Paper – Vellum	\$7.50/sq. ft.
Plotter Paper – Mylar	\$10.00/sq. ft.
Dry Mount/Foam Core	\$3.00/sq. ft.
Air Transportation	at cost
Lodging and Per Diem	at cost
Parking	at cost
Direct Materials	at cost
Other Consultants	at cost

AUTHORIZATION FOR PROFESSIONAL SERVICES

The services covered by this authorization form shall be performed in accordance with the following provisions and the enclosed THK Associates, Inc. Scope of Work (Exhibit A) dated 10-24-2023 unless otherwise specified.

THK will make every reasonable effort to complete all services, which are specifically to be furnished under this agreement in a timely manner. THK shall be responsible to the level of competency presently maintained by other practicing professional engineers in the same type of work in CLIENT'S community for the professional and technical soundness, accuracy and adequacy of all work furnished under this authorization. THK makes no other warranty, expressed or implied. In the event legal action is brought by CLIENT or THK against the other to enforce any of the obligations hereunder or arising out of any dispute concerning the terms and conditions hereby created, the losing party shall pay the prevailing party such reasonable amounts for fees, costs, and expenses as may be set by the court. Monthly invoices will be issued by THK for all work performed under the terms of this agreement. Invoices are due and payable on receipt. Finance charges at 1-1/2% per month will be charged on all amounts which are over 30 days past due. THK's liability to the CLIENT for any cause or combination of causes is, in the aggregate, limited to an amount not to exceed the fee earned under this agreement, or \$10,000, whichever is greater. This agreement shall be binding on the heirs, successors, and assigns of the parties hereto and is not to be assigned by either party without first obtaining the written consent of the other. Either CLIENT or THK may terminate this authorization by giving 30 day's written notice to the other party. In such event, CLIENT shall forthwith pay THK in full for all work previously authorized and performed prior to effective date of termination. If no notice of termination is given, relationships and obligations created by this authorization shall be terminated upon completion of all applicable requirements of this authorization.

THK shall be entitled to rely on the accuracy and completeness of the information provided by the CLIENT. THK shall not be responsible for any errors or omissions in the information provided by others that are included into its reports. Reference is hereby made to the Project description referenced below which was prepared by THK for its Client, City of Idaho Springs, (the "CLIENT"), and is being made available to Third Party at the request and permission of CLIENT. It is our understanding that Third Party desires to use the Report in connection with certain transactions involving the Site that is the subject of the Report. Notwithstanding any disclaimer or limitation against third party use contained in the Report, THK agrees that Third Party may rely upon the Report as if it had been addressed to them; PROVIDED HOWEVER, as a condition precedent to Third Party's use of or reliance upon the Report. Third Party agrees to be bound by the terms and conditions attached hereto as Exhibit A (Scope of Work). In no event may Third Party use or rely upon the Report if it does not agree to be bound by THK's terms and conditions, and any use of or reliance upon the Report by Third Party shall constitute Third Party's acceptance of THK's terms and conditions. THK represents that THK conducted its assessment of the Site and prepared the Report in accordance with the professional and industry standards prevailing at the time such services were rendered. Additionally, you should be advised that the above Report contains information that is time sensitive and that the Report was prepared by THK subject to the particular scope limitations, budgetary and time constraints and business objectives of the Client which are detailed in the Report. THK has the right to verify, at Third Party's expense, the accuracy of the information contained in the Report, as deemed necessary by THK, based upon the passage of time or other material change in conditions since its assessment of the Site. In the event that any questions arise with respect to the scope or meaning of THK's statements or conclusions, you are directed to immediately contact us for clarification, explanation or to update the Report. These services will be provided in accordance with THK's standard commercial rates and terms in effect at the time of the request.

It is agreed between the parties that the fees stated below are for the services set forth herein. If client requests extra work, the scope of extra work and price should be determined before additional work commences. If time or other circumstances permit, this agreement will be amended. The parties recognize that it is not always feasible to provide written changes, as client may need to request immediate additional work and any administrative delays could be burdensome. It is agreed that if the client requests extra work, THK shall promptly notify the client of THK's estimated fee for the additional work, which will be based on THK's current hourly rate and direct costs. Unless client immediately objects, client shall be deemed to have accepted the charges and waives any objections thereto. If client does object to the item as extra work or the amount thereof, all work on the project shall be suspended until the dispute is resolved.

Between: City of Idaho Springs, and THK Associates, Inc., 2953 South Peoria Street, Suite 101, Aurora, Co. 80014.

Re: Construction Site Layout Plan for Idaho Springs Sports and Recreation Complex as described in our proposal dated 10-24-2023.

Budget: Hourly not to exceed fee of \$55,300, plus direct expenses of \$450.

AUTHORIZATION:

By: _____ Date: _____
Authorized Representative of City of Idaho Springs

By:  _____ Date: October 24, 2023
THK Associates, Inc. (Mr. Kevin Shanks, Vice-President)

Mayberry & Company, LLC

Certified Public Accountants

Member of the American Institute of Certified Public Accountants
Governmental Audit Quality Center
and Private Company Practice Section

November 7, 2023

To City of Idaho Springs
PO Box 907
Idaho Springs, CO

We are pleased to confirm our understanding of the services we are to provide City of Idaho Springs for the year ended December 31, 2022. We will audit the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information, including the related notes to the financial statements, which collectively comprise the basic financial statements of City of Idaho Springs as of and for the year ended December 31, 2022. Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement City of Idaho Springs' basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to City of Idaho Springs' RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by U.S. generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1) Management's Discussion and Analysis.

We have also been engaged to report on supplementary information other than RSI that accompanies City of Idaho Springs' financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America, and we will provide an opinion on it in relation to the financial statements as a whole, in a report combined with our auditor's report on the financial statements:

- 1) Combining and individual fund financial statements
- 2) Local Highway Finance Report

Audit Objective

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and will include tests of the accounting records and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of City of Idaho Springs' financial statements. Our report will be addressed to City Council of City of Idaho Springs. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions or add emphasis-of-matter or other-matter paragraphs. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or may withdraw from this engagement.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards. In addition, an audit is not designed to detect immaterial misstatements, or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of City of Idaho Springs' compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Other Services

We will also prepare the financial statements of City of Idaho Springs in conformity with U.S. generally accepted accounting principles based on information provided by you. We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for designing, implementing, and maintaining effective internal controls, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with U.S. generally accepted accounting principles.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws and regulations.

You are responsible for the preparation of the supplementary information in conformity with U.S. generally accepted accounting principles. You agree to include our report on the supplementary information in any document that contains and indicates that we have reported on the supplementary information. You also agree to [include the audited financial statements with any presentation of the supplementary information that includes our report thereon OR make the audited financial statements readily available to users of the supplementary information no later than the date the supplementary information is issued with our report thereon]. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

You agree to assume all management responsibilities for financial statement preparation services and any other nonattest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

Engagement Administration, Fees, and Other

We may from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers, but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

We understand that your employees will prepare all cash, accounts receivable, or other confirmations we request and will locate any documents selected by us for testing.

We expect to begin our audit on Agreed upon time and to issue our reports no later than June 30, 2024 Timothy Mayberry is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it.

Our fee for these services will be at our standard hourly rates plus out-of-pocket costs (such as report reproduction, word processing, postage, travel, copies, telephone, etc.) except that we agree that our gross fee, including expenses will not exceed \$11,300.00, as long as a signal audit is not required. If a single audit is needed an additional fee of \$3,500 will be added. Our standard hourly rates vary according to the degree of responsibility involved and the experience level of the personnel assigned to your audit. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation.

In accordance with our firm policies, work may be suspended if your account becomes 30 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs.

We appreciate the opportunity to be of service to City of Idaho Springs and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Mayberry & Company, LLC

RESPONSE:

This letter correctly sets forth the understanding of City of Idaho Springs.

Management signature: _____

Title: _____

Date: _____

Governance signature: _____

Title: _____

Date: _____

TO: Mayor and City Council
CC: City Administrator Andrew Marsh
FROM: Jonathan Cain | Assistant City Administrator | Interim
Community Development Planer
DATE: November 13, 2023
SUBJECT: Staff Update
ATTACHMENTS: School District FDP Application; Flier for Upcoming
Community Event



Request(s) for Action

Motion to approve an application to the Department of Local Affairs (DOLA) Tier 1 Energy Mineral Impact Assistance Fund (EIAF) for \$200,000 for the Matti Dam Rehabilitation Project.

Administration Department Updates

Municipal Court

- 31 Tickets were written in October.
- The November Court Date has 36 people on the Docket. 2 people can pay in advance. 34 people must appear.

Community Development

- Planning Commission convened on November 1, 2023, to consider the following Land Use Applications:
 - A Final Development Plan (FDP) application for the Gem Motel, located at 1501 Colorado Boulevard.
 - This application was recommended for approval by City Council with Conditions.
 - An FDP application for the Clear Creek School District (CCSD) Transportation Maintenance Facility (TMF) at 320 Colorado Highway 103.
 - The FDP application for the TMF facility will only be considered by Planning Commission. A copy of the staff report for that FDP application is attached to this staff report. Planning Commission unanimously approved the project.
- Planning Commission will convene again on December 6, 2023, to consider several ordinances that have been under development in 2023, Planning Commission may additionally consider a Fee-in-Lieu application during this meeting.
- CDOT has submitted an application for Section 106 review of the Central Section of the Floyd Hill Project.
- Staff has been working on several annexation projects and has been working with members of the public regarding several other land use applications. Most of these projects will be considered in 2024.
- The new City Planner, Dylan Graves, will start work on November 27, 2023.
- Work on the City Innovative Housing Opportunities Planning Grant (IHOP) continues. A presentation will be made to City Council on November 27th, 2023.
- Work on the Downtown Master Plan Continues.

Utility Billing

- Xpress Bill Pay (XBP): 355 Customers have signed up to use the online billing system. 172 accounts have signed up for "Autopay" of bills, up from 159. 157 accounts have signed up for Paperless billing.
- Payment Plans: 7 active plans; 2 in default.
- Backflows: Administrative Staff and Public Works have been working to test and certify backflow systems in the City. We are on track to meet state requirements for this project.
- Utility Billing: The reading occurred October 2-3. There were 166 incomplete readings. 97 accounts had 0 usage. 15 of these accounts are for properties "under construction".
- The City's Contractor, D&B Construction is working to repair and replace fault equipment in the City. D&B has repaired or replaced meters for approximately 150 accounts. City Staff is working to contact and schedule property owners who still need to have repair or replacement work done for their equipment.

Best and Brightest Activities

- Maria Schanhals, the City's new Best and Brightest Fellow has been working with the City now for approximately 2 weeks. She has begun working on several research projects, involving Parking Management, Building Services, The Downtown Marketplace, and City Recycling.

Finance

- City Administrative Staff has been working with the other City Departments to help develop the City's proposed 2024 Budget.

Parking Management

- Managed Parking generated \$125,187.97 in net revenue from Parking Management in September. After the Management fees (50%) the gross revenue received from the program was \$62,593.98.
- The average ticket in September was \$5.83, indicating an average length of stay between 2 and 2.5 hours.
- There were 8,177 parking transactions in September. 554 Citations were written.
- City Staff met with Interstate Parking Staff on November 7, 2023, to discuss the parking program.

Community Engagement

- Staff has been working to sign users up for the City's Engagement Platform, Voyent Alerts! This platform allows residents and other community stakeholders to receive their choice of phone calls, emails, or texts regarding a number of different topics related to Idaho Springs. Most recently, a new group was created for the City's Vitality Task Force. Folks interested in signing up for the service can talk to Utility Billing Clerk Patti Tyler.

Committees/Interagency/Regional Work

- I attended the CDOT Technical Team Meeting (TT) on November 3, 2023. We discussed engineering changes that are being contemplated for bridges on the project.
- I will be attending Gateway Regional Opioid Council Meetings in December. For discussion is disbursement of funding from the opioid settlements to regional efforts to address the opioid epidemic.

Grant Management:

- City Staff is working to complete a "Land and Water Conservation Fund" application to Colorado Parks and Wildlife to fund phase one of the Shelly Quinn Ballfields Project.
- City Staff is working to complete a Tier 1 Application to the DOLA EIAF Fund for \$200,000 to assist with the Mattie Dam Rehabilitation project. This is a project to rehabilitate the dam located at the inlet of the Water Treatment Plant.
- The City was awarded \$1,000,000 through the Tier 2 DOLA EIAF program for the Virginia Street Utilities Project on November 8, 2023.
- The City has written a Letter of Interest (LOI) to participate in the DOLA Division of Housing (DOH) Stronger Communities program. We will receive notice regarding whether we are invited to proceed in the program near the end of November.
- The City has opted in to Proposition 123 (Housing Funding) and are now eligible to apply for funding for housing projects for the next 3 years.

Upcoming Events and Key Dates

- The Christmas Tree Lighting is scheduled for November 25. Santa and Reindeer will visit Citizens Park around Dusk. The Mayor will read the Night Before Christmas, and several community organizations will perform. More details and a formal flier for the event will be available soon.
- Santa will also be visiting Idaho Springs on December 9th and visiting several area businesses.
- On Tuesday November 28th, The Chamber of Commerce will be holding an "East End Vitality Task Force Mixer" at Yards Tap House. This is an opportunity for members of the community to come together to learn about projects and participate in efforts to promote Vitality in our Community.

Acknowledgements

I would like to thank Utility Billing Clerk Patti Tyler, Public Works Superintendent Paul Crain and his staff, and D&B Construction for their work they have been doing to repair and replace residential water meters throughout the City over the past few weeks.

Noteworthy News**Attachments**

- Vitality Task Force Mixer Flyer
- Staff Report, TMF Facility FDP

Warm regards,

Jonathan Cain
Assistant City Administrator

TO: Planning Commission
CC: City Administrator Andrew Marsh
FROM: Jonathan Cain, Assistant City Administrator &
Interim Community Development Planner
DATE: November 1, 2023
Proposed Final Development Plan for 320 Colorado Highway
SUBJECT: 103
ATTACHMENTS: Submission Materials



PROPOSAL

The Clear Creek School District, referred to as the "Applicant," is requesting approval for a Final Development Plan (FDP) to construct a "Transportation Maintenance Facility" (TMF) at 320 Colorado 103. This request adheres to the City of Idaho Springs Municipal Code (ISMC), specifically Chapter 21, "Land Development Regulations," which mandates the FDP process.

BACKGROUND

In 2022, the Applicant submitted an FDP application for the TMF facility located on the south side of the parcel at 320 Colorado 103. Although the planning commission hearing was initially scheduled for September 2022, the Applicant requested a postponement prior to the hearing date. The application has since been continued and is now presented for Planning Commission consideration. Attached to this staff report is a copy of the staff report for the initial hearing, prepared by Jerad Chipman, for reference.

The Staff report from Mr. Chipman listed six (6) conditions of approval. This staff report includes updates on those items, along with a suggested motion for Planning Commission related to this FDP Application.

2022 CONDITIONS OF APPROVAL

1. **That the Petitioner provide a revised plat indicating the property acquired from CDOT resulting in compliance with the front yard setback. The garbage enclosure is required to meet the 1.5 times front yard setback.**

2023 Staff Analysis: The Applicant has provided a quit claim deed between the Applicant and CDOT, demonstrating compliance with front yard setback requirements. The Applicant has also committed to providing a permanent easement for the main water line extension required for the property.

2. **That a minor landscape plan be submitted that addresses the spirit of the landscape provisions found within Section 21-231, focusing on drought tolerant materials and practices.**

2023 Staff Analysis: The School District has provided an erosion control plan to the City that generally meets the intents of Section 21-231 of the City Code. They have also committed to only using native plants in this process.

3. **That a photometric plan be submitted to ensure that neighboring residential properties are not adversely affected.**

2023 Staff Analysis: The School District has submitted a photometric plan. All neighboring residential properties are nearly 200 feet from the site and significantly lower in elevation. It appears that the photometric impact on neighboring properties from this facility is minimal.

4. **The parking stalls shall comply with the minimum depth of eighteen (18) feet.**

2023 Staff Analysis: Parking and Bus Stalls meet the necessary standards.

5. **That the building design be amended to include additional architectural delineations on the north side of the building, parapet variations on the east side, and demonstrate that the rooftop mechanical units are not visible from Colorado 103 or the neighboring residences.**

2023 Staff Analysis: The building design, while lacking some requested architectural details, complies with the architectural guidelines for this location, with no visible rooftop mechanical units.

Additional Staff Considerations

Fuel Structure: After a thorough examination of the ordinance pertaining to the placement of fuel structures underground, City Staff has determined that the provision mandating smaller tanks, such as the one in question, to be placed underground is outdated. City Council deliberated on and approved the first reading of this ordinance on October 9th. If the ordinance successfully passes the second reading, this requirement will be considered fulfilled.

STAFF ANALYSIS AND SUGGESTED MOTION

In this case, the Applicant holds specific construction rights, and this FDP process has focused on the regulations within Chapter 21 over which the City retains control. The analysis in this staff report addresses matters within the city's jurisdiction. It appears that this Final Development Plan is generally in compliance with the regulations within the City's jurisdiction in Chapter 21.

SUGGESTED MOTION

Based on the findings in this matter, I move to **APPROVE** the Final Development Plan for the "Transportation Maintenance Facility" at 320 Colorado 103.

Attachments:

1. Previous Staff Report from Jerad Chipman
2. Current Site Plan Documents Provided by the School District
3. Quit Claim Deed between Applicant and CDOT
4. Email Confirmation regarding the use of Native Plantings on the Site and use of Bear Proof Locking Dumpster

CITY OF IDAHO SPRINGS

Planning Commission Communication



REPORT DATE: SEPTEMBER 22, 2022

MEETING DATE: SEPTEMBER 22, 2022

PRESENTED BY: JERAD CHIPMAN, AICP
COMMUNITY DEVELOPMENT PLANNER

ITEM: FINAL DEVELOPMENT PLAN FOR A PUBLIC FACILITY IN THE FORM OF
A TRANSPORTATION MAINTENANCE FACILITY LOCATED SOUTH OF
THE 320 COLORADO 103 SCHOOL DISTRICT BUILDING.

PETITIONER: Clear Creek School District

PROPERTY OWNER: Clear Creek School District

GENERAL LOCATION: The former track located south of School District Building 320 Colorado
103



REQUEST: Final Development Plan (FDP)

CURRENT ZONING: Commercial One (C-1)

DEVELOPMENT ACERAGE: The acreage of the site is 5.72, however, the buildable area is significantly smaller as much of the site is mountainous.

COMPREHENSIVE PLAN: The proposed development is within the Exit 240 Gateway Area.
The Comprehensive Plan indicates the area as Regional Commercial and Transitional Mixed Use.

BACKGROUND:

The Petitioner is requesting review and approval of an FDP for a Transportation Maintenance Facility (TMF) located on the old track south of the former high school. The existing TMF, located on Idaho Street, is intended to be redeveloped as part of the recently approved 4Points mixed-use development. The proposed TMF building is approximately 6,600 square feet and has a southern orientation facing the parking facility with Colorado 103 to the east. The building is composed of four (4) service bays and associated office space. The site is well elevated above the adjacent State highway effectively screening the majority of the site. The School District would like to move quickly to begin construction on the property. Staff has attempted to accommodate the abridged timeline by holding this special meeting of the Planning Commission. Many aspects of this School District Development are reviewed and regulated by the State of Colorado, however, the City has zoning and site plan review authority for the development. The below report focuses on the proposed development's compliance with the Zoning Ordinance and the "Standards and Specifications for Design and Construction".

ZONING AND CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The property is zoned Commercial One (C-1). A public facility is a permitted use in the C-1 Zoning District.

The Comprehensive Plan contemplates a mix of uses for this site as outlined in the below excerpt from the Comprehensive Plan. This excerpt provides further detail for the area beyond the Regional Commercial designation and describes the potential future land uses as follows: "In 2016, Idaho Springs and Clear Creek County Economic Development Corporation contracted with a consultant to complete the Highest and Best Use Economic Feasibility Study for the Interstate 70 Economic Hub at Exit 240. This market analysis recommended development scenarios including mixed uses, hotels, multifamily residential, office and the possibility of a mountain adventure center."

LAND USE AND ZONING STANDARDS:**SETBACKS:**

The C-1 Zoning District requires a front yard setback of ten (10) feet. The site plan indicates that the building, accessory structure, and parking encroach into the front yard setback. The Petitioner has informed staff that they are in communication with CDOT to acquire additional property on the east side of the property abutting Colorado 103. The plan complies with the side and rear yard setbacks. The plan complies with the minimum proportion of lot in unobstructed space.

District	Minimum Lot Area in Square Feet	Minimum Lot Width in Feet at Front of Setback Line(a)	Minimum Proportion of Lot in Unobstructed Open Space	Setbacks in Feet See notes (d)(e)(f)			Max Height
				Front	Rear	Side	
C-1	(—)	(—)	10%	10'	10'	5'	35'

MAXIMUM HEIGHT:

The building is twenty-seven (27) feet tall, complying with the maximum height requirement of thirty-five (35) feet.

ACCESS:

One access point is proposed for the TMF. That access point is located on the very southern side of the site and curves into the site at a five percent (5%) grade.

TRAFFIC STUDY:

A traffic study has been submitted for review. The City has hired a third-party engineer, HDR Inc., to review the plans as they were developed by the JVA, the City Engineer. Review of the traffic study can be found within the review letter from HDR.

PARKING:

The attached site plan indicates thirty-four (34) automobile parking spaces and fourteen (14) bus parking spaces.

The Zoning Ordinance indicates that Automobile Repairing Facilities require one (1) per 300 square feet of office area and three (3) spaces per service bay. This results in a parking requirement of eighteen (18) spaces. The site plan complies with the minimum parking requirements for number of parking spaces. The plan is, however, deficient in parking stall depth for the spaces on the south side of the site. The spaces indicated are seventeen (17) feet deep, and the minimum requirement is eighteen (18) feet.

LIGHTING:

The Zoning Ordinance requires lighting facilities to be arranged so as to not disturb adjacent residential properties or traffic. The plans indicate six (6) twenty-two (22) foot high poles with full cutoff heads. As there is residential to the south and west of the site, a photometric plan shall be submitted to ensure that nearby residents are not affected by the lights. The significant grade change should be taken into account as the site is substantially higher than the neighboring residential properties. It is also recommended that all exterior building lighting be downcast and not spill past the horizontal plane.

BUILDING DESIGN STANDARDS:

The Zoning Ordinance provides design standards for new commercial and industrial architecture. The building is proposed to be constructed with a concrete block veneer. The elevations of the eastern and southern exposures indicate the use of color bands running through the façade and several doors and windows break up the walls. These two features comply with the minimum building form requirements for buildings that have single walls that exceed thirty (30) feet in length. Four-sided architecture is required for all new buildings, with the exception of walls that do not face a public right-of-way or that are not likely to be seen. The west side of the building falls into this exempt category. The north side of the building is likely to be seen from the neighboring school property and Colorado 103. Additional architectural delineations shall be indicated on the north side of the building. Parapet deviation are strongly recommended. Rooftop mechanical units are required to be screened, however, staff is amenable to the mechanical units remaining as proposed as long as the Petitioner can demonstrate that the units are not visible from Colorado 103 or the neighboring residences.

FUEL STORAGE:

Section 21-29 of the Zoning Ordinance indicates that "No highly flammable or explosive liquids, solids or gases shall be stored in bulk above ground". There is a proposed above ground fuel tank indicated on the site plan.

GARBAGE FACILITIES:

Garbage locations have been indicated on the plans. The garbage enclosure is located within the front yard setback. The front yard setback for accessory structures is 1.5 times that of the required minimum in the setback table.

SNOW REMOVAL:

Snow Storage areas are required to be indicated on the plans.

FENCE:

A six (6) foot tall chain link fence is proposed on the property. The Zoning Ordinance allow this type and height of fence for school facilities.

LANDSCAPING:

The proposed plan set does not include a landscape plan. The site is located approximately twelve (12) feet above Colorado 103 on a significant slope, and the rear yard consists of mountainous environs. Staff is amenable to a reduced amount of landscaping due to the challenging environment in which the landscaping would be forced to grow, however, a landscape plan that addresses the spirit of the ordinance is required to be submitted.

CONSIDERATION FOR REVIEW AND APPROVAL; FINAL DEVELOPMENT PLAN (FDP)

Section 21-106 (F) of the Code addresses the review and approval criteria for FDPs. That criteria is as follows:

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

Staff has identified several details on the plans that do not comply with the development standard of the Municipal Code. Those items have been discussed in the above report and will be summarized in the "Staff Summary" section of this report.

COMMUNITY ENGAGEMENT MEETINGS:

The Petitioner has held several community engagement meetings over the summer, complying with the required community meeting portion of the public process.

REFERRALS:

Referrals were sent to the following individuals and entities for review and comment:

- Administrator Marsh
- Public Works Superintendent Bordoni
- City Attorney Beery
- Engineering Consultant HRD Inc.

There were fewer referrals for this proposed development as much of the review is conducted by the State of Colorado.

STAFF SUMMARY:

It is staff's opinion that the proposed FPD meets many of the provisions of the Zoning Ordinance. Staff has outlined the ordinance requirements that have not been met in the above report. The orientation of the building is not ideal, however, provides the best configuration of such a constrained site. Items to be addressed are the front yard setback, the lack of a landscape plan, additional lighting details, a small parking stall adjustment, and minor building design alterations.

PLANNING STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of the proposed Final Development Plan with the following conditions.

- That the Petitioner provide a revised plat indicating the property acquired from CDOT resulting in compliance with the front yard setback. The garbage enclosure is required to meet the 1.5 times front yard setback.
- That a minor landscape plan be submitted that addresses the spirit of the landscape provisions found within Section 21-231, focusing on drought tolerant materials and practices.
- That a photometric plan be submitted to ensure that neighboring residential properties are not adversely affected.
- The parking stalls shall comply with the minimum depth of eighteen (18) feet.
- That the building design be amended to include additional architectural delineations on the north side of the building, parapet variations on the east side, and demonstrate that the rooftop mechanical units are not visible from Colorado 103 or the neighboring residences.



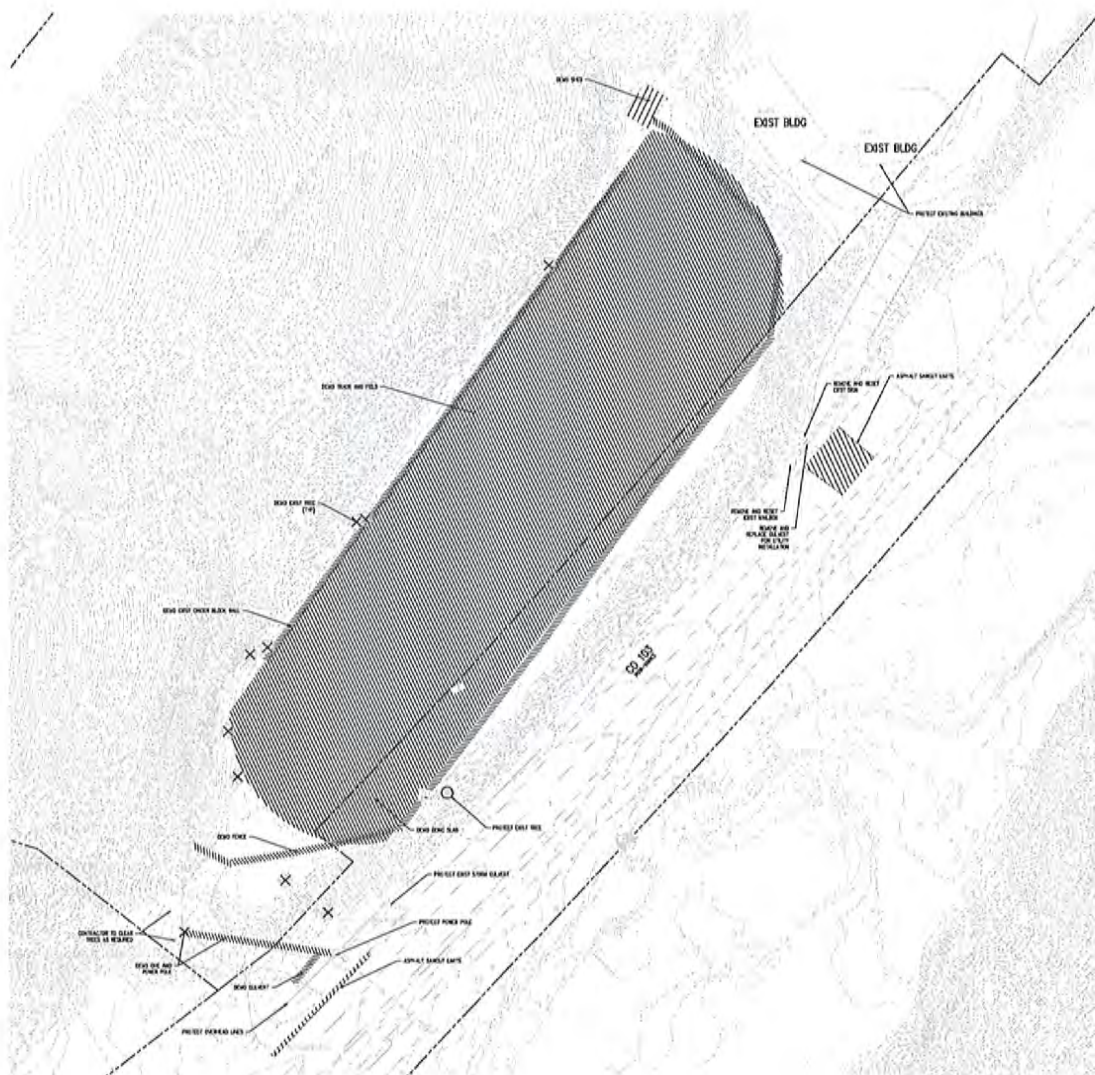


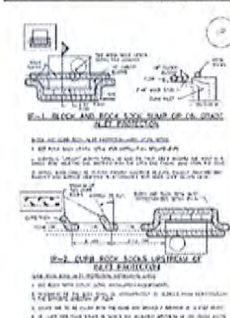
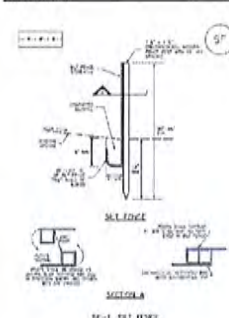
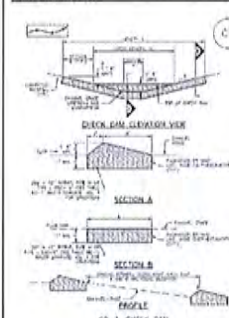







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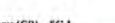
December 2002 *Estuarine Drainage and Flood Control Division*

Learning Stage	Initial Findings and/or Critical Incident
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MPA	Urban Strategy and Food Control Issues	Response
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Student ID: _____ Ethics (Dissertation and Final Control Question)

114	<i>China's Economic and Social Control System</i>	August 5
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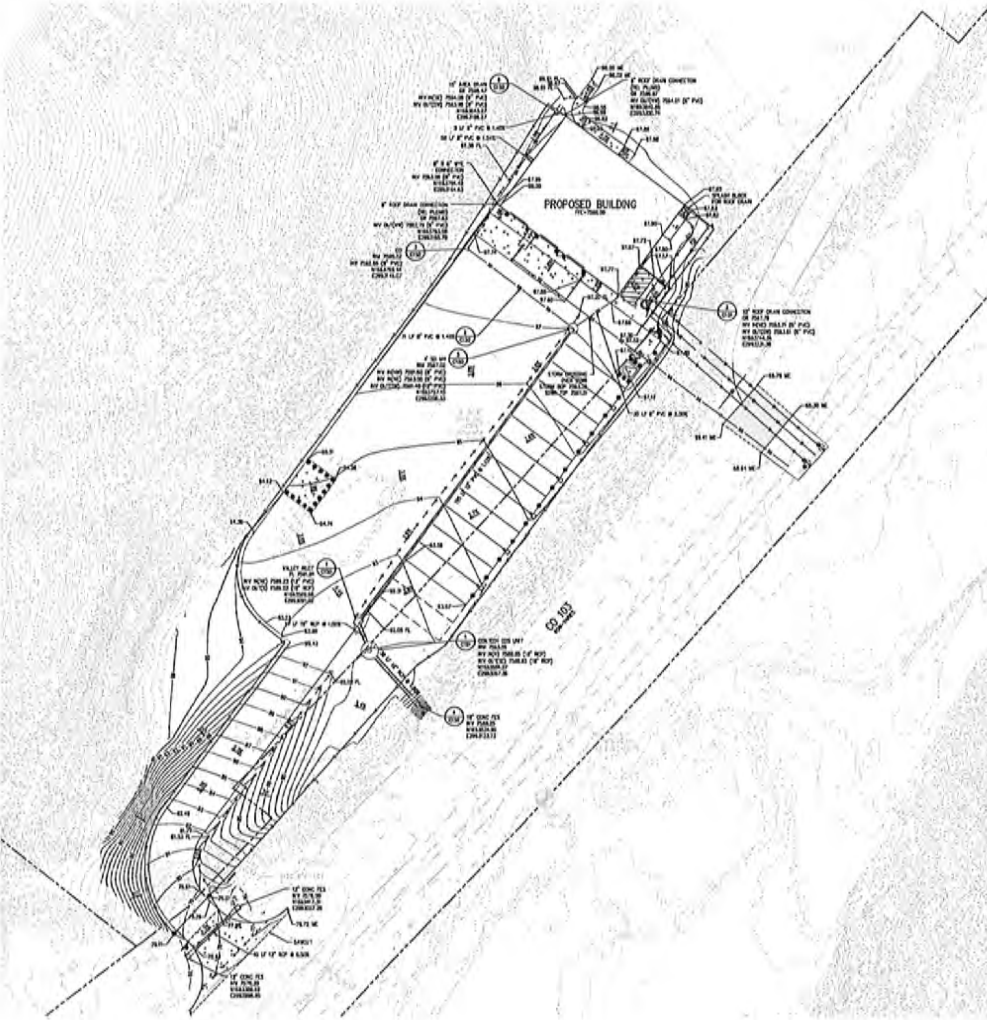


Journal of Management Education 36(7)p. 809-824

Id #	Urban Environments and Food/Water Security	Worksheet 2
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8.4.1	Values (means and standard errors)	Surp
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Source: John George and Fred Frankfort
 Silver Spring, Maryland, 1968



GRADING AND DRAINAGE NOTES.

1. CONTRACTOR TO FILL WITH ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. REFER TO EXISTING RECORD FOR ALL UTILITIES.
2. BUILD TO MINIMUM 2% GRADE FOR DRAINAGE WITHIN PROPOSED LOT LINE & DRAINAGE, AND MINIMUM 2% DRAINAGE TO EXISTING DRAINAGE OR DRAINAGE.
3. CONTRACTOR TO MAINTAIN EXISTING DRAINAGE AT EXISTING LOCATION.
4. ALL DRAINAGE, EXCEPT DRAINAGE, SHALL BE MAINTAINED AS EXISTING.
5. ALL DRAINAGE, EXCEPT DRAINAGE, SHALL BE MAINTAINED AS EXISTING.
6. ALL DRAINAGE, EXCEPT DRAINAGE, SHALL BE MAINTAINED AS EXISTING.
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9. ALL DRAINAGE, EXCEPT DRAINAGE, SHALL BE MAINTAINED AS EXISTING.
10. ALL DRAINAGE, EXCEPT DRAINAGE, SHALL BE MAINTAINED AS EXISTING.



**CCSD REI - TRANSPORTATION
MAINTENANCE FACILITY**
3000 Colorado Blvd., Suite 1000, CO 80502



C100

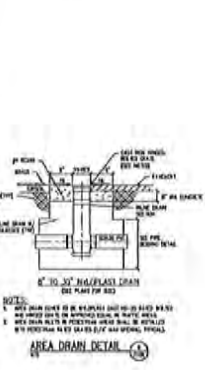
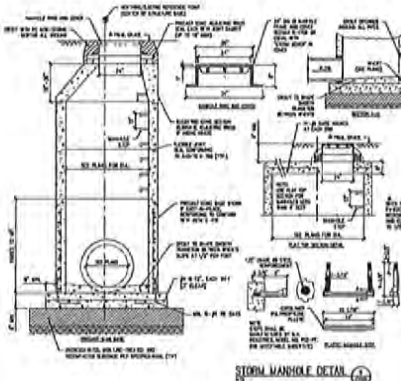
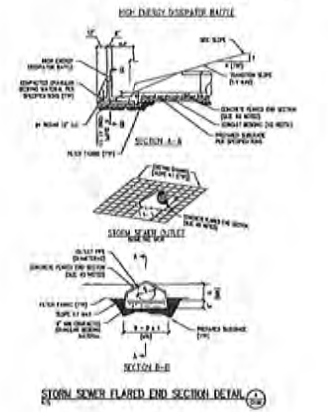
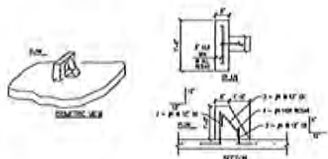
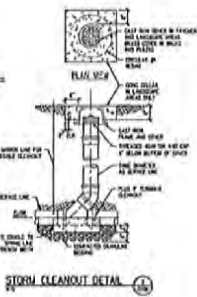
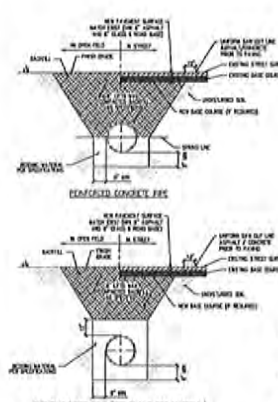
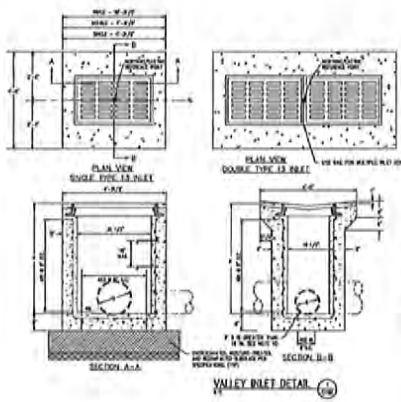


**CCSD RE-1 - TRANSPORTATION
MAINTENANCE FACILITY**
201 Chicago Drive, Suite 100, Chicago, IL 60604



DATE	10/1/2010
BY	W. J. B. / J. B. B.
PROJECT	CCSD RE-1 - TRANSPORTATION MAINTENANCE FACILITY
DESCRIPTION	REVISION 1 - SEE REVISIONS
REVISION	1. SEE REVISIONS

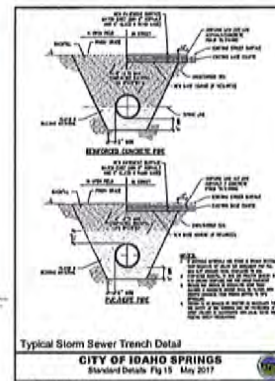
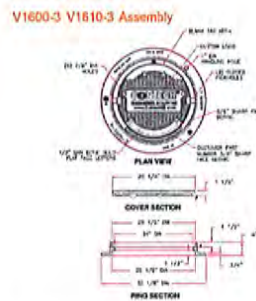
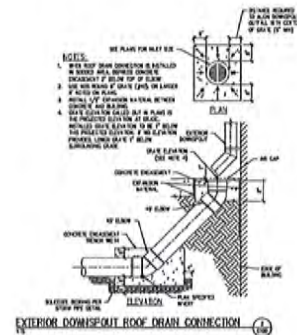
C150



STORM CLEANOUT DETAIL

STORM CLEANOUT DETAIL

STORM CLEANOUT DETAIL



General Notes

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF IDAHO SPRINGS AND THE COLORADO DEPARTMENT OF TRANSPORTATION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF IDAHO SPRINGS AND THE COLORADO DEPARTMENT OF TRANSPORTATION.
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CITY OF IDAHO SPRINGS
Standard Details Fig. 30 May 2017

Typical Water & Sanitary Sewer Trench

CITY OF IDAHO SPRINGS
Standard Details Fig. 45 May 2017

Typical Outside Setting for 3/4" and 1" Meter

CITY OF IDAHO SPRINGS
Standard Details Fig. 58 May 2017

Service Line, Stop Box and Outside Meter Installation for 3/4" and 1" Meters

CITY OF IDAHO SPRINGS
Standard Details Fig. 37 May 2017

Fire Hydrants Plan, Profile, and Location

CITY OF IDAHO SPRINGS
Standard Details Fig. 31 May 2017

Tracer Wire

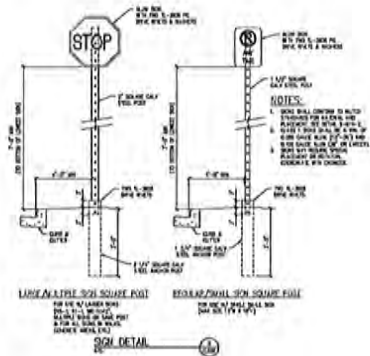
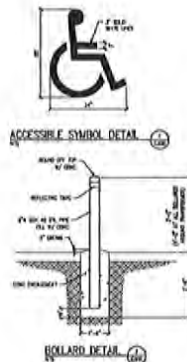
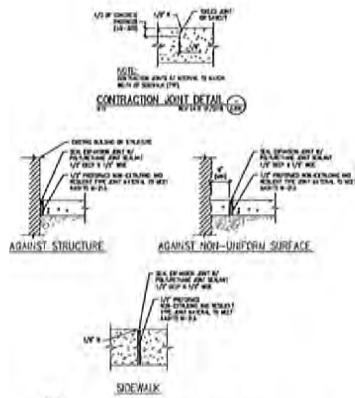
CITY OF IDAHO SPRINGS
Standard Details Fig. 20 May 2017

Sanitary Sewer Tapping

CITY OF IDAHO SPRINGS
Standard Details Fig. 47 May 2017

Sanitary Sewer Cleanout

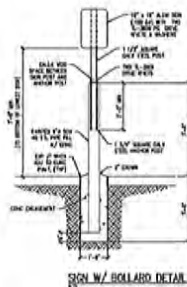
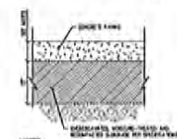
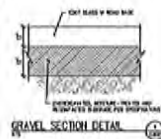
CITY OF IDAHO SPRINGS
Standard Details Fig. 46 May 2017



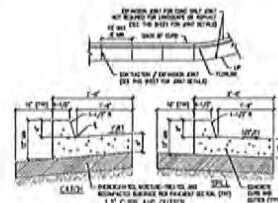
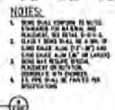
NOTES:

- CONCRETE JOINTS MUST BE 1/2" MIN. WIDE AND 1/2" MIN. DEEP.
- CONCRETE JOINTS MUST BE 1/2" MIN. WIDE AND 1/2" MIN. DEEP.
- CONCRETE JOINTS MUST BE 1/2" MIN. WIDE AND 1/2" MIN. DEEP.

EXPANSION JOINT DETAIL (100)

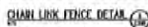


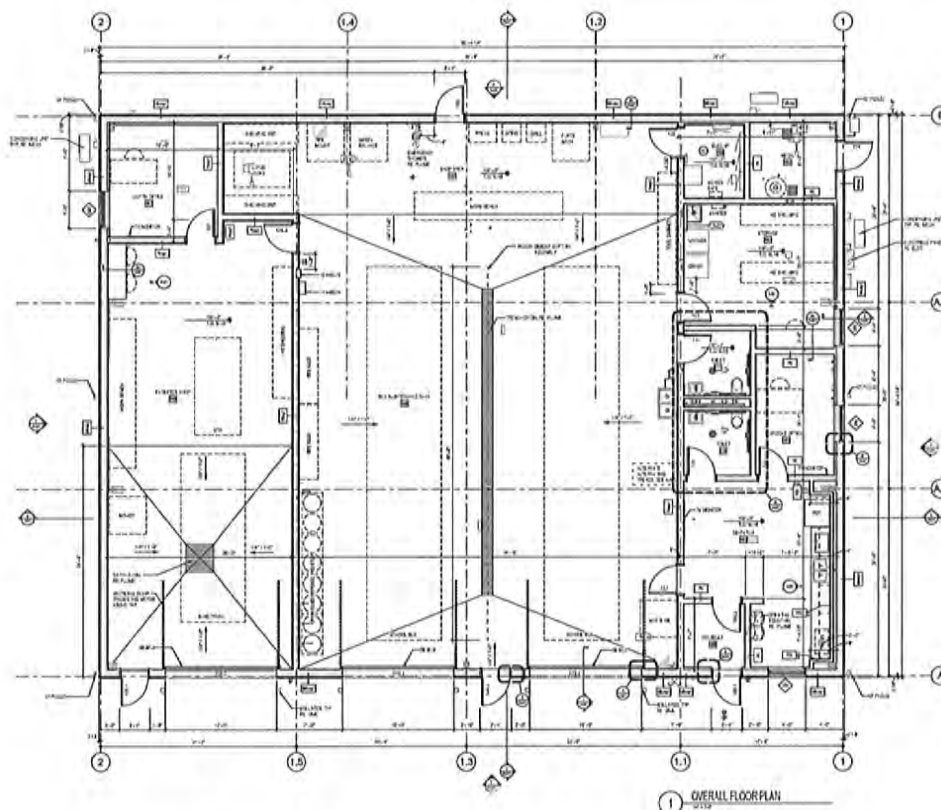
SIGN OP. DETAIL (100)



PRIVATE CURB AND DETAIL DETAIL (100)



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GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WORKS, EDITION 2003, AS AMENDED.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC AREAS AT ALL TIMES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES IN PLACE AT ALL TIMES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL ENVIRONMENTAL RESOURCES.
7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL WORK DONE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING LANDSCAPE.
9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL WORK DONE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING LANDSCAPE.

FLOOR PLAN TAG IDENTIFIERS

- 1. ROOM NUMBER
- 2. ROOM NAME
- 3. ROOM TYPE
- 4. ROOM SIZE
- 5. ROOM COLOR
- 6. ROOM MATERIAL
- 7. ROOM FINISH
- 8. ROOM EQUIPMENT
- 9. ROOM FURNITURE
- 10. ROOM ACCESSORIES

REFERENCE KEYNOTES

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O SHEET KEYNOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WORKS, EDITION 2003, AS AMENDED.
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10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING LANDSCAPE.

WALL TAG LEGEND

- 1. WALL TYPE
- 2. WALL COLOR
- 3. WALL MATERIAL
- 4. WALL FINISH
- 5. WALL EQUIPMENT
- 6. WALL FURNITURE
- 7. WALL ACCESSORIES
- 8. WALL OPENINGS
- 9. WALL DOORS
- 10. WALL WINDOWS



**CCSD RE1 - TRANSPORTATION
MAINTENANCE FACILITY**
300 Chicago Street, Suite 200, Denver, CO 80202



DATE	BY
2024	10/10/24
2024	10/10/24
2024	10/10/24
2024	10/10/24
2024	10/10/24
2024	10/10/24
2024	10/10/24
2024	10/10/24
2024	10/10/24
2024	10/10/24

A-101

REFERENCE KEYNOTES

1. SEE THE ARCHITECTURAL SPECIFICATIONS TO THE PROJECT FOR THE MATERIALS AND FINISHES TO BE USED IN THE BUILDING. THE DESIGNER HAS NOT SPECIFIED THE MATERIALS AND FINISHES TO BE USED IN THE BUILDING. THE DESIGNER HAS NOT SPECIFIED THE MATERIALS AND FINISHES TO BE USED IN THE BUILDING.

SHEET KEYNOTES

1. SEE THE ARCHITECTURAL SPECIFICATIONS TO THE PROJECT FOR THE MATERIALS AND FINISHES TO BE USED IN THE BUILDING. THE DESIGNER HAS NOT SPECIFIED THE MATERIALS AND FINISHES TO BE USED IN THE BUILDING. THE DESIGNER HAS NOT SPECIFIED THE MATERIALS AND FINISHES TO BE USED IN THE BUILDING.

GENERAL NOTES

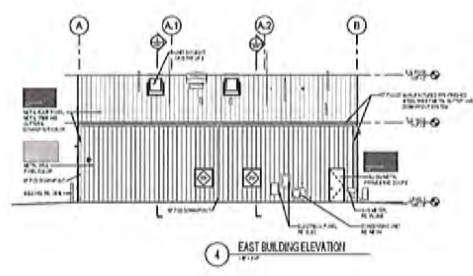
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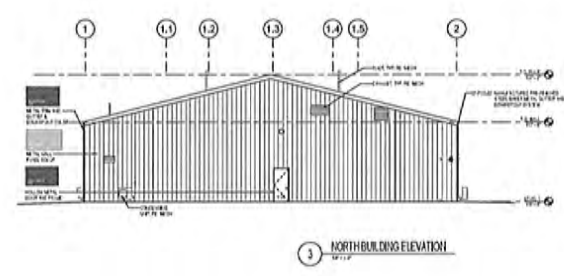
6 SOUTHWEST 3D VIEW
SEE REFERENCE ONLY



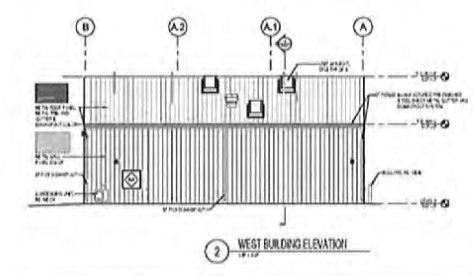
5 SOUTHEAST 3D VIEW
SEE REFERENCE ONLY



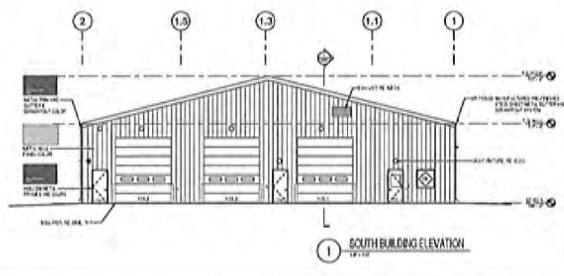
4 EAST BUILDING ELEVATION
1/4" = 1'-0"



3 NORTH BUILDING ELEVATION
1/4" = 1'-0"



2 WEST BUILDING ELEVATION
1/4" = 1'-0"



1 SOUTH BUILDING ELEVATION
1/4" = 1'-0"



CCSD RE1 - TRANSPORTATION
MAINTENANCE FACILITY
300 Chicago Street, East, Suite 200, CCSD, IL 60602



NO.	DATE	DESCRIPTION
1	01/15/2020	ISSUED FOR PERMIT
2	01/15/2020	ISSUED FOR PERMIT
3	01/15/2020	ISSUED FOR PERMIT
4	01/15/2020	ISSUED FOR PERMIT
5	01/15/2020	ISSUED FOR PERMIT
6	01/15/2020	ISSUED FOR PERMIT
7	01/15/2020	ISSUED FOR PERMIT
8	01/15/2020	ISSUED FOR PERMIT
9	01/15/2020	ISSUED FOR PERMIT
10	01/15/2020	ISSUED FOR PERMIT
11	01/15/2020	ISSUED FOR PERMIT
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91	01/15/2020	ISSUED FOR PERMIT
92	01/15/2020	ISSUED FOR PERMIT
93	01/15/2020	ISSUED FOR PERMIT
94	01/15/2020	ISSUED FOR PERMIT
95	01/15/2020	ISSUED FOR PERMIT
96	01/15/2020	ISSUED FOR PERMIT
97	01/15/2020	ISSUED FOR PERMIT
98	01/15/2020	ISSUED FOR PERMIT
99	01/15/2020	ISSUED FOR PERMIT
100	01/15/2020	ISSUED FOR PERMIT

QUITCLAIM DEED

THIS DEED is dated July 17, 2023, and is made between DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, "Grantor", of the City and County of Denver and State of Colorado, and CLEAR CREEK SCHOOL DISTRICT RE-1, "Grantee," whose legal address is PO BOX 3399, IDAHO SPRINGS, CO, 80452 of the County of CLEAR CREEK and State of Colorado.

WITNESS, that the Grantor, for and in consideration of the sum of TEN DOLLARS, (\$10.00), the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, sell and QUITCLAIM unto the Grantee, and the Grantee's heirs and assigns, forever, all the right, title, interest, claim and demand which the Grantor has in and to the real property, together with any improvements thereon, located in the City and County of CLEAR CREEK and State of Colorado, described as follows:

See attached Exhibit "A" for Parcel(s) 78 Rev-EX dated 03/02/2023.

Reference
CDOT Project Number: C51-0103-03

SUBJECT TO any and all easements of record and to any and all utilities as constructed and for their maintenance as necessary.

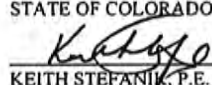
IN THE EVENT THE PROPERTY HEREIN CONVEYED FAILS TO BE USED FOR NONPROPRIETARY PUBLIC USE THIS DEED SHALL BECOME NULL AND VOID AND THE PROPERTY SHALL REVERT TO THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO.

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

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

ATTEST:


ANDREA GRINER
Chief Clerk for Property Management

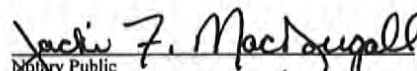
DEPARTMENT OF TRANSPORTATION
STATE OF COLORADO

KEITH STEFANIK, P.E.
Chief Engineer

STATE OF COLORADO)
) ss.
City and County of Denver)

The foregoing instrument was acknowledged before me this 17th day of July, 20 23, by Andrea Griner, Chief Clerk for Property Management and KEITH STEFANIK, P.E. as Chief Engineer of the Department of Transportation, State of Colorado.

Witness my hand and official seal,
My commission expires: April 27, 2026




Notary Public

Name and Address of Person Creating Newly Created Legal Description (§ 38-35-106.5, C.R.S.)

EXHIBIT "A"**PROJECT NO. C51-0103-03****PARCEL 78 Rev-EX****DATE: MARCH 2, 2023****LEGAL DESCRIPTION**

A tract or parcel of land No. 78 Rev-EX, of the Department of Transportation, State of Colorado, Project No. C51-0103-03, containing 19,880 square feet (0.456 acres), more or less, in a portion of the Edwards Placer M.S. No. 280, lying in the NE 1/4 of Section 2, Township 4 South, Range 73 West and in the SE 1/4 of Section 35, Township 3 South, Range 73 West, of the Sixth Principal Meridian, in Clear Creek County, Colorado, also being a portion of that certain parcel of land described in Special Warranty Deed recorded at Book 258, Page 91, on September 12, 1957, in the Clear Creek County Clerk and Recorder's office, being more particularly described as follows:

Commencing at corner No. 3 of the Edwards Placer M.S. No. 280; Thence South 78° 12' 28" East, a distance of 452.26 feet to the Northwestern Right of Way (ROW) line of State Highway 103, said point also being the POINT OF BEGINNING;

1. Thence North 52°50'13" West, coincident with said northwesterly ROW line, non-tangent with the following described curve, a distance of 26.28 feet;
2. Thence along the arc of a curve to the left, coincident with said Northwestern ROW line, having a central angle of 03°56'51", a radius of 5663.58 feet, a chord bearing of North 42°12'24" East, a distance of 390.13 feet, and an arc distance of 390.21 feet;
3. Thence North 40°13'24" East, coincident with said Northwestern ROW line, non-tangent with the previous described curve, a distance of 166.90 feet;
4. Thence South 49° 46' 36" East, coincident with said Northwestern ROW line a distance of 26.00 feet;
5. Thence along the arc of a curve to the right, coincident with said Northwestern ROW line, having a central angle of 00°22'08", a radius of 5769.58 feet, a chord bearing of North 40°33'41" East, a distance of 37.16 feet; and an arc distance of 37.16 feet,
6. Thence South 50° 21' 12" East, a distance of 9.78 feet
7. Thence South 40°13'24" West, a distance of 254.27 feet;
8. Thence South 42°27'38" West, a distance of 338.09 feet;
9. Thence North 52°50'13" West, a distance of 10.08 feet to the POINT OF BEGINNING.

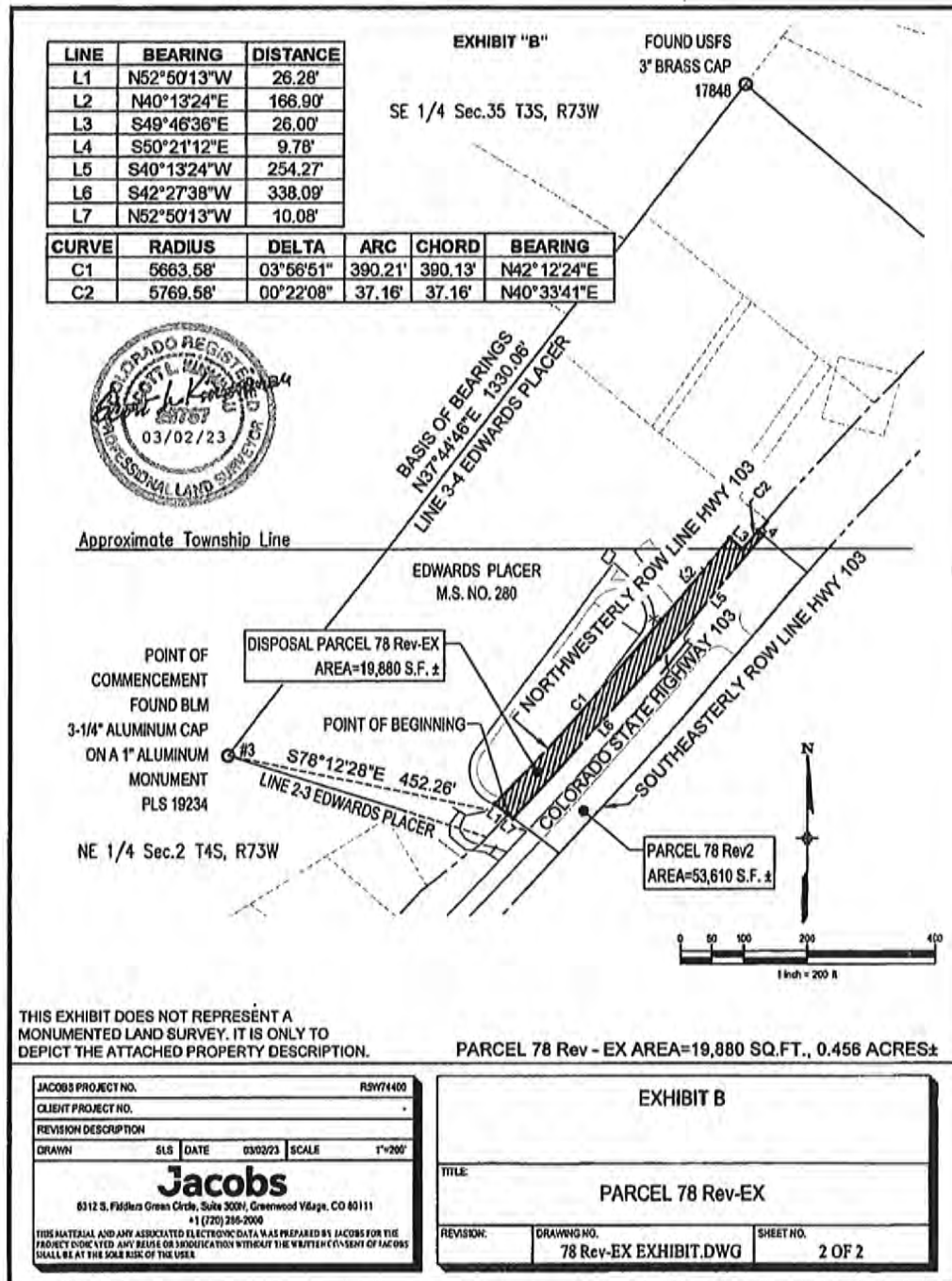
The above described parcel contains 19,880 square feet (0.456 acres), more or less.

Basis of Bearings: Bearings are based on the Colorado State Plane Coordinate System, Central Zone, NAD 83. The 3-4 line of The Edwards Placer M.S. No. 280 having a grid bearing of North 37°44'36" East marked at corner No. 3 with a found BLM 3-1/4" aluminum cap on a 1" aluminum monument stamped: PLS 19234 and a point on line being a found USFS brass cap stamped: 17848

Prepared by:
Scott L. Kimminau, PLS 29757
For and on behalf of Jacobs Engineering Group Inc.
6312 S. Fiddlers Green Circle, Suite 300N
Greenwood Village, CO 80111
Scott.Kimminau@jacobs.com



K R5W74400 CCSD Bus Barn Legal Description



Jonathan Cain

From: Mike Moonan <mmoonan@scrycast.com>
Sent: Tuesday, October 24, 2023 4:43 PM
To: Jonathan Cain
Cc: Rubinstein, Rachel; Lopez, Mike A; Jessica Blanford; Chris Cole; Mike Gass; Hollie Harlan; Kristin Funston (kristin.funston@ccsdre1.org); Wonder Martell, Deputy City Clerk; Andrew Marsh, City Administrator; Carmen Beery; Brent Case (bcase@sempelaw.com)
Subject: RE: School District FDP Items Remaining
Attachments: 2023.05.08_TMF City Submission Documents_Drawings.pdf

Jon: Thanks for taking the time to walk through remaining items for the FDP process. I'm glad we were able to identify remaining open items and provide everything needed for the November 1st meeting.

As discussed today, and for your files:

- Landscape: The District will only use native seed for the project.
- Dumpster: All District school sites are contracted services that provide a bar over the top that can be locked. The new TMF site will be supplied the same as all our schools.
- Drawings: See attached.

In the event the plan document is too large for email, the plans & JVA's conformance letter can also be accessed in a One Drive Shared Folder:  [IdahoSprings-CCSD-TMF](#)

As I understand our conversation, this should meet all outstanding requirements enabling a letter of recommendation without conditions and a letter lifting the remaining stop work order.

Remaining open items that will not interrupt the November 1st meeting:

- Developer Agreement
 - City's executed copy of the agreement.
 - The District contact for statements will be Rachel Rubinstein
 - Phone #: (240) 418-7248
 - Email: rachel.rubinstein@jacobs.com
 - Cc email Lynn.Compton@jacobs.com
 - Cc email mike.moonan@ccsdre1.org
 - Mail
Clear Creek School District RE-1
PO Box 3399
Idaho Springs, CO 80452
Attn: Rachel Rubinstein
- CDOT Right of Way
 - City's executed copy of MOU
 - Schedule a meeting for next steps
- Stop Work Letter
 - A letter lifting the remaining stop work allowing the court case to be dismissed.

Thanks again for working with us. We greatly appreciate the collaboration!!!

Regards

Mike Moonan
Founder
ScryCAST, LLC
PO Box 89
Pine, CO 80470
mmoonan@scrycast.com
303.550.3521



Better Faster Cheaper Safer

Forecasting a Future where Capital Assets & Improvements are
Synchronized with Teams & Technology

From: Jonathan Cain <jcain@idahospringsco.com>

Sent: Tuesday, October 24, 2023 3:17 PM

To: Mike Moonan <mmoonan@scrycast.com>

Cc: Rubinstein, Rachel <rachel.rubinstein@jacobs.com>; Lopez, Mike A <Mike.Lopez@jacobs.com>; Jessica Blanford <JBlanford@moaarch.com>; Chris Cole <ccole@moaarch.com>; Mike Gass <mike.gass@ccsdre1.org>; Hollie Harlan <hollie.harlan@ccsdre1.org>; Kristin Funston (kristin.funston@ccsdre1.org) <kristin.funston@ccsdre1.org>; Wonder Martell, Deputy City Clerk <cityclerk@idahospringsco.com>; Andrew Marsh, City Administrator <admin@idahospringsco.com>; Carmen Beery <cbeery@mdbrlaw.com>; Brent Case (bcase@semplelaw.com) <bcase@semplelaw.com>

Subject: Re: School District FDP Items Remaining

Sounds good!

Sent via the Samsung Galaxy S22 Ultra 5G, an AT&T 5G smartphone

Get [Outlook for Android](#)

From: Mike Moonan <mmoonan@scrycast.com>

Sent: Tuesday, October 24, 2023 2:55:49 PM

To: Jonathan Cain <jcain@idahospringsco.com>

Cc: Rubinstein, Rachel <rachel.rubinstein@jacobs.com>; Lopez, Mike A <Mike.Lopez@jacobs.com>; Jessica Blanford <JBlanford@moaarch.com>; Chris Cole <ccole@moaarch.com>; Mike Gass <mike.gass@ccsdre1.org>; Hollie Harlan <hollie.harlan@ccsdre1.org>; Kristin Funston (kristin.funston@ccsdre1.org) <kristin.funston@ccsdre1.org>; Wonder Martell, Deputy City Clerk <cityclerk@idahospringsco.com>; Andrew Marsh, City Administrator <admin@idahospringsco.com>; Carmen Beery <cbeery@mdbrlaw.com>; Brent Case (bcase@semplelaw.com) <bcase@semplelaw.com>

Subject: RE: School District FDP Items Remaining

Jon: Sorry for the late response. How about 3:15? I'll give you a call.

Regards

Mike Moonan
Founder
ScryCAST, LLC
PO Box 89
Pine, CO 80470
mmoonan@scrycast.com



CITY OF IDAHO SPRINGS

Let's Talk about the Major Projects coming to Idaho Springs

I-70 Construction, Miner Street Redesign/Construction, Parking Garage

TaskForce Mixer

AT YARDS TAPHOUSE NOV 28TH
COME AND LEARN WHAT IS NEXT!
WE HAVE SOME BIG CHANGES IN
THE NEXT FEW YEARS AND IT IS
IMPORTANT TO BE AWARE,
INVOLVED AND PREPARED!



**A 2 Hour
Discussion**

**Free Food
Free Drinks**

Tuesday
Nov. 28th
6pm-8pm
at Yards Taphouse
Free Food and
Drinks

Speakers:

Jon Cain

Assistant City Manager

Sadie Schultz

Director of The Idaho
Springs Chamber of
Commerce



Don't miss your chance to be involved in planning for these major projects. The Idaho Springs Task Force helped guide our community during COVID—now we are working together to help guide our community as we step into some major projects that will have large impacts to the businesses of downtown district in Idaho Springs.



Office of the Deputy City Clerk

To: Mayor and City Council

From: Wonder Martell, Deputy City Clerk

Date: November 13, 2023

Subject: Staff Report Regular Meeting

- ✓ Sales Tax Report
- ✓ SAFEBuilt building permit report.
- ✓ City Hall to be closed Thursday November 23rd and Friday November 24th for the Thanksgiving holiday.

	2016	2017	2018	2019	2020	2021	2022	2023	Mo. To Mo. Comparison	YTD Comparison	Current YTD Total	Previous YTD Total
Jan	\$136,640.85	\$154,218.54	\$154,968.62	\$166,830.68	\$199,661.64	\$209,633.95	\$241,059.18	\$267,471.90	10.96%	10.96%	267,471.90	241,059.18
Feb	\$182,564.35	\$194,616.57	\$201,422.32	\$246,761.66	\$258,309.27	\$266,351.19	\$300,210.35	\$326,794.82	8.86%	9.79%	594,266.72	541,269.53
Mar	\$139,731.94	\$200,236.03	\$194,756.37	\$222,532.49	\$235,940.98	\$266,501.90	\$265,799.93	\$344,180.43	29.49%	16.28%	938,447.15	807,069.46
April	\$187,483.54	\$177,395.43	\$190,166.90	\$207,177.31	\$232,375.01	\$243,676.11	\$272,972.03	\$361,032.17	32.26%	20.32%	1,299,479.32	1,080,041.49
May	\$182,398.01	\$206,563.51	\$223,907.92	\$232,244.57	\$186,300.12	\$291,578.68	\$310,036.11	\$402,899.99	29.95%	22.47%	1,702,379.25	1,390,077.60
June	\$134,442.24	\$159,819.04	\$175,580.94	\$178,261.23	\$188,064.67	\$248,167.82	\$256,468.48	\$317,733.49	23.89%	22.69%	2,020,112.74	1,646,546.08
July	\$181,631.58	\$177,345.32	\$184,601.78	\$213,658.13	\$176,240.37	\$275,287.42	\$280,922.87	\$339,029.09	20.68%	22.40%	2,359,141.83	1,927,468.95
August	\$233,208.76	\$248,756.18	\$274,310.00	\$285,678.54	\$289,485.68	\$364,020.44	\$364,822.74	\$445,442.74	22.10%	22.35%	2,804,584.57	2,292,291.69
Sept	\$261,915.78	\$295,890.20	\$351,932.41	\$393,380.68	\$301,704.63	\$411,802.03	\$422,571.90	\$562,291.21	33.06%	24.02%	3,366,875.78	2,714,863.59
Oct	\$247,167.24	\$266,861.70	\$261,825.68	\$308,276.28	\$302,934.73	\$346,174.64	\$396,083.62	\$479,965.55	21.18%	23.65%	3,846,841.33	3,110,947.21
Nov	\$237,656.99	\$217,782.08	\$253,207.80	\$268,690.51	\$311,044.04	\$379,340.95	\$370,507.24	\$437,935.60	18.20%	10.50%	3,846,841.33	3,481,454.45
Dec	\$178,132.16	\$176,952.97	\$186,403.26	\$228,281.95	\$252,727.92	\$294,442.00	\$297,189.14		-100.00%	1.80%	3,846,841.33	3,778,643.59
Total	\$2,302,973.44	\$2,476,437.57	\$2,653,084.00	\$2,951,774.03	\$2,934,789.06	\$3,596,977.13	\$3,778,643.59	\$4,284,776.93				
Budget	1,970,000.00	2,344,592.00	2,536,932.00	2,581,078.00	3,002,445.00	3,002,445.00	3,800,000.00	5,125,000.00				
% of Bud	116.90%	105.62%	104.58%	114.36%	97.75%	119.80%	99.44%	83.61%				

IDSP - Idaho Springs

Date Range: 10/01/2023 - 10/31/2023

[illegible]



Idaho Springs Police Department

3000 Colorado Blvd. ★ Post Office Box 907

Idaho Springs, CO 80452

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

<https://cityofidahosprings.colorado.gov/ISPD>

To: Chuck Harmon, Mayor
City Council

From: Nate Buseck, Chief of Police

Date: November 08, 2023

Subject: City Council Report for November 13, 2023

Requests for Action: None

Calls for Service: October 19, 2023 – November 08, 2023 = **281**

Chief Buseck Attended:

10/19/23: CCHAT Meeting
Architect Meeting- New PD

10/23/23: Vitality Task Force
BOCC Sheriff Candidate Interviews (viewed via zoom)
Department Heads Meeting

10/26/23: Advocates Board Meeting

10/30/23: Vitality Task Force
Architect Meeting

10/31/23: Architect Meeting with Mayor and Andy
Halloween Trunk or Treat Event

11/01/23: District Attorney's Office-Adult Diversion Program Implementation

11/03/23: Colorado Senator Dylan Roberts, CU Regent Leslie Smith

11/06/23: Juvenile Justice Review Board

Sgt. Frost Attended:

11/02/23: Operations Meeting discussing Dispatch Services

Training:

11/01/23-11/03/23: One Sergeant attended RDS (Red Dot) Instructor Course (Highlands Ranch, CO)

11/01/23: All sworn attended Defense Tactic Arrest Control (Clear Creek High School)

Upcoming Training:

11/15/23: One Officer will attend CIRSA ABLE Training (Brush, CO)

11/22/23: All officer will attend firearms qualifications, Highlands Ranch Training Academy

Code Enforcement:

Addressing abandoned vehicles, parking complaints

Staffing:

- ISPD is currently fully staffed.

Significant Incidents:

October 19, 2023, ISPD received third party information from an employer who believed their employee was in harm's way due to a video call ending abruptly as well as seeing a male party upset in the background. ISPD responded to the 3200 block of Riverside and located a female party walking who stated that her boyfriend became upset and ended her video conference call with her boss. The suspect took her phone away from her so she wouldn't be able to call law enforcement. The male party left the scene in a vehicle with the victim's belongings. The male party was located driving with no valid registration or proof of insurance. The suspect was arrested for domestic violence, harassment, obstruction of telephone service, no proof of insurance, displaying fictitious plates, and theft.

On October 26, 2023, ISPD conducted a traffic stop in the 300 block of Soda Creek Road. The female driver did not have her driver's license on her and showed the officer expired insurance. There was a male party in the vehicle who had multiple warrants for his arrest. The male party was arrested on his warrants, and the female party was issued a warrant for the traffic offenses.

On October 28, 2023, an ISPD officer was conducting traffic enforcement near mile marker 242 on I-70 Westbound when he observed two vehicles pass him at a high rate of speed. The officers recognized the vehicles from a BOLO for prior burglary suspects. The vehicles eluded officers to Georgetown where Clear Creek County deputies had deployed stop sticks. One of the vehicles struck the stop sticks, struck a metal sign, and came to a rest in a grass ditch. Both occupants fled on foot. The male driver was taken into custody and charged with vehicular eluding, unlawful distribution of controlled substance, unlawful possession of a controlled substance, obstructing a peace officer, 3rd degree motor vehicle theft, resisting arrest, left the scene of an accident, and attempted vehicular assault. The case remains under investigation regarding the prior burglaries.

On October 29, 2023, ISPD responded to the 2300 block of Virginia Street on reports of a vehicle fire. When the ISPD arrived, the vehicle was fully engulfed. ISPD officer started notifying residents to evacuate the area until Clear Creek County Fire could arrive and extinguish the fire. The cause of the fire appeared to have been mechanical.

On November 03, 2023, ISPD took a male party into custody for the death of a local man. **See attached press release.**



Idaho Springs Police Department

3000 Colorado Blvd. ★ Post Office Box 907

Idaho Springs, CO 80452

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

<https://cityofidahosprings.colorado.gov/ISPD>

ISPD Makes Arrest in Fentanyl Overdose Case

11.07.23

On September 24th, 2023, at approximately 12:21 a.m. the Idaho Springs Police Department responded to a CPR in progress call in the 2500 block of Colorado Blvd. The officer arrived and began performing CPR along with administering Narcan to the victim. The officer suspected the incident may have been related to a drug overdose. Clear Creek County EMS arrived and determined the male had passed away. The male victim was a local resident to Idaho Springs, 26-year-old Garrett Chandler. Mr. Chandler had worked at Safeway and was a visible member of the Idaho Springs community.

An autopsy was performed, and the cause of death was ultimately determined to be a fentanyl overdose. ISPD performed an extensive investigation in the following weeks that included executing a search warrant at a local residence, evidence collection, and multiple witness interviews. ISPD presented the evidence and case information to the 5th Judicial District Attorney's Office regarding a potential suspect. On November 3rd, 2023, an arrest warrant was issued for a subject. That same day, ISPD located and arrested 60-year-old Marvin Eddings, in the 700 block of Miner Street. Mr. Eddings is an Idaho Springs resident. Mr. Eddings was charged with manslaughter, crimes against an at-risk person, unlawful possession of a controlled substance, unlawful distribution, manufacturing, or sale of a controlled substance. All suspects are presumed innocent until proven guilty in court.

"Fentanyl is impacting the Idaho Springs community and the entire State of Colorado," said Chief Nate Buseck. According to the Center for Disease Control website, "Fentanyl is a synthetic opioid that is up to 50 times stronger than heroin and 100 times stronger than morphine. It is a major contributor to fatal and nonfatal overdoses in the U.S." (<https://www.cdc.gov/stopoverdose/fentanyl/index.html>)

ISPD continues to gather further information regarding this case and asks the public to please call Sgt. Ryan Frost at 303-567-4291 if you have any information that would be helpful to this investigation. Chief Buseck stated, "Our agency continues to work diligently to impact all illegal narcotics crimes in our community and investigate those individuals who knowingly distribute illegal narcotics. Our thoughts and prayers go out to Mr. Chandler's family."



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

TO: MAYOR and COUNCIL
FROM: Paul Crain
DATE: November 13th, 2023
Re. STAFF REPORT PUBLIC WORKS

Idaho Springs Public Works has been very busy with the many facets that make up the maintenance objectives of the City Crew.

Our D/C Team continue meter repairs, and no unusual events on the collections side of their work. The Meter replacement Project is starting to wrap up. The bulk of the necessary repairs have been made, and the Team is following up on scheduling and rescheduling missed appointments and customers that have not responded.

The Public Works Team finished the installation of the new benches in the Library Park, they fit perfectly and have received a lot of positive feedback.

Winterization is complete for all parks and infrastructure vaults, and the Team is excited to attack some snow.

The Public Works facility construction is continuing, Grout injection is complete and underground utility work will be underway the week of November 6th.

No Requests for Action

**Paul Crain
Public Works Superintendent**







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

TO: MAYOR and COUNCIL

FROM: Edward Sigward

DATE: 11/13/2023

Re. STAFF REPORT WATER WASTEWATER

- BPCCC Public notice redistributed on 10/1/2023. New date to resolve 12/1/2023.
- Idaho Springs Reservoir Winterized

WASTEWATER

	BOD	TSS	NH4	PO4	TIN
Goal	10	10	3	1	10
Current	<1	6	0.13	0.48	1.0

- Backwash return pump ordered \$5072.00.
- Discharge permit updates
- Emergency action plan updates

WATER

- MOR complete
- Mattie dam Screen maintenance.
- CWCB grant presentation prep.