



## **BOT Regular Workshop and Meeting 2/15/23 5:30pm**

Town of Lake City

Feb 15, 2023 at 5:30 PM MST to Feb 15, 2023 at 8:00 PM MST

230 N. Bluff Armory Multi-Purpose Room

### **Agenda**

#### **I. Public Hearing - 5:30pm**

- A. Public Hearing on 1215 Golden Road Short Term Rental Application**
- B. Discussion and Possible Action to Approve, Approve with Conditions, or Deny 1215 Golden Road Short Term Rental Application**

#### **II. Workshop - 5:45pm**

- A. Discussion regarding Town of Lake City Community Suburban Policy**
- B. Discussion regarding Radio Emergency Communications through the Roundtop Communications Site with Jerry Gray**
- C. Discussion with Diane Deshazzo about Changing the Local Ordinance so as to Allow the Sale of Marijuana**
- D. Discussion regarding Providing Public Access to LFVC Property Below 8.5 Street Bridge**
- E. Discussion regarding a letter of support for Lex Mulhall's scholarship application to attend the 2023 CML annual conference**
- F. Discussion regarding 5 letters of support for Hinsdale County Historical Society who is seeking grant finding to restore historic Rail Car 211**

#### **III. Regular Meeting - 7:00pm**

- A. Call to Order**
- B. Roll Call**
- C. Executive Session Pursuant to CRS 24-6-402(4)(e)(I) for the purpose of determining positions relative to matters that may be subject to negotiations regarding the 3rd Street Construction Project.**
- D. Minutes 2/1/2023**
- E. Bills Payable 2/15/2023**
  - 1. Lake San Cristobal Water Activity Enterprise (Woods)**
  - 2. Historic Preservation Commission (Fox)**
  - 3. Chamber of Commerce (Kendall)**
  - 4. Marketing Committee (Bruce)**
  - 5. DIRT (Hamel)**
  - 6. High Alpine Region Team (Woods)**

**7. Region 10 (Roberts)**

**8. Planning and Zoning (Dozier)**

**9. Town Manager/Treasurer Report (Mulhall)**

**10. Town Engineer (Fagan ) Lake City Wastewater Treatment Plant Update**

**11. Legal Update**

**12. Mayor/Trustee Report**

**F. Correspondence Received**

**G. Citizen Communications**

**H. Additions to the Agenda**

**I. Action Items**

**1. Discussion and Possible Action to Approve Town of Lake City Community Suburban Policy**

**2. Discussion and Possible Action to Approve Letter of Support for Lex Mulhall's Scholarship Application for the 2023 CML Annual Conference**

**3. Discussion and Possible Action to Approve Letter of Support for 5 letters of support for Hinsdale County Historical Society who is seeking grant finding to restore historic Rail Car 211**

230 N. Bluff Street  
PO Box 544, Lake City, CO, 81235  
970-944-2333  
www.townoflakecity.co

# TOWN OF LAKE CITY

## APPLICATION FOR ANNUAL PERMIT FOR SPECIAL CONDITIONAL USE OF PROPERTY IN RESIDENTIAL DISTRICT

1. Name and mailing address of applicant. Include proof of citizenship. (Driver's License/Passport):

AspenView LLC. 32590 Pine Grove Rd. Racine, OH 45771

2. Address of property for which permit is sought. Include proof of ownership. (Deed/Lease):

1215 Golden Drive Lake City, CO 81235

3. Zoning district in which property to be permitted is located:

R-1

4. \*Names and addresses of owners of all properties immediately surrounding (to include across the street, alley, and beside) the property for which a permit is being sought. Attach copies of Hinsdale County Assessor records mapping the location of the surrounding properties and confirming the requested name and address information.

Rebecca Morrison, 1155 Golden Rd.

Paul and Marilyn Schweiger, 1225 Golden Dr.

Terry and Julie Enos, 1135 Golden Rd.

Branka Karakashovich, 1050 Ocean Wave

Paul Hicks, 1230 Golden Rd.

Timothy and Jane Duval, 1255 Golden Rd.

Jerry and Sammie Coleman, 1250 Golden Rd.

**APPLICATION FOR ANNUAL PERMIT FOR SPECIAL CONDITIONAL USE OF  
PROPERTY IN RESIDENTIAL DISTRICT**

5. Description of specific use for which the property is to be used pursuant to the requested permit:

Short term rental.

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6. Lodging tax and any applicable sales tax license numbers. Attach copies of pertinent licenses.

Taxes being paid through Airbnb and VRBO.

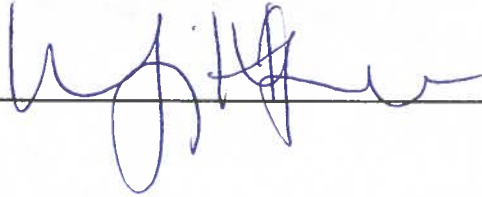
**By signing this application, the applicant indicates an understanding that any permit issued pursuant hereto automatically terminates on the anniversary of the issuance date unless it is renewed by payment of subsequent annual renewal fees to the Town of Lake City. Such fees are currently set in the amount of \$375.00. Any permit issued pursuant to this application is revocable by the Board of Trustees of the Town of Lake City upon proper notice, hearing and determination of just cause pursuant to Section 15.9-4.5 of the Lake City Municipal Code.**

**\*Notices to adjoining property owners must be sent via *Certified Mail* within 5 days of application filing along with *Return Receipt Requested* associated with the aforementioned mailings must be submitted to the Town Clerk within 10 days of application filing.**

Date:

4/10/23

Applicant:



# Property Record Card

Hinsdale County Assessor

**COLEMAN, JERRY L. JR.  
& JAMIE LYNN  
COLEMAN, CO-TRUSTEES  
OF THE JERRY & JAMIE  
COLEMAN REVOCABLE  
FAMILY LIVING TRUST**

**Account: R000352**  
Tax Area: TA2F - TAX AREA 2F  
Acres: 0.430

**Parcel: 4509-271-06-001**  
Situs Address:  
1250 GOLDEN RD  
LAKE\_CITY, 81235

845 CLEARWATER DRIVE  
MIDLOTHIAN, TX 76065

Economic Area            1 - ECON AREA 1

Neighborhood            10201100 - RIVERSIDE ESTATES SUBD

### Value Summary

### Legal Description

1250 GOLDEN RD LOT 1, BLOCK 6 RIVERSIDE ESTATES

Value By:	Market	Override
Land (1)	\$58,650	N/A
Single Family Residential (1)	\$261,960	N/A
Extra Feature (1)	\$10,000	N/A
<b>Total</b>	<b>\$330,610</b>	<b>\$330,610</b>

### Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
101791	03/11/2016	WJ	UI	Y	\$330,000	100.18	\$330,000	100.18	\$330,000	100.18
93936	08/18/2004	WD	UV	N	\$275,000	120.22	\$233,750	141.44	\$233,750	141.44

### Land Occurrence 1

Property Code	1112 - SINGLE FAM.RES.-LAND	Land Code	85 - RIVERSIDE ESTATES
Access Code	1 - YEAR-ROUND	Utilities	0 - N/A
Zoning	0 - OTHER		

SubArea	UNITS	PRIME	ACTUAL	HEATED	EFFECTIVE
SITE			1		
Total			1.00		
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$58,650		58,650.00		

### Single Family Residential Occurrence 1

Property Code	1212 - SINGLE FAM.RES-IMPROVEMTS	Actual Year Built	1980
Effective Year Built	1980 - 1980 - EFFECTIVE YEAR	Baths	2
Bedrooms	3	Condition	0
Constant	1	Fireplace	0 - NONE
Fireplace Count	0	Foundation	COMBINATION
Heating Type	1 - BASEBOARD ELECTRIC	Quality	AVERAGE 1.25
Rcs Sf Rate	1	Roof Cover	1 - PROPANEL-METAL
Roof Structure	0	Rooms	0
Style 1 Bldg	ONE & ONE-HALF STORY FIN	Style 2 Bldg	ATTACHED GARAGE
Style Arch	FRAME HOME	Weatherization	FULL INSULATION
Windows	1 - DOUBLE PANE		

SubArea	UNITS	PRIME	ACTUAL	HEATED	EFFECTIVE
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# Property Record Card

## Hinsdale County Assessor

### Single Family Residential Occurrence 1

CONSTANT UNITS	1					
SQFT - SQUARE FOOT		1687	1687	1687	1687	1687
Total	1.00	1,687.00	1,687.00	1,687.00	1,687.00	1,687.00
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$261,960	261,960.00	155.28	155.28	155.28	155.28

### Extra Feature Occurrence 1

Property Code	1212 - SINGLE FAM.RES-IMPROVEMTS	XFOB Code	1002 - GARAGE 2 - 351 TO 700 SQFT		
<b>SubArea</b>	<b>UNITS</b>	<b>PRIME</b>	<b>ACTUAL</b>	<b>HEATED</b>	<b>EFFECTIVE</b>
XFOB UNITS - EXTRA FEATURE UNITS			1		
Total			1.00		
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$10,000		10,000.00		

### Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
1112	SINGLE FAM.RES.-LAND	\$58,650	\$4,080	NA	NA
1212	SINGLE FAM.RES-IMPROVEMTS	\$271,960	\$18,900	NA	NA
<b>Total</b>		<b>\$330,610</b>	<b>\$22,980</b>	NA	NA

# Property Record Card

Hinsdale County Assessor

**DUVAL, TIMOTHY D &  
JANE M DUVAL**

**Account: R000360**  
Tax Area: TA2F - TAX AREA 2F  
Acres: 0.570

**Parcel: 4509-271-07-006**  
Situs Address:  
1255 GOLDEN RD  
LAKE\_CITY, 81235

5004 FAIRWAY RD  
WESTWOOD, KS 66205

Economic Area      1 - ECON AREA 1

Neighborhood      10201100 - RIVERSIDE ESTATES SUBD

## Value Summary

Value By:	Market	Override
Land (1)	\$40,540	N/A
Single Family Residential (1)	\$143,960	N/A
<b>Total</b>	<b>\$184,500</b>	<b>\$184,500</b>

## Legal Description

1255 GOLDEN RD LOT 12, BLOCK 7 RIVERSIDE ESTATES SUBD



## Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
91470	05/22/2001	WD	QV	Y	\$145,000	127.24	\$144,900	127.33	\$144,900	127.33

## Land Occurrence 1

Property Code	1112 - SINGLE FAM.RES.-LAND	Land Code	83 - RIVERSIDE ESTATES
Access Code	1 - YEAR-ROUND	Utilities	0 - N/A
Zoning	0 - OTHER		

SubArea	UNITS	PRIME	ACTUAL	HEATED	EFFECTIVE
SITE			1		
Total			1.00		
	Value	Rate	Rate	Rate	Rate
	\$40,540		40,540.00		

## Single Family Residential Occurrence 1

Property Code	1212 - SINGLE FAM.RES-IMPROVEMTS	Actual Year Built	1976
Effective Year Built	1976 - 1976 - EFFECTIVE YEAR	Baths	1
Bedrooms	2	Condition	0
Constant	1	Fireplace	0 - NONE
Fireplace Count	0	Foundation	COMBINATION
Heating Type	1 - BASEBOARD ELECTRIC	Quality	FAIR
Res Sf Rate	1	Roof Cover	0 - N/A

# Property Record Card

## Hinsdale County Assessor

### Single Family Residential Occurrence 1

Roof Structure	0	Rooms	0
Style 1 Bldg	ONE & ONE-HALF STORY FIN	Style 2 Bldg	NONE
Style Arch	LOG CABIN	Wcathcrization	FULL INSULATION
Windows	2 - SINGLE PANE	Woodstove	1

SubArea	UNITS	PRIME	ACTUAL	HEATED	EFFECTIVE
CONSTANT UNITS	1				
SQFT - SQUARE FOOT		728	728	728	728
Total	1.00	728.00	728.00	728.00	728.00
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$143,960	143,960.00	197.75	197.75	197.75

### Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
1112	SINGLE FAM.RES.-LAND	\$40,540	\$2,820	NA	NA
1212	SINGLE FAM.RES-IMPROVEMTS	\$143,960	\$10,010	NA	NA
<b>Total</b>		<b>\$184,500</b>	<b>\$12,830</b>	NA	NA



# Property Record Card

## Hinsdale County Assessor

**HICKS, PAUL CAMERON  
TRUST E, ET AL**

**Account: R000378**  
Tax Area: TA1 - TAX AREA 1  
Acres: 0.320

**Parcel: 4509-271-12-015**  
Situs Address:  
1230 GOLDEN RD  
LAKE\_CITY, 81235

9400 Casa Grande  
WACO, TX 76712

Economic Area 1 - ECON AREA 1

Neighborhood 1 - ECONOMIC AREA 1

### Value Summary

Value By:	Market	Override
Land (1)	\$46,200	N/A
Single Family Residential (1)	\$203,630	N/A
Extra Feature (1)	\$10,000	N/A
<b>Total</b>	<b>\$259,830</b>	<b>\$259,830</b>

### Legal Description

1230 GOLDEN RD LOT 15 PACKERS KNOB SUBD TOWN OF LAKE CITY

### Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
105723	11/30/2022	SP	UI	N	\$340,000	76.42	\$340,000	76.42	\$340,000	76.42
101491	07/27/2015	WD	QV	Y	\$225,000	115.48	\$225,000	115.48	\$225,000	115.48

### Land Occurrence 1

Property Code	1112 - SINGLE FAM.RES.-LAND	Land Code	88 - PACKERS KNOB SUBD			
Access Code	1 - YEAR-ROUND	Utilities	0 - N/A			
Zoning	0 - OTHER					
<b>SubArea</b>		<b>UNITS</b>	<b>PRIME</b>	<b>ACTUAL</b>	<b>HEATED</b>	<b>EFFECTIVE</b>
SITE				1		
Total				1.00		
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$46,200			46,200.00		

### Single Family Residential Occurrence 1

Property Code	1212 - SINGLE FAM.RES-IMPROVEMTS	Actual Year Built	1994			
Effective Year Built	1994 - 1994 - EFFECTIVE YEAR	Baths	2			
Bedrooms	2	Condition	0			
Constant	1	Fireplace	0 - NONE			
Fireplace Count	0	Foundation	COMBINATION			
Heating Type	1 - BASEBOARD ELECTRIC	Quality	AVERAGE			
Res Sf Rate	1	Roof Cover	0 - N/A			
Roof Structure	0	Rooms	5			
Style 1 Bldg	ONE STORY	Style 2 Bldg	MIN FIN LIVING AREA OVER GARAG			
Style Arch	RANCH	Weatherization	NO INSULATION			
Windows	0 - N/A					
<b>SubArea</b>		<b>UNITS</b>	<b>PRIME</b>	<b>ACTUAL</b>	<b>HEATED</b>	<b>EFFECTIVE</b>
CONSTANT UNITS		1				
SQFT - SQUARE FOOT			1300	1300	1300	1300
Total		1.00	1,300.00	1,300.00	1,300.00	1,300.00
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$203,630	203,630.00	156.64	156.64	156.64	156.64

# Property Record Card

## Hinsdale County Assessor

### Extra Feature Occurrence 1

Property Code      1212 - SINGLE FAM.RES-IMPROVEMTS      XFOB Code      1002 - GARAGE 2 - 351 TO 700 SQFT

SubArea	UNITS	PRIME	ACTUAL	HEATED	EFFECTIVE
XFOB_UNITS - EXTRA FEATURE UNITS			1		
Total			1.00		
	Value	Rate	Rate	Rate	Rate
	\$10,000		10,000.00		

### Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
1112	SINGLE FAM.RES.-LAND	\$46,200	\$3,210	NA	NA
1212	SINGLE FAM.RES-IMPROVEMTS	\$213,630	\$14,850	NA	NA
<b>Total</b>		<b>\$259,830</b>	<b>\$18,060</b>	NA	NA

# Property Record Card

Hinsdale County Assessor

**KARAKASHEVICH,  
BRANKA D**

9307 ROLLING ROCK LANE  
DALLAS, TX 75238

**Account: R000380**

Tax Area: TA1 - TAX AREA 1

Acres: 0.330

**Parcel: 4509-271-13-003**

Situs Address:  
1050 OCEAN WAVE  
LAKE\_CITY, 81235

Economic Area      1 - ECON AREA 1

Neighborhood      10200600 - LAKE CITY NORTH SUBD

**Value Summary**

**Legal Description**

Value By:	Market	Override
Land (1)	\$31,420	N/A
Single Family Residential (1)	\$207,390	N/A
<b>Total</b>	<b>\$238,810</b>	<b>\$238,810</b>

1050 OCEAN WAVE LOT 19 LAKE CITY NORTH SUBD TOWN OF LAKE CITY

**Public Remarks**

Entry Date	Model	Remark
03/17/2015		MOVED LAND CODE AND MADE ADJ OF 90% - SLIGHT INCREASE. JSN

**Land Occurrence 1**

Property Code	1112 - SINGLE FAM.RES.-LAND	Land Code	63 - LAKE CITY NORTH
Access Code	1 - YEAR-ROUND	Land Size	0.33
Utilities	0 - N/A	Zoning	0 - OTHER

SubArea	UNITS	PRIME	ACTUAL	HEATED	EFFECTIVE
SITE			1		
Total			1.00		
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$31,420		31,420.00		

**Single Family Residential Occurrence 1**

Property Code	1212 - SINGLE FAM.RES-IMPROVEMTS	Actual Year Built	2010
Effective Year Built	2010 - 2010 - EFFECTIVE YEAR	Baths	2
Bedrooms	3	Constant	1
Percent Complete	100	Res Sf Rate	1
Roof Cover	1 - PROPANEL-METAL	Style 1 Bldg	TWO STORY FIN
Style 2 Bldg	BUILT-IN GARAGE	Style Arch	STUCCO
Windows	1 - DOUBLE PANE		

SubArea	UNITS	PRIME	ACTUAL	HEATED	EFFECTIVE
CONSTANT UNITS	1				
SQFT - SQUARE FOOT		1971	1971	1971	1971
Total	1.00	1,971.00	1,971.00	1,971.00	1,971.00
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$207,390	207,390.00	105.22	105.22	105.22

**Abstract Summary**

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
1112	SINGLE FAM.RES.-LAND	\$31,420	\$2,180	NA	NA
1212	SINGLE FAM.RES-IMPROVEMTS	\$207,390	\$14,410	NA	NA
<b>Total</b>		<b>\$238,810</b>	<b>\$16,590</b>	<b>NA</b>	<b>NA</b>

# Property Record Card

Hinsdale County Assessor

**ENOS, TERRY D. & JULIE  
A. ENOS JNT TENTS**

**Account: R000368**  
Tax Area: TA1 - TAX AREA 1  
Acres: 0.420

**Parcel: 4509-271-12-003**

Situs Address:  
1135 GOLDEN RD  
LAKE\_CITY, 81235

2417 NW 56th St.  
Oklahoma City, OK 73112

Economic Area            1 - ECON AREA 1

Neighborhood

10200700 - PACKERS KNOB

**Value Summary**

**Legal Description**

Value By:	Market	Override
Land (1)	\$60,000	N/A
Land (2)	\$48,000	N/A
Single Family Residential (1)	\$165,020	N/A
Extra Feature (1)	\$5,000	N/A
<b>Total</b>	<b>\$278,020</b>	<b>\$278,020</b>

1135 GOLDEN RD LOTS 1 & 3, PACKERS KNOB SUBD TOWN OF LAKE CITY



**Sale Data**

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
103132	09/25/2018	WD	QV	Y	\$278,000	100.01	\$278,000	100.01	\$278,000	100.01
102236	12/28/2016	WJ	QV	Y	\$260,000	106.93	\$259,000	107.34	\$259,000	107.34
94600	07/06/2005	WD	QV	Y	\$255,000	109.03	\$255,000	109.03	\$255,000	109.03

**Land Occurrence 1**

Property Code	1112 - SINGLE FAM.RES.-LAND	Land Code	88 - PACKERS KNOB SUBD
Access Code	1 - YEAR-ROUND	Utilities	0 - N/A
Zoning	0 - OTHER		
<b>SubArea</b>		<b>UNITS</b>	<b>PRIME</b>
<b>SITE</b>			<b>ACTUAL</b>
<b>Total</b>			<b>HEATED</b>
			<b>EFFECTIVE</b>
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>
	\$60,000		60,000.00

**Land Occurrence 2**

Property Code	1112 - SINGLE FAM.RES.-LAND	Land Code	88 - PACKERS KNOB SUBD
Access Code	1 - YEAR-ROUND	Utilities	0 - N/A
Zoning	0 - OTHER		

# Property Record Card

## Hinsdale County Assessor

### Land Occurrence 2

SubArea	UNITS	PRIME	ACTUAL	HEATED	EFFECTIVE
SITE			1		
Total			1.00		
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$48,000		48,000.00		

### Single Family Residential Occurrence 1

Property Code	1212 - SINGLE FAM.RES-IMPROVEMTS	Actual Year Built	1983
Effective Year Built	1983 - 1983 - EFFECTIVE YEAR	Baths	0
Bedrooms	0	Condition	0
Constant	1	Fireplace	1 - ONE STORY
Fireplace Count	1	Foundation	COMBINATION
Heating Type	0 - N/A	Quality	AVERAGE 1.25
Res Sf Rate	1	Roof Cover	0 - N/A
Roof Structure	0	Rooms	0
Style 1 Bldg	ONE & ONE-HALF STORY FIN	Style 2 Bldg	ATTACHED GARAGE
Style Arch	FRAME HOME	Weatherization	NO INSULATION
Windows	0 - N/A		

SubArea	UNITS	PRIME	ACTUAL	HEATED	EFFECTIVE
CONSTANT UNITS	1				
SQFT - SQUARE FOOT		1240	1240	1240	1240
Total	1.00	1,240.00	1,240.00	1,240.00	1,240.00
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$165,020	165,020.00	133.08	133.08	133.08

### Extra Feature Occurrence 1

Property Code	1212 - SINGLE FAM.RES-IMPROVEMTS	XFOB Code	1001 - GARAGE 1 - 0 TO 350 SQFT
Style 2 Bldg	ATTACHED GARAGE		

SubArea	UNITS	PRIME	ACTUAL	HEATED	EFFECTIVE
XFOB UNITS - EXTRA FEATURE UNITS			1		
Total			1.00		
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$5,000		5,000.00		

### Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
1112	SINGLE FAM.RES.-LAND	\$108,000	\$7,510	NA	NA
1212	SINGLE FAM.RES-IMPROVEMTS	\$170,020	\$11,820	NA	NA
<b>Total</b>		<b>\$278,020</b>	<b>\$19,330</b>	<b>NA</b>	<b>NA</b>

# Property Record Card

Hinsdale County Assessor

**SCHWEIGER, PAUL A. &  
MARYLYN J.**

**Account: R000370**  
Tax Area: TA1 - TAX AREA 1  
Acres: 0.420

**Parcel: 4509-271-12-006**

Situs Address:  
1225 GOLDEN DR  
LAKE\_CITY, 81235

SCHWEIGER, JNT TNTS  
9100 CALERA DR UNIT 11  
AUSTIN, TX 78735

Economic Area      1 - ECON AREA 1

Neighborhood      10200700 - PACKERS KNOB

## Value Summary

Value By:	Market	Override
Land (1)	\$60,000	N/A
Land (2)	\$60,000	N/A
Single Family Residential (1)	\$191,350	N/A
<b>Total</b>	<b>\$311,350</b>	<b>\$311,350</b>

## Legal Description

1225 GOLDEN DR LOTS 6 - 7 & 2/5 UND INT IN GOLDEN DRIVE  
PACKERS KNOB SUBD TOWN OF LAKE CITY



## Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
95973	02/27/2007	WD	QV	Y	\$256,000	121.62	\$254,900	122.15	\$254,900	122.15
90945	08/16/2000	WD	QV	Y	\$180,000	172.97	\$180,000	172.97	\$180,000	172.97

## Land Occurrence 1

Property Code	1112 - SINGLE FAM.RES.-LAND	Land Code	88 - PACKERS KNOB SUBD		
Access Code	1 - YEAR-ROUND	Land Size	0.21		
Utilities	4 - ELEC/CEN WAT/CEN SEWER	Zoning	0 - OTHER		
<b>SubArea</b>	<b>UNITS</b>	<b>PRIME</b>	<b>ACTUAL</b>	<b>HEATED</b>	<b>EFFECTIVE</b>
SITE			1		
Total			1.00		
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$60,000		60,000.00		

## Land Occurrence 2

Property Code	1112 - SINGLE FAM.RES.-LAND	Land Code	88 - PACKERS KNOB SUBD		
Access Code	1 - YEAR-ROUND	Land Size	0.21		
Utilities	4 - ELEC/CEN WAT/CEN SEWER	Zoning	0 - OTHER		
<b>SubArea</b>	<b>UNITS</b>	<b>PRIME</b>	<b>ACTUAL</b>	<b>HEATED</b>	<b>EFFECTIVE</b>

# Property Record Card

## Hinsdale County Assessor

### Land Occurrence 2

SITE				1		
Total				1.00		
	Value	Rate	Rate	Rate	Rate	Rate
	\$60,000			60,000.00		

### Single Family Residential Occurrence 1

Property Code	1212 - SINGLE FAM.RES-IMPROVEMTS	Actual Year Built	1984			
Effective Year Built	1984 - 1984 - EFFECTIVE YEAR	Baths	1.75			
Bedrooms	2	Condition	0			
Constant	1	Fireplace	0 - NONE			
Fireplace Count	0	Foundation	INSULATED CONCRETE BLOCK			
Heating Type	1 - BASEBOARD ELECTRIC	Quality	FAIR 1.75			
Res Sf Rate	1	Roof Cover	1 - PROPANEL-METAL			
Roof Structure	0	Rooms	4			
Style 1 Bldg	ONE STORY	Style 2 Bldg	DETACHED GARAGE			
Style Arch	LOG CABIN	Weatherization	FULL INSULATION			
Windows	3 - MIXED	Woodstove	1			
<b>SubArea</b>		<b>UNITS</b>	<b>PRIME</b>	<b>ACTUAL</b>	<b>HEATED</b>	<b>EFFECTIVE</b>
CONSTANT UNITS		1				
SQFT - SQUARE FOOT			1462	1462	1462	1462
Total		1.00	1,462.00	1,462.00	1,462.00	1,462.00
	Value	Rate	Rate	Rate	Rate	Rate
	\$191,350	191,350.00	130.88	130.88	130.88	130.88

### Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
1112	SINGLE FAM.RES.-LAND	\$120,000	\$8,340	NA	NA
1212	SINGLE FAM.RES-IMPROVEMTS	\$191,350	\$13,300	NA	NA
<b>Total</b>		<b>\$311,350</b>	<b>\$21,640</b>	<b>NA</b>	<b>NA</b>

# Property Record Card

Hinsdale County Assessor

**MORRISON, REBECCA  
SUZANNE AND ET AL  
C/O: STEWART, ENOS, &  
HILL**

**Account: R000373**  
Tax Area: TA1 - TAX AREA 1  
Acres: 0.220

**Parcel: 4509-271-12-010**  
Situs Address:  
1155 GOLDEN RD  
LAKE\_CITY, 81235

705 Northwest 42nd ST  
OKLAHOMA CITY, OK 73118

Economic Area            1 - ECON AREA 1

Neighborhood            1 - ECONOMIC AREA 1

### Value Summary

Value By:	Market	Override
Land (1)	\$60,000	N/A
Single Family Residential (1)	\$246,960	N/A
Extra Feature (1)	\$5,000	N/A
<b>Total</b>	<b>\$311,960</b>	<b>\$311,960</b>

### Legal Description

1155 GOLDEN RD LOT 10 PACKERS KNOB SUBD TOWN OF LAKE CITY (MORRISON, REBECCA SUZANNE 50% OF 1/3 INT, PEGGY LYNN STEWART 50% OF 1/3 INT, TERRY ENOS AND JULIE ENOS JNT TNTS 1/3 INT, JONATHAN HILL AND HALLIE HILL JNT TNTS 1/3 INT)

### Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
105270	03/09/2022	WD	UI	Y	\$420,000	74.28	\$420,000	74.28	\$420,000	74.28

### Land Occurrence 1

Property Code	1112 - SINGLE FAM.RES.-LAND	Land Code	88 - PACKERS KNOB SUBD
Access Code	1 - YEAR-ROUND	Utilities	0 - N/A
Zoning	0 - OTHER		

SubArea	UNITS	PRIME	ACTUAL	HEATED	EFFECTIVE
SITE			1		
Total			1.00		
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$60,000		60,000.00		

### Single Family Residential Occurrence 1

Property Code	1212 - SINGLE FAM.RES-IMPROVEMTS	Actual Year Built	1983
Effective Year Built	1983 - 1983 - EFFECTIVE YEAR	Baths	0
Bedrooms	0	Condition	0
Constant	1	Fireplace	0 - NONE
Fireplace Count	1	Foundation	COMBINATION
Heating Type	0 - N/A	Quality	AVERAGE 1.50
Res Sf Rate	1	Roof Cover	0 - N/A
Roof Structure	0	Rooms	0
Weatherization	NO INSULATION	Windows	0 - N/A

SubArea	UNITS	PRIME	ACTUAL	HEATED	EFFECTIVE
CONSTANT UNITS	1				
SQFT - SQUARE FOOT		1591	1591	1591	1591
Total	1.00	1,591.00	1,591.00	1,591.00	1,591.00
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$246,960	246,960.00	155.22	155.22	155.22



# Property Record Card

## Hinsdale County Assessor

### Extra Feature Occurrence 1

Property Code	1212 - SINGLE FAM.RES-IMPROVEMTS	XFOB Code	1001 - GARAGE 1 - 0 TO 350 SQFT			
<b>SubArea</b>		<b>UNITS</b>	<b>PRIME</b>	<b>ACTUAL</b>	<b>HEATED</b>	<b>EFFECTIVE</b>
XFOB UNITS - EXTRA FEATURE UNITS				1		
<b>Total</b>				1.00		
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$5,000			5,000.00		

### Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
1112	SINGLE FAM.RES.-LAND	\$60,000	\$4,170	NA	NA
1212	SINGLE FAM.RES-IMPROVEMTS	\$251,960	\$17,510	NA	NA
<b>Total</b>		<b>\$311,960</b>	<b>\$21,680</b>	NA	NA

# Property Record Card

Hinsdale County Assessor

**COLEMAN, JERRY L. JR.  
& JAMIE LYNN  
COLEMAN, CO-TRUSTEES  
OF THE JERRY & JAMIE  
COLEMAN REVOCABLE  
FAMILY LIVING TRUST**

**Account: R000371**  
Tax Area: TA1 - TAX AREA 1  
Acres: 0.240

**Parcel: 4509-271-12-008**  
Situs Address:

845 CLEARWATER DRIVE  
MIDLOTHIAN, TX 76065

Economic Area            I - ECON AREA 1

Neighborhood            I - ECONOMIC AREA 1

**Value Summary**

Value By:	Market	Override
Land (1)	\$60,000	N/A
<b>Total</b>	<b>\$60,000</b>	<b>\$60,000</b>

**Legal Description**

LOT 8, PACKER'S KNOB SUBD, PLUS 1/5 UND INT IN GOLDEN DRIVE, TOWN OF LAKE CITY

**Sale Data**

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
101791	03/11/2016	WJ	UI	Y	\$330,000	18.18	\$330,000	18.18	\$330,000	18.18
93936	08/18/2004	WD	UV	N	\$275,000	21.82	\$41,250	145.45	\$41,250	145.45

**Land Occurrence 1**

Property Code	1112 - SINGLE FAM.RES.-LAND	Land Code	88 - PACKERS KNOB SUBD
Access Code	1 - YEAR-ROUND	Utilities	0 - N/A
Zoning	0 - OTHER		

SubArea	UNITS	PRIME	ACTUAL	HEATED	EFFECTIVE
SITE			1		
Total			1.00		
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$60,000		60,000.00		

**Abstract Summary**

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
1112	SINGLE FAM.RES.-LAND	\$60,000	\$4,170	NA	NA
<b>Total</b>		<b>\$60,000</b>	<b>\$4,170</b>	<b>NA</b>	<b>NA</b>

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Postage	\$ 1.60
Certified Fee	4.00
Return Receipt Fee (Endorsement Required)	3.25
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 7.85

Postmark Here: JAN 11 2023  
CHESTER, OH 45720

Sent To: Terry and Julie Ends  
Street, Apt. No. or PO Box No.: 2417 NW Sun St.  
City, State, ZIP+4: Oklahoma City, OK 7312

PS Form 3800, August 2006 See Reverse for Instructions

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Certified Fee	4.00
Return Receipt Fee (Endorsement Required)	3.25
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 7.85

Postmark Here: JAN 11 2023  
CHESTER, OH 45720

Sent To: Paul Cameron Hicks  
Street, Apt. No. or PO Box No.: 9400 Casa Grande  
City, State, ZIP+4: Waco, TX 76712

PS Form 3800, August 2006 See Reverse for Instructions

CHESTER P. O.  
46416 STATE ROUTE 248 UNIT B  
CHESTER, OH 45720  
USPS 3815400920  
1-800-275-8777  
45720003

Form ID: 003  
Mark ID: 000001

SALE

\*\*\*\*\*8399  
MASTERCARD

Chip

TOTAL: \$54.95

1/10/23 12:38:38  
v #: 000001 Appr Code: 104344  
receipt #: 00000186

All Sales Final on Stamps and Postage.  
Refunds for Guaranteed Services Only.

US Debit  
AID: A0000000042203  
AC: 61 C1 FD 6E FE 0A EE 5B  
CVR: 1F 03 02  
IAD: 0110A0000122000000000000000000  
0000FF  
TVR: 80 00 08 80 00  
TST: 68 00

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Certified Fee	4.00
Return Receipt Fee (Endorsement Required)	3.25
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 7.85

Postmark Here: JAN 11 2023  
CHESTER, OH 45720

Sent To: Branka Kurakasha  
Street, Apt. No. or PO Box No.: 9307 Rolling Rock Lane  
City, State, ZIP+4: Dallas, TX 75238

PS Form 3800, August 2006 See Reverse for Instructions

256 6558 1000 0601 E102

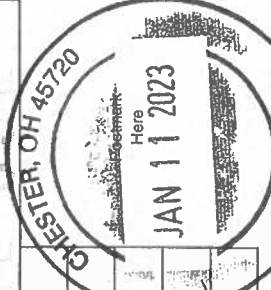
256 6558 1000 0601 E102

256 6558 1000 0601 E102

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7013 1090 0001 8559 9507

Postage	\$ 1.60
Certified Fee	4.00
Return Receipt Fee (Endorsement Required)	3.25
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 7.85</b>

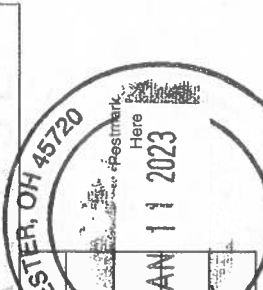


Sent To Rebecca Morrison USPS  
 Street, Apt. No. \_\_\_\_\_  
 or PO Box No. 705 Northwest 42nd St  
 City, State, Zip+4 Oklahoma City, OK 73118  
 PS Form 3800, August 2006 See Reverse for Instructions

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7013 1090 0001 8559 9514

Postage	\$ 1.60
Certified Fee	4.00
Return Receipt Fee (Endorsement Required)	3.25
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 7.85</b>

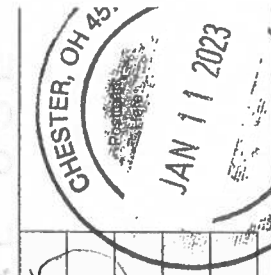


Sent To Paul and Marybeth Schwieger  
 Street, Apt. No. \_\_\_\_\_  
 or PO Box No. 9100 Calera Dr Unit 11  
 City, State, Zip+4 Austin, TX 78735  
 PS Form 3800, August 2006 See Reverse for Instructions

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7013 1090 0001 8559 9484

Postage	\$ 4.00
Certified Fee	3.25
Return Receipt Fee (Endorsement Required)	1.00
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 7.85</b>

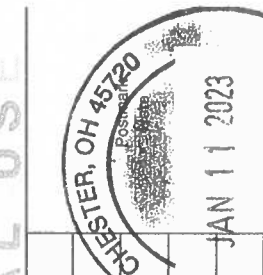


Sent To Timothy & Jane Duggs  
 Street, Apt. No. \_\_\_\_\_  
 or PO Box No. 5004 Fairway Ln  
 City, State, Zip+4 Westwood, KS 66205  
 PS Form 3800, August 2006 See Reverse for Instructions

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Certified Fee	3.25
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 7.85</b>



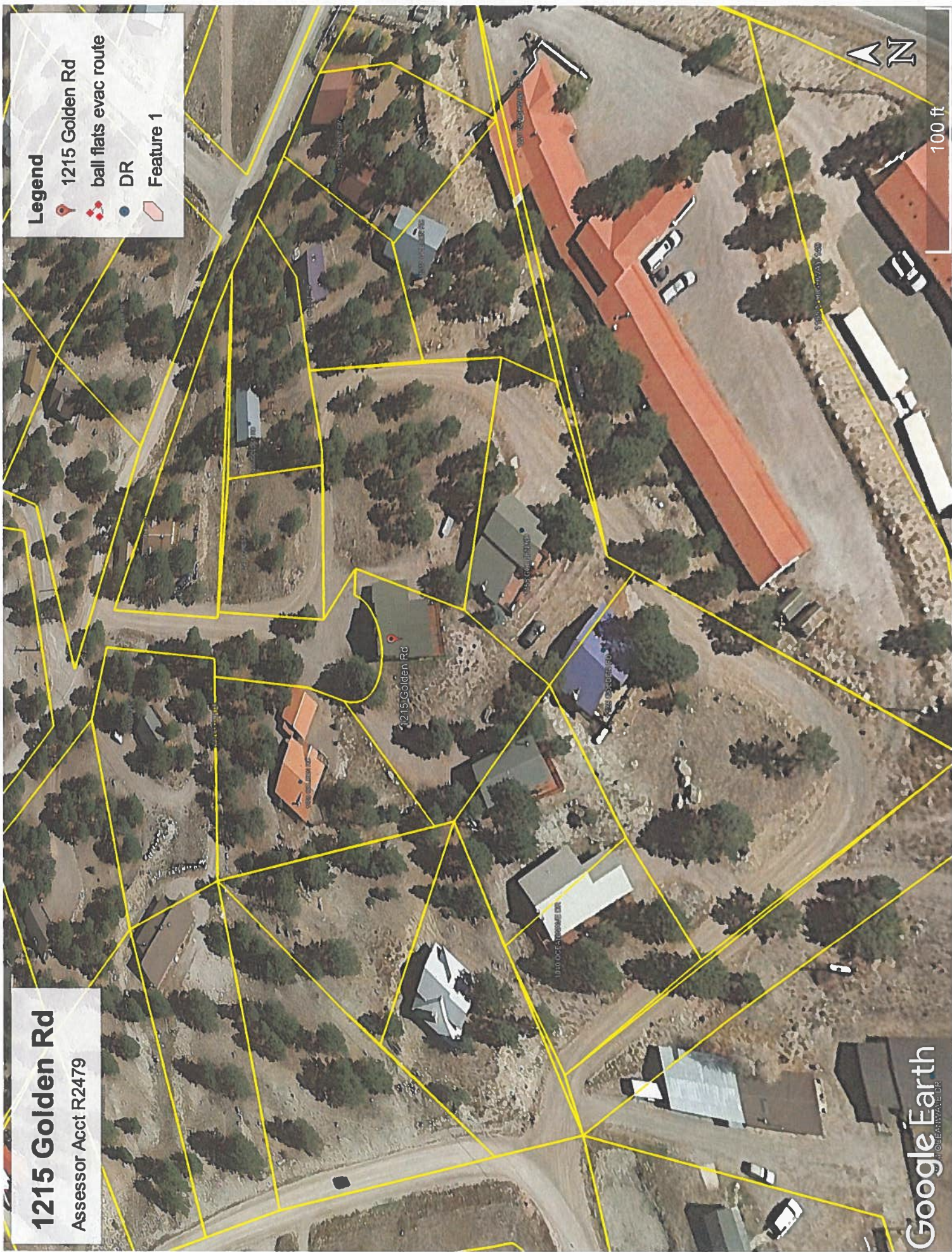
Sent To Jerry & Jamie Culman  
 Street, Apt. No. \_\_\_\_\_  
 or PO Box No. 545 Clearwater  
 City, State, Zip+4 Middleton, TX 76065  
 PS Form 3800, August 2006 See Reverse for Instructions

# 1215 Golden Rd

Assessor Acct R2479

## Legend

- 1215 Golden Rd
- ball flats evac route
- DR
- Feature 1



GENERAL WARRANTY DEED

Scott & Karla Stubbs Living Trust dated March 5, 2015, as grantor, for good and valuable consideration of \$575,000.00, in hand paid, hereby sells and conveys to ASPENVIEW, LLC, as grantee, whose address is 32590 Pine Grove Road, Racine, OH 45771, the following real property in the County of Hinsdale and State of Colorado, to wit:

Parcel 1

Lot 5, PACKERS KNOB, Town of Lake City, according to the official plat thereof on file and of record in the office of the Hinsdale County Clerk and Recorder,

TOGETHER WITH 1/5 undivided interest in and to Golden Drive

County of Hinsdale,

State of Colorado.

Parcel 2

Lot 9, PACKERS KNOB, Town of Lake City, according to the official plat thereof on file and of record in the office of the Hinsdale County Clerk and Recorder,

TOGETHER WITH 1/5 undivided interest in and to Golden Drive

County of Hinsdale,

State of Colorado.

with all appurtenances, and warrants the title to the same, subject to statutory exceptions.

Signed this 7<sup>th</sup> day of December, 2022.  
Scott & Karla Stubbs Living Trust dated March 5, 2015

By: [Signature], Trustee  
Scott Nicholas Stubbs, trustee

By: [Signature] trustee  
Karla Jo Stubbs, trustee

STATE OF Oklahoma )  
 ) ss.  
COUNTY OF Payne )

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of December, 2022, by Scott & Karla Scott Nicholas Stubbs, trustee and Karla Jo Stubbs, trustee, Stubbs Living Trust dated March 5, 2015. Witness my hand and official seal. My commission expires: July 1, 2026.



[Signature]  
Notary Public



Alexander Mulhall &lt;townmanager@townoflakecity.co&gt;

**Re: Protest application**

3 messages

**Paul Hicks** <paul@centurysaw.com>

Sun, Jan 15, 2023 at 2:59 PM

To: "alexandermulhall@townoflakecity.co" &lt;alexandermulhall@townoflakecity.co&gt;

Cc: Lance High &lt;lance@highandassociates.net&gt;

Alexander,

I received the attached notice regarding property that I recently purchased at [1215 Golden Drive](#) in Lake City. It indicates that I can protest this application by contacting you via email. This email serves as notice of my protest of this application. I do not want this application allowed.

Please provide a response to this email to confirm that you received it and have accepted my protest.

Thank you.

Paul C. Hicks

Century Saw &amp; Tool

Sent from [Mail](#) for Windows 10 **LAKE CITY.pdf**  
22K**Alexander Mulhall** <townmanager@townoflakecity.co>

Tue, Jan 17, 2023 at 8:18 AM

To: Paul Hicks &lt;paul@centurysaw.com&gt;

Cc: "alexandermulhall@townoflakecity.co" &lt;alexandermulhall@townoflakecity.co&gt;, Lance High &lt;lance@highandassociates.net&gt;

Hello Mr.Hicks,

Your protest has been received. You will receive a notice 10 plus days before the hearing for this application takes place. At the hearing, the applicant shall bear the burden of proving, to the satisfaction of the town's trustees, that the issuance of the requested permit will not result in conditions that pose a danger to the public health or safety or an unreasonable risk of nuisance to the neighborhood. So if you have concerns about public health or safety or of an unreasonable risk of nuisance to the neighborhood then you will need to outline them either in writing or in person at the hearing or both. Please let me know if you have any questions.

Sincerely,

Lex

[Quoted text hidden]

--

Alexander Mulhall  
Town Manager

2/3/23, 10:46 AM

Town of Lake City Mail - Re: Protest application

970-944-2333  
Town of Lake City  
PO Box 544  
Lake City, CO 81235

---

**Alexander Mulhall** <townmanager@townoflakecity.co>

Fri, Feb 3, 2023 at 10:46 AM

To: Paul Hicks <paul@centurysaw.com>

Cc: "alexandermulhall@townoflakecity.co" <alexandermulhall@townoflakecity.co>, Lance High  
<lance@highandassociates.net>

Hello Paul,

Notice is hereby given that a public hearing in regards to the Short term rental application at 1215 Golden Road will take place on February 15 2023 at 5:30pm at the Board of Trustees meeting. A follow up email with a zoom link for the meeting will be emailed to you the Friday before the meeting so that you may choose to attend in person or virtually. At the meeting you may give comments on why you are protesting this application. Let me know if you have any questions.

Sincerely,

Lex

On Sun, Jan 15, 2023 at 2:59 PM Paul Hicks <paul@centurysaw.com> wrote:

[Quoted text hidden]

[Quoted text hidden]



230 N. Bluff Street  
PO Box 544, Lake City, CO, 81235  
970-944-2333  
www.townoflakecity.co

# TOWN OF LAKE CITY

## APPLICATION FOR ANNUAL PERMIT FOR SPECIAL CONDITIONAL USE OF PROPERTY IN RESIDENTIAL DISTRICT

1. Name and mailing address of applicant. Include proof of citizenship. (Driver's License/Passport):

AspenView LLC, 32590 Pine Grove Rd. Racine, OH 45771

2. Address of property for which permit is sought. Include proof of ownership. (Deed/Lease):

1215 Golden Drive Lake City, CO 81235

3. Zoning district in which property to be permitted is located:

R-1

4. \*Names and addresses of owners of all properties immediately surrounding (to include across the street, alley, and beside) the property for which a permit is being sought. Attach copies of Hinsdale County Assessor records mapping the location of the surrounding properties and confirming the requested name and address information.

Rebecca Morrison, 1155 Golden Rd.

Paul and Marilyn Schweiger, 1225 Golden Dr.

Terry and Julie Enos, 1135 Golden Rd.

Branka Karakashovich, 1050 Ocean Wave

Paul Hicks, 1230 Golden Rd.

Timothy and Jane Duval, 1255 Golden Rd.

Jerry and Samie Coleman, 1250 Golden Rd.

**APPLICATION FOR ANNUAL PERMIT FOR SPECIAL CONDITIONAL USE OF  
PROPERTY IN RESIDENTIAL DISTRICT**

5. Description of specific use for which the property is to be used pursuant to the requested permit:

Short term rental.

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6. Lodging tax and any applicable sales tax license numbers. Attach copies of pertinent licenses.

Taxes being paid through Airbnb and VRBO.

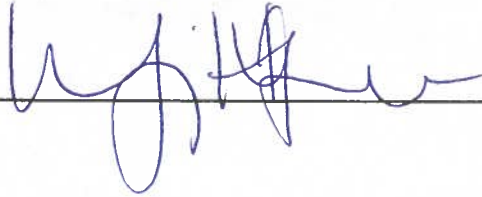
**By signing this application, the applicant indicates an understanding that any permit issued pursuant hereto automatically terminates on the anniversary of the issuance date unless it is renewed by payment of subsequent annual renewal fees to the Town of Lake City. Such fees are currently set in the amount of \$375.00. Any permit issued pursuant to this application is revocable by the Board of Trustees of the Town of Lake City upon proper notice, hearing and determination of just cause pursuant to Section 15.9-4.5 of the Lake City Municipal Code.**

**\*Notices to adjoining property owners must be sent via *Certified Mail* within 5 days of application filing along with *Return Receipt Requested* associated with the aforementioned mailings must be submitted to the Town Clerk within 10 days of application filing.**

Date:

4/10/23

Applicant:



# Property Record Card

Hinsdale County Assessor

**COLEMAN, JERRY L. JR.  
& JAMIE LYNN  
COLEMAN, CO-TRUSTEES  
OF THE JERRY & JAMIE  
COLEMAN REVOCABLE  
FAMILY LIVING TRUST**

**Account: R000352**  
Tax Area: TA2F - TAX AREA 2F  
Acres: 0.430

**Parcel: 4509-271-06-001**  
Situs Address:  
1250 GOLDEN RD  
LAKE\_CITY, 81235

845 CLEARWATER DRIVE  
MIDLOTHIAN, TX 76065

Economic Area            1 - ECON AREA 1

Neighborhood            10201100 - RIVERSIDE ESTATES SUBD

### Value Summary

### Legal Description

1250 GOLDEN RD LOT 1, BLOCK 6 RIVERSIDE ESTATES

Value By:	Market	Override
Land (1)	\$58,650	N/A
Single Family Residential (1)	\$261,960	N/A
Extra Feature (1)	\$10,000	N/A
<b>Total</b>	<b>\$330,610</b>	<b>\$330,610</b>

### Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
101791	03/11/2016	WJ	UI	Y	\$330,000	100.18	\$330,000	100.18	\$330,000	100.18
93936	08/18/2004	WD	UV	N	\$275,000	120.22	\$233,750	141.44	\$233,750	141.44

### Land Occurrence 1

Property Code	1112 - SINGLE FAM.RES.-LAND	Land Code	85 - RIVERSIDE ESTATES
Access Code	1 - YEAR-ROUND	Utilities	0 - N/A
Zoning	0 - OTHER		

SubArea	UNITS	PRIME	ACTUAL	HEATED	EFFECTIVE
SITE			1		
Total			1.00		
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$58,650		58,650.00		

### Single Family Residential Occurrence 1

Property Code	1212 - SINGLE FAM.RES-IMPROVEMTS	Actual Year Built	1980
Effective Year Built	1980 - 1980 - EFFECTIVE YEAR	Baths	2
Bedrooms	3	Condition	0
Constant	1	Fireplace	0 - NONE
Fireplace Count	0	Foundation	COMBINATION
Heating Type	1 - BASEBOARD ELECTRIC	Quality	AVERAGE 1.25
Rcs Sf Rate	1	Roof Cover	1 - PROPANEL-METAL
Roof Structure	0	Rooms	0
Style 1 Bldg	ONE & ONE-HALF STORY FIN	Style 2 Bldg	ATTACHED GARAGE
Style Arch	FRAME HOME	Weatherization	FULL INSULATION
Windows	1 - DOUBLE PANE		

SubArea	UNITS	PRIME	ACTUAL	HEATED	EFFECTIVE
---------	-------	-------	--------	--------	-----------

# Property Record Card

## Hinsdale County Assessor

### Single Family Residential Occurrence 1

CONSTANT UNITS	1					
SQFT - SQUARE FOOT		1687	1687	1687	1687	1687
Total	1.00	1,687.00	1,687.00	1,687.00	1,687.00	1,687.00
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$261,960	261,960.00	155.28	155.28	155.28	155.28

### Extra Feature Occurrence 1

Property Code	1212 - SINGLE FAM.RES-IMPROVEMTS	XFOB Code	1002 - GARAGE 2 - 351 TO 700 SQFT		
<b>SubArea</b>	<b>UNITS</b>	<b>PRIME</b>	<b>ACTUAL</b>	<b>HEATED</b>	<b>EFFECTIVE</b>
XFOB UNITS - EXTRA FEATURE UNITS			1		
Total			1.00		
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$10,000		10,000.00		

### Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
1112	SINGLE FAM.RES.-LAND	\$58,650	\$4,080	NA	NA
1212	SINGLE FAM.RES-IMPROVEMTS	\$271,960	\$18,900	NA	NA
<b>Total</b>		<b>\$330,610</b>	<b>\$22,980</b>	NA	NA

# Property Record Card

Hinsdale County Assessor

**DUVAL, TIMOTHY D &  
JANE M DUVAL**

**Account: R000360**  
Tax Area: TA2F - TAX AREA 2F  
Acres: 0.570

**Parcel: 4509-271-07-006**  
Situs Address:  
1255 GOLDEN RD  
LAKE\_CITY, 81235

5004 FAIRWAY RD  
WESTWOOD, KS 66205

Economic Area      1 - ECON AREA 1

Neighborhood      10201100 - RIVERSIDE ESTATES SUBD

## Value Summary

Value By:	Market	Override
Land (1)	\$40,540	N/A
Single Family Residential (1)	\$143,960	N/A
<b>Total</b>	<b>\$184,500</b>	<b>\$184,500</b>

## Legal Description

1255 GOLDEN RD LOT 12, BLOCK 7 RIVERSIDE ESTATES SUBD



## Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
91470	05/22/2001	WD	QV	Y	\$145,000	127.24	\$144,900	127.33	\$144,900	127.33

## Land Occurrence 1

Property Code	1112 - SINGLE FAM.RES.-LAND	Land Code	83 - RIVERSIDE ESTATES
Access Code	1 - YEAR-ROUND	Utilities	0 - N/A
Zoning	0 - OTHER		

SubArea	UNITS	PRIME	ACTUAL	HEATED	EFFECTIVE
SITE			1		
Total			1.00		
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$40,540		40,540.00		

## Single Family Residential Occurrence 1

Property Code	1212 - SINGLE FAM.RES-IMPROVEMTS	Actual Year Built	1976
Effective Year Built	1976 - 1976 - EFFECTIVE YEAR	Baths	1
Bedrooms	2	Condition	0
Constant	1	Fireplace	0 - NONE
Fireplace Count	0	Foundation	COMBINATION
Heating Type	1 - BASEBOARD ELECTRIC	Quality	FAIR
Res Sf Rate	1	Roof Cover	0 - N/A

# Property Record Card

## Hinsdale County Assessor

### Single Family Residential Occurrence 1

Roof Structure	0	Rooms	0
Style 1 Bldg	ONE & ONE-HALF STORY FIN	Style 2 Bldg	NONE
Style Arch	LOG CABIN	Wcathcrization	FULL INSULATION
Windows	2 - SINGLE PANE	Woodstove	1

SubArea	UNITS	PRIME	ACTUAL	HEATED	EFFECTIVE
CONSTANT UNITS	1				
SQFT - SQUARE FOOT		728	728	728	728
Total	1.00	728.00	728.00	728.00	728.00
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$143,960	143,960.00	197.75	197.75	197.75

### Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
1112	SINGLE FAM.RES.-LAND	\$40,540	\$2,820	NA	NA
1212	SINGLE FAM.RES-IMPROVEMTS	\$143,960	\$10,010	NA	NA
<b>Total</b>		<b>\$184,500</b>	<b>\$12,830</b>	NA	NA

# Property Record Card

## Hinsdale County Assessor

**HICKS, PAUL CAMERON  
TRUST E, ET AL**

**Account: R000378**  
Tax Area: TA1 - TAX AREA 1  
Acres: 0.320

**Parcel: 4509-271-12-015**  
Situs Address:  
1230 GOLDEN RD  
LAKE\_CITY, 81235

9400 Casa Grande  
WACO, TX 76712

Economic Area 1 - ECON AREA 1

Neighborhood 1 - ECONOMIC AREA 1

### Value Summary

Value By:	Market	Override
Land (1)	\$46,200	N/A
Single Family Residential (1)	\$203,630	N/A
Extra Feature (1)	\$10,000	N/A
<b>Total</b>	<b>\$259,830</b>	<b>\$259,830</b>

### Legal Description

1230 GOLDEN RD LOT 15 PACKERS KNOB SUBD TOWN OF LAKE CITY

### Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
105723	11/30/2022	SP	UI	N	\$340,000	76.42	\$340,000	76.42	\$340,000	76.42
101491	07/27/2015	WD	QV	Y	\$225,000	115.48	\$225,000	115.48	\$225,000	115.48

### Land Occurrence 1

Property Code	1112 - SINGLE FAM.RES.-LAND	Land Code	88 - PACKERS KNOB SUBD			
Access Code	1 - YEAR-ROUND	Utilities	0 - N/A			
Zoning	0 - OTHER					
<b>SubArea</b>		<b>UNITS</b>	<b>PRIME</b>	<b>ACTUAL</b>	<b>HEATED</b>	<b>EFFECTIVE</b>
SITE				1		
Total				1.00		
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$46,200			46,200.00		

### Single Family Residential Occurrence 1

Property Code	1212 - SINGLE FAM.RES-IMPROVEMTS	Actual Year Built	1994			
Effective Year Built	1994 - 1994 - EFFECTIVE YEAR	Baths	2			
Bedrooms	2	Condition	0			
Constant	1	Fireplace	0 - NONE			
Fireplace Count	0	Foundation	COMBINATION			
Heating Type	1 - BASEBOARD ELECTRIC	Quality	AVERAGE			
Res Sf Rate	1	Roof Cover	0 - N/A			
Roof Structure	0	Rooms	5			
Style 1 Bldg	ONE STORY	Style 2 Bldg	MIN FIN LIVING AREA OVER GARAG			
Style Arch	RANCH	Weatherization	NO INSULATION			
Windows	0 - N/A					
<b>SubArea</b>		<b>UNITS</b>	<b>PRIME</b>	<b>ACTUAL</b>	<b>HEATED</b>	<b>EFFECTIVE</b>
CONSTANT UNITS		1				
SQFT - SQUARE FOOT			1300	1300	1300	1300
Total		1.00	1,300.00	1,300.00	1,300.00	1,300.00
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$203,630	203,630.00	156.64	156.64	156.64	156.64

# Property Record Card

## Hinsdale County Assessor

### Extra Feature Occurrence 1

Property Code	1212 - SINGLE FAM.RES-IMPROVEMTS	XFOB Code	1002 - GARAGE 2 - 351 TO 700 SQFT
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SubArea	UNITS	PRIME	ACTUAL	HEATED	EFFECTIVE
XFOB_UNITS - EXTRA FEATURE UNITS			1		
Total			1.00		
	Value	Rate	Rate	Rate	Rate
	\$10,000		10,000.00		

### Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
1112	SINGLE FAM.RES.-LAND	\$46,200	\$3,210	NA	NA
1212	SINGLE FAM.RES-IMPROVEMTS	\$213,630	\$14,850	NA	NA
<b>Total</b>		<b>\$259,830</b>	<b>\$18,060</b>	NA	NA



# Property Record Card

Hinsdale County Assessor

**KARAKASHEVICH,  
BRANKA D**

9307 ROLLING ROCK LANE  
DALLAS, TX 75238

**Account: R000380**

Tax Area: TA1 - TAX AREA 1

Acres: 0.330

**Parcel: 4509-271-13-003**

Situs Address:  
1050 OCEAN WAVE  
LAKE\_CITY, 81235

Economic Area      1 - ECON AREA 1

Neighborhood      10200600 - LAKE CITY NORTH SUBD

**Value Summary**

**Legal Description**

Value By:	Market	Override
Land (1)	\$31,420	N/A
Single Family Residential (1)	\$207,390	N/A
<b>Total</b>	<b>\$238,810</b>	<b>\$238,810</b>

1050 OCEAN WAVE LOT 19 LAKE CITY NORTH SUBD TOWN OF LAKE CITY

**Public Remarks**

Entry Date	Model	Remark
03/17/2015		MOVED LAND CODE AND MADE ADJ OF 90% - SLIGHT INCREASE. JSN

**Land Occurrence 1**

Property Code	1112 - SINGLE FAM.RES.-LAND	Land Code	63 - LAKE CITY NORTH
Access Code	1 - YEAR-ROUND	Land Size	0.33
Utilities	0 - N/A	Zoning	0 - OTHER

SubArea	UNITS	PRIME	ACTUAL	HEATED	EFFECTIVE
SITE			1		
Total			1.00		
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$31,420		31,420.00		

**Single Family Residential Occurrence 1**

Property Code	1212 - SINGLE FAM.RES-IMPROVEMTS	Actual Year Built	2010
Effective Year Built	2010 - 2010 - EFFECTIVE YEAR	Baths	2
Bedrooms	3	Constant	1
Percent Complete	100	Res Sf Rate	1
Roof Cover	1 - PROPANEL-METAL	Style 1 Bldg	TWO STORY FIN
Style 2 Bldg	BUILT-IN GARAGE	Style Arch	STUCCO
Windows	1 - DOUBLE PANE		

SubArea	UNITS	PRIME	ACTUAL	HEATED	EFFECTIVE
CONSTANT UNITS	1				
SQFT - SQUARE FOOT		1971	1971	1971	1971
Total	1.00	1,971.00	1,971.00	1,971.00	1,971.00
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$207,390	207,390.00	105.22	105.22	105.22

**Abstract Summary**

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
1112	SINGLE FAM.RES.-LAND	\$31,420	\$2,180	NA	NA
1212	SINGLE FAM.RES-IMPROVEMTS	\$207,390	\$14,410	NA	NA
<b>Total</b>		<b>\$238,810</b>	<b>\$16,590</b>	<b>NA</b>	<b>NA</b>

# Property Record Card

Hinsdale County Assessor

**ENOS, TERRY D. & JULIE  
A. ENOS JNT TENTS**

**Account: R000368**  
Tax Area: TA1 - TAX AREA 1  
Acres: 0.420

**Parcel: 4509-271-12-003**

Situs Address:  
1135 GOLDEN RD  
LAKE\_CITY, 81235

2417 NW 56th St.  
Oklahoma City, OK 73112

Economic Area            1 - ECON AREA 1

Neighborhood

10200700 - PACKERS KNOB

**Value Summary**

**Legal Description**

Value By:	Market	Override
Land (1)	\$60,000	N/A
Land (2)	\$48,000	N/A
Single Family Residential (1)	\$165,020	N/A
Extra Feature (1)	\$5,000	N/A
<b>Total</b>	<b>\$278,020</b>	<b>\$278,020</b>

1135 GOLDEN RD LOTS 1 & 3, PACKERS KNOB SUBD TOWN OF LAKE CITY



**Sale Data**

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
103132	09/25/2018	WD	QV	Y	\$278,000	100.01	\$278,000	100.01	\$278,000	100.01
102236	12/28/2016	WJ	QV	Y	\$260,000	106.93	\$259,000	107.34	\$259,000	107.34
94600	07/06/2005	WD	QV	Y	\$255,000	109.03	\$255,000	109.03	\$255,000	109.03

**Land Occurrence 1**

Property Code	1112 - SINGLE FAM.RES.-LAND	Land Code	88 - PACKERS KNOB SUBD
Access Code	1 - YEAR-ROUND	Utilities	0 - N/A
Zoning	0 - OTHER		
<b>SubArea</b>		<b>UNITS</b>	<b>PRIME</b>
<b>SITE</b>			<b>ACTUAL</b>
<b>Total</b>			<b>HEATED</b>
			<b>EFFECTIVE</b>
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>
	\$60,000		60,000.00

**Land Occurrence 2**

Property Code	1112 - SINGLE FAM.RES.-LAND	Land Code	88 - PACKERS KNOB SUBD
Access Code	1 - YEAR-ROUND	Utilities	0 - N/A
Zoning	0 - OTHER		

# Property Record Card

## Hinsdale County Assessor

### Land Occurrence 2

SubArea	UNITS	PRIME	ACTUAL	HEATED	EFFECTIVE
SITE			1		
Total			1.00		
	Value	Rate	Rate	Rate	Rate
	\$48,000		48,000.00		

### Single Family Residential Occurrence 1

Property Code	1212 - SINGLE FAM.RES-IMPROVEMTS	Actual Year Built	1983
Effective Year Built	1983 - 1983 - EFFECTIVE YEAR	Baths	0
Bedrooms	0	Condition	0
Constant	1	Fireplace	1 - ONE STORY
Fireplace Count	1	Foundation	COMBINATION
Heating Type	0 - N/A	Quality	AVERAGE 1.25
Res Sf Rate	1	Roof Cover	0 - N/A
Roof Structure	0	Rooms	0
Style 1 Bldg	ONE & ONE-HALF STORY FIN	Style 2 Bldg	ATTACHED GARAGE
Style Arch	FRAME HOME	Weatherization	NO INSULATION
Windows	0 - N/A		

SubArea	UNITS	PRIME	ACTUAL	HEATED	EFFECTIVE
CONSTANT UNITS	1				
SQFT - SQUARE FOOT		1240	1240	1240	1240
Total	1.00	1,240.00	1,240.00	1,240.00	1,240.00
	Value	Rate	Rate	Rate	Rate
	\$165,020	165,020.00	133.08	133.08	133.08

### Extra Feature Occurrence 1

Property Code	1212 - SINGLE FAM.RES-IMPROVEMTS	XFOB Code	1001 - GARAGE 1 - 0 TO 350 SQFT
Style 2 Bldg	ATTACHED GARAGE		

SubArea	UNITS	PRIME	ACTUAL	HEATED	EFFECTIVE
XFOB UNITS - EXTRA FEATURE UNITS			1		
Total			1.00		
	Value	Rate	Rate	Rate	Rate
	\$5,000		5,000.00		

### Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
1112	SINGLE FAM.RES.-LAND	\$108,000	\$7,510	NA	NA
1212	SINGLE FAM.RES-IMPROVEMTS	\$170,020	\$11,820	NA	NA
<b>Total</b>		<b>\$278,020</b>	<b>\$19,330</b>	<b>NA</b>	<b>NA</b>

# Property Record Card

Hinsdale County Assessor

**SCHWEIGER, PAUL A. &  
MARYLYN J.**

**Account: R000370**  
Tax Area: TA1 - TAX AREA 1  
Acres: 0.420

**Parcel: 4509-271-12-006**

Situs Address:  
1225 GOLDEN DR  
LAKE\_CITY, 81235

SCHWEIGER, JNT TNTS  
9100 CALERA DR UNIT 11  
AUSTIN, TX 78735

Economic Area      1 - ECON AREA 1

Neighborhood      10200700 - PACKERS KNOB

### Value Summary

Value By:	Market	Override
Land (1)	\$60,000	N/A
Land (2)	\$60,000	N/A
Single Family Residential (1)	\$191,350	N/A
<b>Total</b>	<b>\$311,350</b>	<b>\$311,350</b>

### Legal Description

1225 GOLDEN DR LOTS 6 - 7 & 2/5 UND INT IN GOLDEN DRIVE  
PACKERS KNOB SUBD TOWN OF LAKE CITY



### Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
95973	02/27/2007	WD	QV	Y	\$256,000	121.62	\$254,900	122.15	\$254,900	122.15
90945	08/16/2000	WD	QV	Y	\$180,000	172.97	\$180,000	172.97	\$180,000	172.97

### Land Occurrence 1

Property Code	1112 - SINGLE FAM.RES.-LAND	Land Code	88 - PACKERS KNOB SUBD		
Access Code	1 - YEAR-ROUND	Land Size	0.21		
Utilities	4 - ELEC/CEN WAT/CEN SEWER	Zoning	0 - OTHER		
<b>SubArea</b>	<b>UNITS</b>	<b>PRIME</b>	<b>ACTUAL</b>	<b>HEATED</b>	<b>EFFECTIVE</b>
SITE			1		
Total			1.00		
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$60,000		60,000.00		

### Land Occurrence 2

Property Code	1112 - SINGLE FAM.RES.-LAND	Land Code	88 - PACKERS KNOB SUBD		
Access Code	1 - YEAR-ROUND	Land Size	0.21		
Utilities	4 - ELEC/CEN WAT/CEN SEWER	Zoning	0 - OTHER		
<b>SubArea</b>	<b>UNITS</b>	<b>PRIME</b>	<b>ACTUAL</b>	<b>HEATED</b>	<b>EFFECTIVE</b>

# Property Record Card

## Hinsdale County Assessor

### Land Occurrence 2

SITE				1		
Total				1.00		
	Value	Rate	Rate	Rate	Rate	Rate
	\$60,000			60,000.00		

### Single Family Residential Occurrence 1

Property Code	1212 - SINGLE FAM.RES-IMPROVEMTS	Actual Year Built	1984
Effective Year Built	1984 - 1984 - EFFECTIVE YEAR	Baths	1.75
Bedrooms	2	Condition	0
Constant	1	Fireplace	0 - NONE
Fireplace Count	0	Foundation	INSULATED CONCRETE BLOCK
Heating Type	1 - BASEBOARD ELECTRIC	Quality	FAIR 1.75
Res Sf Rate	1	Roof Cover	1 - PROPANEL-METAL
Roof Structure	0	Rooms	4
Style 1 Bldg	ONE STORY	Style 2 Bldg	DETACHED GARAGE
Style Arch	LOG CABIN	Weatherization	FULL INSULATION
Windows	3 - MIXED	Woodstove	1

SubArea	UNITS	PRIME	ACTUAL	HEATED	EFFECTIVE
CONSTANT UNITS	1				
SQFT - SQUARE FOOT		1462	1462	1462	1462
Total	1.00	1,462.00	1,462.00	1,462.00	1,462.00
	Value	Rate	Rate	Rate	Rate
	\$191,350	191,350.00	130.88	130.88	130.88

### Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
1112	SINGLE FAM.RES.-LAND	\$120,000	\$8,340	NA	NA
1212	SINGLE FAM.RES-IMPROVEMTS	\$191,350	\$13,300	NA	NA
<b>Total</b>		<b>\$311,350</b>	<b>\$21,640</b>	NA	NA

# Property Record Card

Hinsdale County Assessor

**MORRISON, REBECCA  
SUZANNE AND ET AL  
C/O: STEWART, ENOS, &  
HILL**

**Account: R000373**  
Tax Area: TA1 - TAX AREA 1  
Acres: 0.220

**Parcel: 4509-271-12-010**  
Situs Address:  
1155 GOLDEN RD  
LAKE\_CITY, 81235

705 Northwest 42nd ST  
OKLAHOMA CITY, OK 73118

Economic Area 1 - ECON AREA 1

Neighborhood 1 - ECONOMIC AREA 1

### Value Summary

Value By:	Market	Override
Land (1)	\$60,000	N/A
Single Family Residential (1)	\$246,960	N/A
Extra Feature (1)	\$5,000	N/A
<b>Total</b>	<b>\$311,960</b>	<b>\$311,960</b>

### Legal Description

1155 GOLDEN RD LOT 10 PACKERS KNOB SUBD TOWN OF LAKE CITY (MORRISON, REBECCA SUZANNE 50% OF 1/3 INT, PEGGY LYNN STEWART 50% OF 1/3 INT, TERRY ENOS AND JULIE ENOS JNT TNTS 1/3 INT, JONATHAN HILL AND HALLIE HILL JNT TNTS 1/3 INT)

### Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
105270	03/09/2022	WD	UI	Y	\$420,000	74.28	\$420,000	74.28	\$420,000	74.28

### Land Occurrence 1

Property Code	1112 - SINGLE FAM.RES.-LAND	Land Code	88 - PACKERS KNOB SUBD
Access Code	1 - YEAR-ROUND	Utilities	0 - N/A
Zoning	0 - OTHER		

SubArea	UNITS	PRIME	ACTUAL	HEATED	EFFECTIVE
SITE			1		
Total			1.00		
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$60,000		60,000.00		

### Single Family Residential Occurrence 1

Property Code	1212 - SINGLE FAM.RES-IMPROVEMTS	Actual Year Built	1983
Effective Year Built	1983 - 1983 - EFFECTIVE YEAR	Baths	0
Bedrooms	0	Condition	0
Constant	1	Fireplace	0 - NONE
Fireplace Count	1	Foundation	COMBINATION
Heating Type	0 - N/A	Quality	AVERAGE 1.50
Res Sf Rate	1	Roof Cover	0 - N/A
Roof Structure	0	Rooms	0
Weatherization	NO INSULATION	Windows	0 - N/A

SubArea	UNITS	PRIME	ACTUAL	HEATED	EFFECTIVE
CONSTANT UNITS	1				
SQFT - SQUARE FOOT		1591	1591	1591	1591
Total	1.00	1,591.00	1,591.00	1,591.00	1,591.00
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$246,960	246,960.00	155.22	155.22	155.22

# Property Record Card

## Hinsdale County Assessor

### Extra Feature Occurrence 1

Property Code	1212 - SINGLE FAM.RES-IMPROVEMTS	XFOB Code	1001 - GARAGE 1 - 0 TO 350 SQFT			
<b>SubArea</b>		<b>UNITS</b>	<b>PRIME</b>	<b>ACTUAL</b>	<b>HEATED</b>	<b>EFFECTIVE</b>
XFOB UNITS - EXTRA FEATURE UNITS				1		
<b>Total</b>				1.00		
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$5,000			5,000.00		

### Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
1112	SINGLE FAM.RES.-LAND	\$60,000	\$4,170	NA	NA
1212	SINGLE FAM.RES-IMPROVEMTS	\$251,960	\$17,510	NA	NA
<b>Total</b>		<b>\$311,960</b>	<b>\$21,680</b>	NA	NA

# Property Record Card

Hinsdale County Assessor

**COLEMAN, JERRY L. JR.  
& JAMIE LYNN  
COLEMAN, CO-TRUSTEES  
OF THE JERRY & JAMIE  
COLEMAN REVOCABLE  
FAMILY LIVING TRUST**

**Account: R000371**  
Tax Area: TA1 - TAX AREA 1  
Acres: 0.240

**Parcel: 4509-271-12-008**  
Situs Address:

845 CLEARWATER DRIVE  
MIDLOTHIAN, TX 76065

Economic Area            1 - ECON AREA 1

Neighborhood            1 - ECONOMIC AREA 1

**Value Summary**

Value By:	Market	Override
Land (1)	\$60,000	N/A
<b>Total</b>	<b>\$60,000</b>	<b>\$60,000</b>

**Legal Description**

LOT 8, PACKER'S KNOB SUBD, PLUS 1/5 UND INT IN GOLDEN DRIVE, TOWN OF LAKE CITY

**Sale Data**

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
101791	03/11/2016	WJ	UI	Y	\$330,000	18.18	\$330,000	18.18	\$330,000	18.18
93936	08/18/2004	WD	UV	N	\$275,000	21.82	\$41,250	145.45	\$41,250	145.45

**Land Occurrence 1**

Property Code	1112 - SINGLE FAM.RES.-LAND	Land Code	88 - PACKERS KNOB SUBD
Access Code	1 - YEAR-ROUND	Utilities	0 - N/A
Zoning	0 - OTHER		

SubArea	UNITS	PRIME	ACTUAL	HEATED	EFFECTIVE
SITE			1		
Total			1.00		
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$60,000		60,000.00		

**Abstract Summary**

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
1112	SINGLE FAM.RES.-LAND	\$60,000	\$4,170	NA	NA
<b>Total</b>		<b>\$60,000</b>	<b>\$4,170</b>	<b>NA</b>	<b>NA</b>



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Return Receipt Fee (Endorsement Required)	3.25
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 7.85

Postmark Here  
JAN 11 2023  
CHESTER, OH 45720

Sent To: Terry and Julie Ends  
Street, Apt. No. or PO Box No.: 2417 NW Sun St.  
City, State, ZIP+4: Oklahoma City, OK 7312

PS Form 3800, August 2006 See Reverse for Instructions

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Certified Fee	4.00
Return Receipt Fee (Endorsement Required)	3.25
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 7.85

Postmark Here  
JAN 11 2023  
CHESTER, OH 45720

Sent To: Paul Cameron Hicks  
Street, Apt. No. or PO Box No.: 9400 Casa Grande  
City, State, ZIP+4: Waco, TX 76712

PS Form 3800, August 2006 See Reverse for Instructions

CHESTER P. O.  
46416 STATE ROUTE 248 UNIT B  
CHESTER, OH 45720  
USPS 3815400920  
1-800-275-8777  
45720003

Form ID: 003  
Mark ID: 000001

SALE

\*\*\*\*\*8399  
**MASTERCARD** Chip  
TOTAL: \$54.95  
1/10/23 12:38:38  
v #: 000001 Appr Code: 104344  
receipt #: 00000186

All Sales Final on Stamps and Postage.  
Refunds for Guaranteed Services Only.

US Debit  
AID: A0000000042203  
AC: 61 C1 FD 6E FE 0A EE 5B  
CVR: 1F 03 02  
IAD: 0110A000012200000000000000000000  
0000FF  
TVR: 80 00 08 80 00  
TST: 68 00

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 7.85

Postmark Here  
JAN 11 2023  
CHESTER, OH 45720

Sent To: Branka Kurakasha  
Street, Apt. No. or PO Box No.: 9307 Rolling Rock Lane  
City, State, ZIP+4: Dallas, TX 75238

PS Form 3800, August 2006 See Reverse for Instructions

256 6558 1000 0601 E102

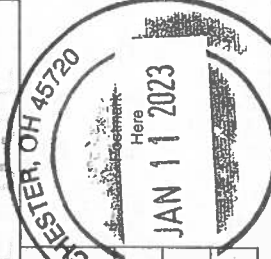
256 6558 1000 0601 E102

256 6558 1000 0601 E102

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2013 1090 0001 8559 9507

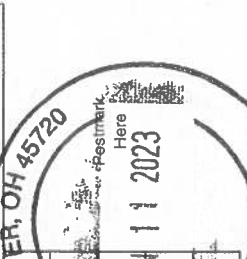
Postage	\$ 1.60
Certified Fee	4.00
Return Receipt Fee (Endorsement Required)	3.25
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 7.85



Sent To Rebecca Morrison USPS  
 Street, Apt. No. \_\_\_\_\_  
 or PO Box No. 705 Northwest 42nd St  
 City, State, Zip+4 Oklahoma City, OK 73118

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Certified Fee	4.00
Return Receipt Fee (Endorsement Required)	3.25
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 7.85



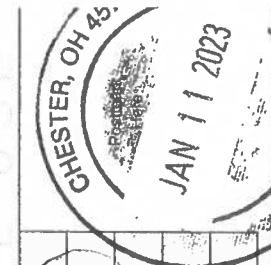
Sent To Paul and Marybeth Schwieger  
 Street, Apt. No. \_\_\_\_\_  
 or PO Box No. 9100 Calera Dr Unit 11  
 City, State, Zip+4 Austin, TX 78735

PS Form 3800, August 2006 See Reverse for Instructions

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2013 1090 0001 8559 9484

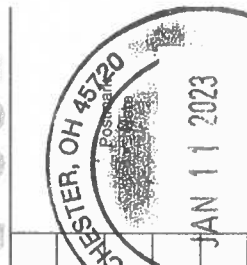
Postage	\$ 4.00
Certified Fee	3.25
Return Receipt Fee (Endorsement Required)	1.00
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 7.85



Sent To Timothy & Jane Dugbs  
 Street, Apt. No. \_\_\_\_\_  
 or PO Box No. 5004 Fairway Ln  
 City, State, Zip+4 Westwood, KS 66205

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Certified Fee	3.25
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 7.85



Sent To Jerry & Jamie Culman  
 Street, Apt. No. \_\_\_\_\_  
 or PO Box No. 545 Clearwater  
 City, State, Zip+4 Middleton, TX 76065

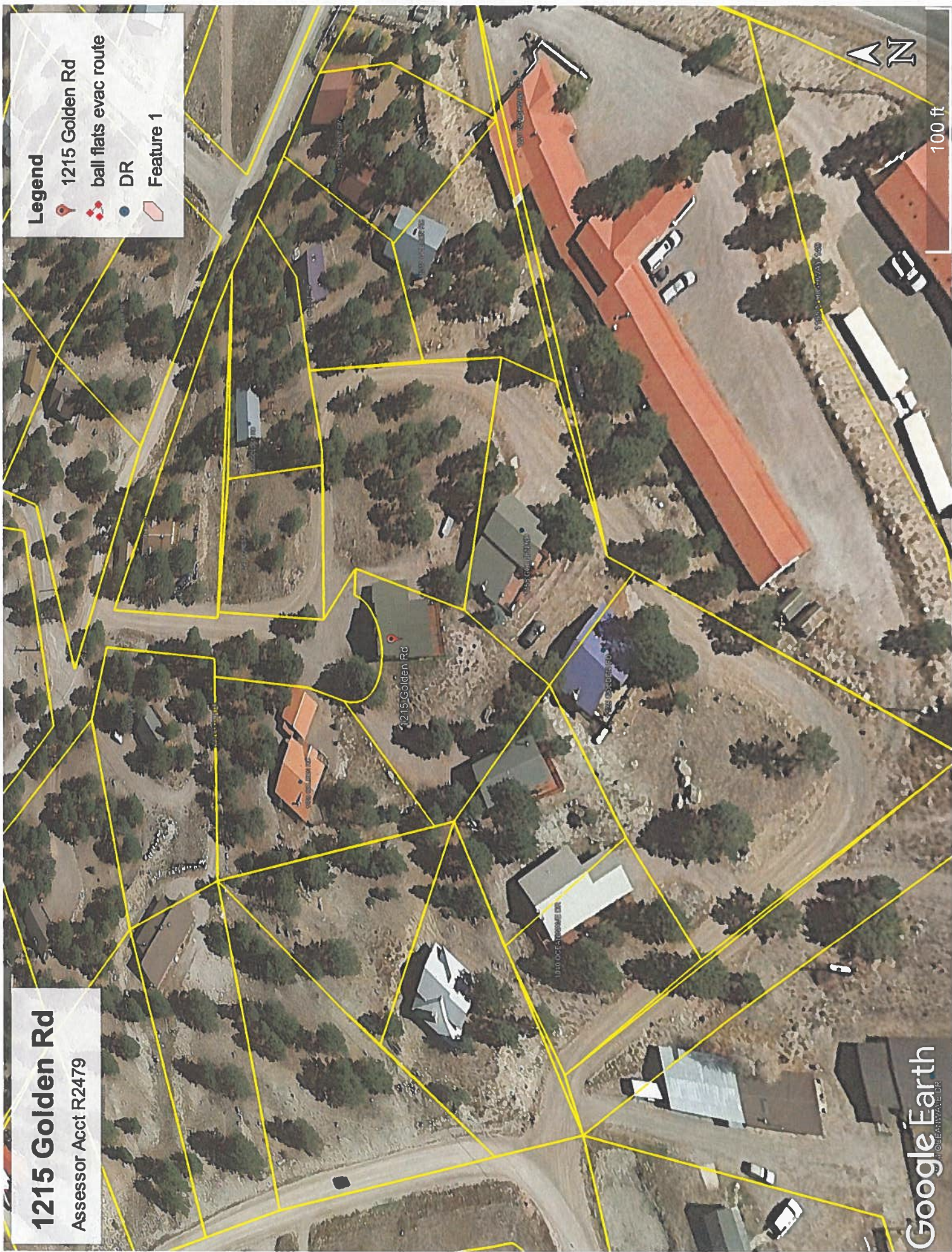
PS Form 3800, August 2006 See Reverse for Instructions

# 1215 Golden Rd

Assessor Acct R2479

## Legend

- 1215 Golden Rd
- ball flats evac route
- DR
- Feature 1



100 ft

GENERAL WARRANTY DEED

Scott & Karla Stubbs Living Trust dated March 5, 2015, as grantor, for good and valuable consideration of \$575,000.00, in hand paid, hereby sells and conveys to ASPENVIEW, LLC, as grantee, whose address is 32590 Pine Grove Road, Racine, OH 45771, the following real property in the County of Hinsdale and State of Colorado, to wit:

Parcel 1

Lot 5, PACKERS KNOB, Town of Lake City, according to the official plat thereof on file and of record in the office of the Hinsdale County Clerk and Recorder,

TOGETHER WITH 1/5 undivided interest in and to Golden Drive

County of Hinsdale,

State of Colorado.

Parcel 2

Lot 9, PACKERS KNOB, Town of Lake City, according to the official plat thereof on file and of record in the office of the Hinsdale County Clerk and Recorder,

TOGETHER WITH 1/5 undivided interest in and to Golden Drive

County of Hinsdale,

State of Colorado.

with all appurtenances, and warrants the title to the same, subject to statutory exceptions.

Signed this 7<sup>th</sup> day of December, 2022.  
Scott & Karla Stubbs Living Trust dated March 5, 2015

By: [Signature], Trustee  
Scott Nicholas Stubbs, trustee

By: [Signature] trustee  
Karla Jo Stubbs, trustee

STATE OF Oklahoma )  
 ) ss.  
COUNTY OF Payne )

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of December, 2022, by Scott & Karla Scott Nicholas Stubbs, trustee and Karla Jo Stubbs, trustee, Stubbs Living Trust dated March 5, 2015. Witness my hand and official seal. My commission expires: July 1, 2026.



[Signature]  
Notary Public



Alexander Mulhall &lt;townmanager@townoflakecity.co&gt;

**Re: Protest application**

3 messages

**Paul Hicks** <paul@centurysaw.com>

Sun, Jan 15, 2023 at 2:59 PM

To: "alexandermulhall@townoflakecity.co" &lt;alexandermulhall@townoflakecity.co&gt;

Cc: Lance High &lt;lance@highandassociates.net&gt;

Alexander,

I received the attached notice regarding property that I recently purchased at [1215 Golden Drive](#) in Lake City. It indicates that I can protest this application by contacting you via email. This email serves as notice of my protest of this application. I do not want this application allowed.

Please provide a response to this email to confirm that you received it and have accepted my protest.

Thank you.

Paul C. Hicks

Century Saw &amp; Tool

Sent from [Mail](#) for Windows 10 **LAKE CITY.pdf**  
22K**Alexander Mulhall** <townmanager@townoflakecity.co>

Tue, Jan 17, 2023 at 8:18 AM

To: Paul Hicks &lt;paul@centurysaw.com&gt;

Cc: "alexandermulhall@townoflakecity.co" &lt;alexandermulhall@townoflakecity.co&gt;, Lance High &lt;lance@highandassociates.net&gt;

Hello Mr.Hicks,

Your protest has been received. You will receive a notice 10 plus days before the hearing for this application takes place. At the hearing, the applicant shall bear the burden of proving, to the satisfaction of the town's trustees, that the issuance of the requested permit will not result in conditions that pose a danger to the public health or safety or an unreasonable risk of nuisance to the neighborhood. So if you have concerns about public health or safety or of an unreasonable risk of nuisance to the neighborhood then you will need to outline them either in writing or in person at the hearing or both. Please let me know if you have any questions.

Sincerely,

Lex

[Quoted text hidden]

--

Alexander Mulhall  
Town Manager

2/3/23, 10:46 AM

Town of Lake City Mail - Re: Protest application

970-944-2333  
Town of Lake City  
PO Box 544  
Lake City, CO 81235

---

**Alexander Mulhall** <townmanager@townoflakecity.co>

Fri, Feb 3, 2023 at 10:46 AM

To: Paul Hicks <paul@centurysaw.com>

Cc: "alexandermulhall@townoflakecity.co" <alexandermulhall@townoflakecity.co>, Lance High  
<lance@highandassociates.net>

Hello Paul,

Notice is hereby given that a public hearing in regards to the Short term rental application at 1215 Golden Road will take place on February 15 2023 at 5:30pm at the Board of Trustees meeting. A follow up email with a zoom link for the meeting will be emailed to you the Friday before the meeting so that you may choose to attend in person or virtually. At the meeting you may give comments on why you are protesting this application. Let me know if you have any questions.

Sincerely,

Lex

On Sun, Jan 15, 2023 at 2:59 PM Paul Hicks <paul@centurysaw.com> wrote:

[Quoted text hidden]

[Quoted text hidden]

## Town of Lake City Vehicle Use Agreement

Vehicle Driver: \_\_\_\_\_

Driver's License #: \_\_\_\_\_ State \_\_\_\_\_ Exp \_\_\_\_\_

Auto Insurance CO: \_\_\_\_\_ Policy # \_\_\_\_\_

Organization: \_\_\_\_\_

Vehicle Check Out Date: \_\_\_\_\_

Vehicle Return Date: \_\_\_\_\_

Odometer Reading: @ Check Out \_\_\_\_\_ @ Check In \_\_\_\_\_

Passengers, if any: \_\_\_\_\_

The driver of the Town of Lake City vehicle mentioned above hereby agrees to refill the fuel tank upon returning the vehicle.

Only person(s) listed on this Agreement may drive the Town of Lake City vehicle.

Further, the driver of the Town of Lake City vehicle and passengers hereby agree to indemnify and hold harmless Hinsdale County, Colorado and its agents, members, officers, elected officials, and employees, from and against any and all claims, damages, losses, and expenses, including reasonable attorney's fees, arising out of their use of the Town of Lake City vehicle, that is for bodily injury, illness, or death, or for property damage, including loss of use, caused in whole or in part by negligent or intentional act(s) or omission(s) by the driver of the Town of Lake City vehicle or any passenger of the Town of Lake City vehicle.

The driver of the Town of Lake City vehicle hereby declares that they have no known mental or physical condition that would impair their capability for full participation as intended or expected of them.

The driver of the Town of Lake City vehicle and passengers are hereby bound by the terms and conditions of this Rental Agreement. The vehicle shall be returned to the same location in which it was picked up on or before the above indicated due back date and time.

I have carefully read the foregoing release and indemnification and understand the contents thereof and sign this release as my own, free act.

**Please turn this agreement into the Town Office after returning vehicle.**

By: \_\_\_\_\_  
Driver Signature

# Town of Lake City Suburban Usage Policy

It is the Town of Lake City's goal to allow use of the suburban to authorized groups when it is not in use by the Town of Lake City Parks and Recreation Department or another Town department.

**Ownership :** The suburban is owned by the Town of Lake City.

**Management :** The suburban shall be managed in accordance with this policy by the Town of Lake City.

**Town Insurance:** The suburban will be insured by the Town of Lake City. Any person or organization renting the suburban will also have their or its own insurance that covers use of the van.

**Maintenance :** The Town of Lake City shall perform regular and routine maintenance and repairs on the suburban as needed.

**Authorized Users:** An authorized user of the suburban shall have a driver that The Town of Lake City has pre-authorized to drive the vehicle. The suburban must be scheduled in advance with the Town office. Parks and Recreation activities will take precedence for use of the vehicle.

The suburban will be reserved on a first come first serve basis. Although ongoing known usages will not be bumped no matter how far in advance another user makes a reservation.

The following is a list of many of the groups that will potentially be allowed to use the suburban. This list isn't all inclusive.

Hinsdale County, Lake City Community School, Public Health, DIRT, Veteran Affairs, The trail shuttle group, etc. Also non profit groups or other groups with charitable purposes that are beneficial to the Town of Lake City and Hinsdale County. **The suburban is not for private use.** Except as set forth above, the suburban will not be available for use by individuals, families, or for-profit groups. Opening the van to use by these groups would cause overuse, excessive wear and tear, and expose the Town to unnecessary liability.

## **Reservations:**

Reservations are accepted by phone or in person at the Town office Monday through Friday 8am – 5pm.

970-944-2333. This will be on a first come first serve basis. If two or more organizations request the same dates and times the Parks and Recreation Director will decide who takes priority based on past usage and the priority of the requested usage. Users may pick up the keys at the Town office during normal business hours on the day of the trip, or if necessary the night before or on a Friday if the suburban is being used on a weekend.



**Driver Qualifications:**

Suburban drivers must be pre screened by the Town prior to using the suburban. Drivers must have a current and valid Colorado driver's license and have valid motor vehicle insurance covering physical damage to the vehicle and personal injury coverage for any and all passengers.

**Cost of Use:**

The suburban will be full of fuel upon release to the user and must be returned full of fuel. If it is being used for a rec sponsored trip the user may need to arrange fuel with the Parks and Recreation Department.

All fees including but not limited to toll fees, parking fees, towing fees, moving violations, speeding tickets, etc. shall be the sole responsibility of the driver and/or the organization using the suburban.

**Payment of Funds:**

Funds, including donations, collected for the use of the van shall be paid to the Town office. These funds are needed for the repair and maintenance of the vehicle.

**Record Keeping:**

A mileage log shall be kept in the suburban and filled out by each and every user immediately after each use.

A passenger trip log shall be kept by each and every user that includes the name, address, and phone number of each passenger.

**Driver Safety:**

The driver responsible for the suburban and its passengers shall:

- Schedule the use of the suburban in advance.

- Complete a pre trip safety check before each day's use of the vehicle, including but not limited to checking the oil level and doing a walk around of the vehicle checking for damage.

- Maintain the passenger trip log.

- Assist passengers on and off the vehicle.

- Collect donations to be handed in to the Town later.

- Ensure seatbelts are being used by all passengers and the driver.

- Refuel the vehicle after use.

**Passenger Safety:**

All passengers of the suburban shall:

Comply with the requests and instructions of the driver.

Wear seatbelts at all times.

Remain seated with seatbelts fastened while the vehicle is in motion.

**Safety Equipment:**

Due to the mountainous climate in which we live, the suburban should always be equipped with a flashlight, someone with a cell phone, water sufficient for a 24 hour period, large blankets, and a first aid kit. If you find that anything is missing or needed prior to your trip, please ask the Town for assistance.

**Maintenance:**

The Town will provide basic maintenance for the suburban, including oil and filter changes, tire replacement and rotation, and other maintenance.

**Restrictions on travel:**

Travel in the suburban shall be limited to a distance of 200 miles from Lake City. If travel is needed farther away, a user may ask for permission from the Town.

**Operator Insurance Requirement:**

Operators are required to have insurance that covers the use of the suburban, including but not limited to, property damage coverage for the replacement value of the van, along with personal injury coverage for the driver and all the passengers.

**Rental Agreement:**

The organization and/or individual using the van shall fill out and sign the Town of Lake City Suburban Use Agreement.

**Indemnification of the Town of Lake City:**

The driver of the suburban and/or the organization renting the suburban shall agree to indemnify and hold harmless The Town of Lake City, Colorado and its agents, officers, elected officials, and employees, from and against any and all claims, damages, losses, and expenses, including reasonable attorney's fees, arising out of their use of the suburban, that is for bodily injury, illness, or death, or for property damage, including loss of use, caused in whole or in part by negligent or intentional act(s) or omission(s) by the driver of the suburban or any passenger of the suburban, or that of anyone else affiliated with the organization using the suburban, or that of anyone employed by them or for whose acts such organization may be liable.

### Town of Lake City Vehicle Use Agreement

Vehicle Driver: \_\_\_\_\_

Driver's License#: \_\_\_\_\_ State \_\_\_\_ Exp \_\_\_\_\_

Auto Insurance CO: \_\_\_\_\_ Policy# \_\_\_\_\_

Organization: \_\_\_\_\_

Vehicle Check Out Date: \_\_\_\_\_

Vehicle Return Date: \_\_\_\_\_

Odometer Reading: @ Check Out \_\_\_\_\_ @ Check In \_\_\_\_\_

Passengers, if any: \_\_\_\_\_

The Driver of the Town of Lake City vehicle authorized by this agreement hereby agrees to cooperate with the Town of Lake City in the defense, reimbursement, and or indemnification of any action related to the use of the Town vehicle.

The driver of the Town of Lake City vehicle mentioned above hereby agrees to refill the fuel tank upon returning the vehicle.

Only person(s) listed on this Agreement may drive the Town of Lake City vehicle.

Further, the driver of the Town of Lake City vehicle and passengers hereby agree to indemnify and hold harmless the Town of Lake City, Colorado and its agents, members, officers, elected officials, and employees, from and against any and all claims, damages, losses, and expenses, including reasonable attorney's fees, arising out of their use of the Town of Lake City vehicle, that is for bodily injury, illness, or death, or for property damage, including loss of use, caused in whole or in part by negligent or intentional act(s) or omission(s) by the driver of the Town of Lake City vehicle or any passenger of the Town of Lake City vehicle.

The driver of the Town of Lake City vehicle hereby declares that they have no known mental, physical, or other condition that would impair their capability for full participation as intended or expected of them.

The driver of the Town of Lake City vehicle and passengers are hereby bound by the terms and conditions of this Rental Agreement as well as the "Town of Lake City Suburban Usage Policy". The vehicle shall be returned to the same location in which it was picked up on or before the above indicated due back date and time.

I have carefully read the foregoing release and indemnification and "Town of Lake City Suburban Usage Policy" and understand the contents thereof, have consulted with an attorney to the extent I desire regarding the same, and sign this release as my own, free act.

Please turn this agreement into the Town Office prior to taking possession of the vehicle and fill in the return information upon return of the vehicle.

Signed: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Date: \_\_\_\_\_

## **Lake City Emergency Preparedness in Reference to Emergency Alert and Communication**

There is a very smart American saying: **"Don't put all your eggs in one basket"**. In the Silver World newspaper from December 30, 2022, is an article regarding the new Emergency Alert System. No matter how sophisticated this system is, it all depends on a working phone network. Most all municipalities in the US are served by at least two independent communication line, (Optic Fibers). Unfortunately this is not the case in Lake City, CO 81235. We are at the end of a single line which comes all the way from Montrose. Some of you may remember when the optic fiber was installed. For a long time a crew worked with a trench cutting machine parallel to the highway. As you can imagine over this long distance to Montrose there is a good chance this optic fiber gets damaged. Last year we already experienced a total blackout in our valley when an excavating machine in Cimarron ripped the optic fiber in pieces. You may think in such case you can use your cellular phone. No this is also not working. All communication to and from the cellular tower goes through the Lake City central office which is owned by CenturyLink. Although most all of this optical fiber is underground there is one critical spot above ground. Near the location of the former "High Bridge" which was used to bring the train service to Lake City, such optical fiber is crossing the valley. A wild fire in this area will also cut off Lake City from all communication. Yes there are a few Satellite phone owners in our area. However these few phone cannot serve as an emergency information and communication system.

Last year I was informed by a CenturyLink employee about plans to install an optic fiber coming from the south all the way over Slumgullion pass. As a result of the very high costs it is very questionable if such second communication line is available in the near future.

What are the possibilities for not having all eggs in one basket?

Back in the year of 2000, my business "Tripod Group Inc." entered into a contract with the Town of Lake City to install a photo voltaic system on Round Top Mountain to supply power for the FM and TV repeater site. Later such contract was extended at multiple costs of the photo voltaic system to expand and upgrade the entire repeater site. Back then we had 4 radio stations and 3 television stations serving Lake City. In 2001, my late wife Ursula and I worked on a voluntary basis on Round Top mountain to install an emergency broadcast system.

How does it work: The city, the sheriff office and the employee of Hinsdale county in charge of emergency service had a little hand-held 2 way radio, (only the transmitting part was used), working in the UHF band. As soon such a radio was switched to transmit the input from the KVLE translator working on 106.3MHz was switch over to the output of the receiver installed to receive the signals from such hand-held radios. This way the city employees, Sheriff office employees and Hinsdale County employees in charge with emergencies could at any time transmit messages to be

received by any cheap FM radios such as emergency radios with multiple power options, and certainly by any car radios or tuners of stereo systems.

### Block Schematic

As a result of frequent employee changes in the town as well as county government, and some animosity between these two government agencies the setup on Round Top Mountain has deteriorated. Knowing about the importance of this emergency broadcast system I tried to reactivate the service. Mr. Jerry Gray tried to get the key for the Round Top equipment building from the city office. The town manager back then, (at my best recall Ms. L Klusmeier), refused our request saying the city has nothing to do with this emergency broadcast system, insisting the county is in charge of this equipment.

Wrong, the city owns the building, and all equipment in this building as well as the entire photo-voltaic system, wind turbine, and antenna setups, which is not owned by KVNF radio station. The town of Lake City is also holding the FCC License for the translator working at 106.3 MHz. I urge town and county government to work together to reinstate, and if beneficiary to upgrade this very important emergency broadcast system.

For many weeks during the summer of 2022, the KVNF translator was down. I started then communicating with Jeff Reynolds of KVNF. He said he will come to Lake City and will go to Round Top Mountain with some local people to repair the setup. Shortly after this repeater failed again and since that time up to the current day we do not have wireless KVNF radio available. Mr. Reynolds referred to internet service, means another egg in the same basket. We should have at least two working FM translators on Round Top, one for the local emergency broadcast system and one to receive alerts from the US emergency service network. It seems to me KVNF radio station is not very eager to maintain wireless service for Lake City. If so I suggest Lake City takes over all KVNF equipment for \$ 1.00 as well as the license to operate this translator.

Many emergencies in the US caused very fast a total failure of the telephone/internet networks for land-lines as well as wireless operated equipment. This is the moment where the American radio amateurs providing the very much needed communication service, mostly by use of shortwave bands, besides some VHF repeater networks as far as such a network is available in the disaster area. As soon an emergency is declared the FCC is assigning exclusive frequencies specifically for day and night operation. This service of the radio amateurs is very power full because of the ability to communicate wireless also over long distance if necessary. In contrary to the old "time" wireless communication can be by phone, RTTY, (teletype) mode, various digital modes and exchange of pictures as well as email. By use of and interface any computer can be connected to amateur radio transceivers to allow such digital communication.

Before relocating to the USA to work as an engineer in electronics and computer science in a specific field of electronics/computers improving special textile products I was living in Switzerland. When I served in the signal corp of the Swiss army I was in charge of special wireless communications equipment in the connection with scrambling equipment. After my honorable discharge as result of a back injury during my service, I was assigned to the Swiss Civil Protection agency where I served as the chief officer for emergency communication in a town near Zurich.

After locating to Lake City I became aware of the need for some kind of emergency communication. I obtained my operator license and went through all levels to get the highest license, means the Extra Class License. With the help of my late wife Ursula we put built a little shed especially to serve as a radio station. At the same time I installed a 900 watt photo-voltaic system to generate power to operate this station independent of grid power. Two months ago I upgraded the battery bank with LiFePO4 batteries with a total capacity of 10,000Wh. This setup is now good to work far beyond my life expectancy. I invite people interested to operate this radio station if an emergency requests such shortwave communication. Please contact me by email **bay18shop@centurytel.net**

Here is some information about flooding. In 2021, was a tremendous flooding in Germany in a valley named "Ahrtal" leading to total devastation and many souls lost. In a very short time all communication was lost and people living further down the valley could not be warned. I will leave a collection of pictures with the city hall. Looking at these pictures you may conclude this catastrophic event was triggered by a broken dam higher up in the valley. No it was just some very heavy rain in a certain area which triggered this tremendous devastation. As a result of climate changes we will see more often such heavy cloud bursts. If this occurs on our side of Engineer Pass and Cinnamon Pass maybe stretching as far a Slumgullion pass we will experiencing flooding all over town which will disable the central office from CenturyLink. The German government learned the hard way that a telephone, (land-line as well as cellular service), is not enough to alert and inform the public of danger. Now sirens are installed which have been removed after WW2. Hearing the sound of such sirens means switch on your portable radios!

I really hope my article will lead to a setup where not all eggs are in one basket, means bring the emergency broadcast system back to life.

Rolf Gloeckner  
Owner and Operator of  
US Radio Station NEOW



Alexander Mulhall <townmanager@townoflakecity.co>

# Emergency Communications

10 messages

**Jerry G Gray** <grayj923@me.com>

Fri, Feb 3, 2023 at 2:01 PM

To: Phil Graham <EM@hinsdalecountycolorado.us>, Kristie Borchers <district2@hinsdalecountycolorado.us>, Greg Levine <district1@hinsdalecountycolorado.us>, Robert Hurd <district3@hinsdalecountycolorado.us>, Sandy Hines <administrator@hinsdalecountycolorado.us>, Chris Kambish <Ckambish@hinsdalecountysheriff.com>, townmanager@townoflakecity.co, daveroberts@townoflakecity.co, doughamel@townoflakecity.co

Hi folks,

I recently received the attached article from Rolf Glockner ( bless his heart; and those who know him will understand my comment). Reading the article will give you a sense of why I say that, if you are not acquainted. We emailed back and forth on the subject and he piqued my interest in getting involved again.

In a nut shell, all telephone communication in Lake City and the valley, and that includes cell phones and hence the new Emergency Alert system, it all depends on that one fiber optic cable between Montrose and Lake City. It has been cut before and when that single point of failure is broken you have no way of communicating with your constituents.

However we have had a novel work around for decades, thankfully it has not been needed yet. The fact that it has not been needed or used adds to the lack of awareness of this asset. The Town of Lake City owns the translator on Round Top for the Grand Junction FM radio station at 106.3. Unlike KVNF, 106.3 is seldom down and is always loud and clear. There is a radio relay installed (see attachment) and that will break in on the radio station broad cast through the use of hand held radios in town. There were two but I only know the location of the one at the Sheriff's Office now.

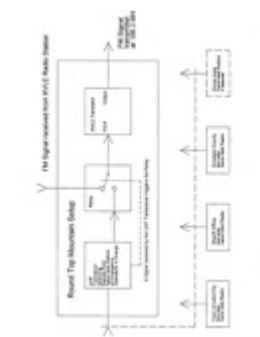
When cell phones are down, and they go down for reasons other than a failure in that fiber cable, this is a way for the PIO to communicate with the community. When I was serving as Emergency Manager and before we had sirens in town, we held community exercises where we coordinated the ringing of all of the church bells (we had a system for that) with a test broadcast on 106.3.

So I went to the SO and Bobbi and I found the radio unplugged and not charged. We charged it up and tested it but the system is no longer working. Rolf suspects that it is just a battery at the site that needs to be replaced. I don't believe that it is urgent enough to try to get someone up there this winter, but when we can get up there, it would behoove us to check on it. I have worked on it with Rolf in the past and will be glad to help in any way that I can.

Thanks for considering this.

Jerry

## 2 attachments



img336.jpeg  
18K

**Lake City Emergency Preparedness V2, in Reference to W.doc**  
31K



Phil Graham <EM@hinsdalecountycolorado.us>

Fri, Feb 3, 2023 at 7:32 PM

To: Jerry G Gray <grayj923@me.com>, Kristie Borchers <district2@hinsdalecountycolorado.us>, Greg Levine <district1@hinsdalecountycolorado.us>, Robert Hurd <district3@hinsdalecountycolorado.us>, Sandy Hines <administrator@hinsdalecountycolorado.us>, Chris Kambish <ckambish@hinsdalecountysheriff.com>, "townmanager@townoflakecity.co" <townmanager@townoflakecity.co>, "daveroberts@townoflakecity.co" <daveroberts@townoflakecity.co>, "doughamel@townoflakecity.co" <doughamel@townoflakecity.co>, Lynn McNitt <accounting@hinsdalecountycolorado.us>

[\*\*\* This email originated from outside Hinsdale County - PLEASE USE CAUTION OPENING LINKS, ATTACHMENTS OR REPLYING \*\*\* ]

Jerry,

First of all, thank you for sharing this information with us and your continued support of Hinsdale County and Lake City. I do have a couple of comments regarding your message that I want to share and also correct so that no further misinformation is spread throughout the county.

1. I have never heard of anything related to the Tripod project mentioned and I cannot find it written in any of our emergency plans or other Emergency Response related documents. Do you have any further documentation that you can share so we can investigate this system? We would certainly like to have all available communication methods incorporated into our plans.
2. While you and Mr. Glockner's comments on the cellular situation are accurate, Hinsdale County has grown leaps and bounds in the last three plus years with regards to emergency response and don't want that hard work to be tarnished by misconceptions or misinformation being spread.
  - a. Those that live in Hinsdale County, or any remote location for that matter, take on a certain amount of risk. Most of our residents have educated themselves and prepared for the "what if's" that can occur when you choose to live in such a place. This however does not preclude us as emergency response agencies to plan for the "what if's" as well.
  - b. Hinsdale County's emergency response agencies (Sheriff's Office, EMS, Fire, OEM and the new Coroner) have been feverishly working to update plans, write and implement new plans and in many cases exercise those plans to identify gaps and needed updates to plans.
3. In 2022 this group updated and conducted a tabletop exercise of the Hinsdale County Alert and Warning Plan. This is just one of five plans that were updated in CY22. Part of this updated plan was addressing the exact concern your email brings up, redundant communications and public messaging. Here are a few highlights Instead of reciting the entire plan and exercise in this email:
  - a. Cellular service is only one of the primary platforms our new messaging system utilizes. Residents have the ability to register land lines, cell phones, text/SMS enabled devices and email addresses. While most of these platforms require cellular service, many of our residents have registered emails which in lots of cases utilize a non-cellular service for use.
  - b. **ALL** landlines have been automatically registered into the GEM system without any registration required. Therefore all residents who still have landlines (as mentioned in your email) will automatically receive emergency alerts through the GEM system.
  - c. Since mid-2019 Hinsdale County has had the ability to send emergency alert messages through the WEA and iPAWS systems.
    - WEA is a public safety system that allows customers who own mobile devices to receive geographically targeted, text-like messages alerting them of imminent threats to safety in their area. These alerts do not require registration and can be transmitted through cellular towers not in the immediate area. Yes, if the tower in Lake City went down the immediate Lake City area would be affected, but areas to the north and south would still receive messages through towers in those locations.
    - The Integrated Public Alert & Warning System (IPAWS) is FEMA's national system for local alerting that provides authenticated emergency and life-saving information to the public through mobile phones using Wireless Emergency Alerts, to radio and television via the Emergency Alert System, and on the National Oceanic and Atmospheric Administration's Weather Radio. This system does exactly what Mr. Glockner set out to perform, except it has the ability to broadcast to a much broader audience. Instead of only being able to broadcast to the immediate Lake City area, our

system can be shared to radio and television networks from the western Slope to the front Range simultaneously.

- d. Hinsdale, Mineral and Saguache County OEM's are part of a communications working group that has been working with the State Office of Information Technology (OIT), cellular, fiber and satellite agencies to conduct a tri-county assessment of the current communications situation and ongoing needs. We recently received the final report from OIT and that report has been shared with the County Commissioners to review and comment on. We have an ongoing effort to improve communications of all types in Hinsdale County partnered through the Division of Homeland Security and Emergency Management.
- e. Finally, we also have multiple radio systems that can be used to share emergency information not only in the county, but state-wide. The drawback of this system is that 99% of our residents do not have access to these radios, but it allows us contact with our mutual-aid and state-wide partners who can then help us spread the message as best we can. The county has also been working closely with our BLM partners to construct a new tower on Hill 71 that is scheduled to go live in 2024.

The real message here is that Hinsdale County is a very remote location that is obviously susceptible to catastrophic failures in communications. I hope this update gives you a better understanding of some of the work that has been completed and continues daily. Please share this information with Mr. Glockner so that he does not continue to think that Hinsdale County or Lake City has "put all of their eggs in one basket". You are more than welcome to give Mr. Glockner my contact information so that we can discuss this topic directly.

Respectfully,

Phil Graham, MS, CO-CEM  
Director  
Hinsdale County Office of Emergency Management  
303-641-8792  
[em@hinsdalecountycolorado.us](mailto:em@hinsdalecountycolorado.us)

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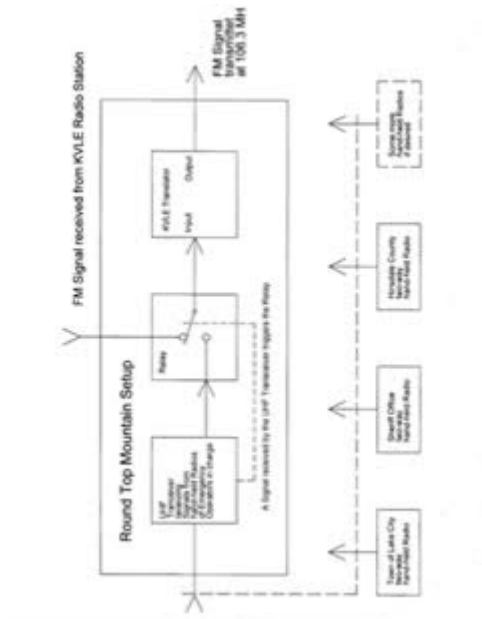
**From:** Jerry G Gray <[grayj923@me.com](mailto:grayj923@me.com)>

**Sent:** Friday, February 3, 2023 2:01:33 PM

**To:** Phil Graham <[EM@hinsdalecountycolorado.us](mailto:EM@hinsdalecountycolorado.us)>; Kristie Borchers <[district2@hinsdalecountycolorado.us](mailto:district2@hinsdalecountycolorado.us)>; Greg Levine <[district1@hinsdalecountycolorado.us](mailto:district1@hinsdalecountycolorado.us)>; Robert Hurd <[district3@hinsdalecountycolorado.us](mailto:district3@hinsdalecountycolorado.us)>; Sandy Hines <[administrator@hinsdalecountycolorado.us](mailto:administrator@hinsdalecountycolorado.us)>; Chris Kambish <[ckambish@hinsdalecountysheriff.com](mailto:ckambish@hinsdalecountysheriff.com)>; [townmanager@townoflakecity.co](mailto:townmanager@townoflakecity.co) <[townmanager@townoflakecity.co](mailto:townmanager@townoflakecity.co)>; [daveroberts@townoflakecity.co](mailto:daveroberts@townoflakecity.co) <[daveroberts@townoflakecity.co](mailto:daveroberts@townoflakecity.co)>; [doughamel@townoflakecity.co](mailto:doughamel@townoflakecity.co) <[doughamel@townoflakecity.co](mailto:doughamel@townoflakecity.co)>

**Subject:** Emergency Communications

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**Jerry Gray** <grayj923@me.com>

Sat, Feb 4, 2023 at 6:31 PM

To: Phil Graham <EM@hinsdalecountycolorado.us>

Cc: Kristie Borchers <district2@hinsdalecountycolorado.us>, Greg Levine <district1@hinsdalecountycolorado.us>, Robert Hurd <district3@hinsdalecountycolorado.us>, Sandy Hines <administrator@hinsdalecountycolorado.us>, Chris Kambish <ckambish@hinsdalecountysheriff.com>, "townmanager@townoflakecity.co" <townmanager@townoflakecity.co>, "daveroberts@townoflakecity.co" <daveroberts@townoflakecity.co>, "doughamel@townoflakecity.co" <doughamel@townoflakecity.co>, "accounting@hinsdalecountycolorado.us" <accounting@hinsdalecountycolorado.us>

Phil,

First of all, it seems I owe you an apology. It was not my intention to impugn your work and cause you to be so defensive. My intention was only to point out a possible problem, and the work around for that particular problem that has been in place and working for many years now, and to encourage maintaining the system. You obviously took offense to Rolf's "all eggs in one basket" characterization. I think you took it in a boarder context than it was intended. We aren't saying that nothing else is being done, only that we have a potential problem with all cellular communication and a solution is at hand if we maintain it.

1. Any documentation from the installation by Tripod would be with the Town records. I would be glad to show you the physical system next time you are in town... If that happens to be after the snow melts, we can run up to Round Top and check it out together. It is a very effective tool if we maintain and use it.
2. As you said, our "comments on the cellular situation are accurate", period.
  - a. This solves one of those "what if's".
  - b. Those are things that should be happening, and good for you, but they have nothing to do with the subject at hand.
3. These are all things that a full time Emergency Manager should be doing.
  - a. The only thing in this list that does not need that fiber optic connection to Montrose are those non-cellular wifi services such as Simply Broadband. But again, no text or cell phone coverage.
  - b. All land lines need that fiber optic connection. GEM needs that fiber optic connection.
  - c. WEA and IPAWS cannot reach mobile phones if there is no cell service. Do we have NOAA Weather Radio now? I worked for years to bring it here. That's awesome if you accomplished it but I have not heard any announcement, if that is the case.
  - d. This is all good and what you should be doing. If improved communications is part of your ongoing effort this project should be near the top.
  - e. Again, this is all good and as it should be, but have no connection to the effort to maintain and expand the use of this very valuable tool that we have.

I am sorry that you took this personally. It was intended to raise awareness and support for a very valuable asset that we have.

Jerry

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**Phil Graham** <EM@hinsdalecountycolorado.us>

Sat, Feb 4, 2023 at 7:39 PM

To: Jerry Gray <grayj923@me.com>

Cc: Kristie Borchers <district2@hinsdalecountycolorado.us>, Greg Levine <district1@hinsdalecountycolorado.us>, Robert Hurd <district3@hinsdalecountycolorado.us>, Sandy Hines <administrator@hinsdalecountycolorado.us>, Chris Kambish <ckambish@hinsdalecountysheriff.com>, "townmanager@townoflakecity.co" <townmanager@townoflakecity.co>, "daveroberts@townoflakecity.co" <daveroberts@townoflakecity.co>, "doughamel@townoflakecity.co" <doughamel@townoflakecity.co>, Lynn McNitt <accounting@hinsdalecountycolorado.us>

[\*\*\* This email originated from outside Hinsdale County - PLEASE USE CAUTION OPENING LINKS, ATTACHMENTS OR REPLYING \*\*\* ]

No apology needed Jerry, your email did not offend me. The sole intention of my response was to ensure that the correct information is being shared and that while yes, cellular service is vulnerable, the Hinsdale County/Lake City Team (not Phil or OEM alone) has worked hard to provide as much redundancy and planning as possible. We can always be better, and as a team we work towards that goal every day. Have a great night and weekend.

Respectfully,

Phil Graham, MS, CO-CEM  
Director  
Hinsdale County Office of Emergency Management  
303-641-8792  
[em@hinsdalecountycolorado.us](mailto:em@hinsdalecountycolorado.us)

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**Jerry Gray** <grayj923@me.com>

Sun, Feb 5, 2023 at 4:27 PM

To: Phil Graham <EM@hinsdalecountycolorado.us>

Cc: Kristie Borchers <district2@hinsdalecountycolorado.us>, Greg Levine <district1@hinsdalecountycolorado.us>, Robert Hurd <district3@hinsdalecountycolorado.us>, Sandy Hines <administrator@hinsdalecountycolorado.us>, Chris Kambish <ckambish@hinsdalecountysheriff.com>, "townmanager@townoflakecity.co" <townmanager@townoflakecity.co>, "daveroberts@townoflakecity.co" <daveroberts@townoflakecity.co>, "doughamel@townoflakecity.co" <doughamel@townoflakecity.co>, "accounting@hinsdalecountycolorado.us" <accounting@hinsdalecountycolorado.us>

Thanks Phil.

So, to be clear, no misinformation was spread, only a misinterpretation of the message. The message is true, that all cellular and texting capabilities, including WEA, IPAWS, GEM or other public safety warning systems in Lake City rely exclusively on the fiber optic cable running to Montrose and that a work around exists. The hard work toward as much redundancy and planning as possible is recognized and I look forward to helping in any way that I can to show you what I know about the system so that you can incorporate it into plans, exercise and maintain it. Let me know next time you are in town and we can get started.

VR,

Jerry

[Quoted text hidden]

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**Phil Graham** <EM@hinsdalecountycolorado.us>

Sun, Feb 5, 2023 at 4:38 PM

To: Jerry Gray <grayj923@me.com>

Cc: Kristie Borchers <district2@hinsdalecountycolorado.us>, Greg Levine <district1@hinsdalecountycolorado.us>, Robert Hurd <district3@hinsdalecountycolorado.us>, Sandy Hines <administrator@hinsdalecountycolorado.us>, Chris Kambish <ckambish@hinsdalecountysheriff.com>, "townmanager@townoflakecity.co" <townmanager@townoflakecity.co>, "daveroberts@townoflakecity.co" <daveroberts@townoflakecity.co>, "doughamel@townoflakecity.co" <doughamel@townoflakecity.co>, Lynn McNitt <accounting@hinsdalecountycolorado.us>

[\*\*\* This email originated from outside Hinsdale County - PLEASE USE CAUTION OPENING LINKS, ATTACHMENTS OR REPLYING \*\*\* ]

Jerry,

Neither GEM, WEA nor iPAWS require a fiber network. Additionally Montrose has absolutely nothing to do with the messaging systems in Hinsdale County. GEM public alert messages can be created and launched from anywhere in the world by myself, the Sheriff, the County Administrator, many or our regional partners and Genesis staff. My previous message clearly defined that WEA and iPAWS message can be shared via television, public radio stations and the internet, some of which require cellular service but not ALL. If you would like to discuss this instead of continuing this thread with all of our elected officials I am happy to chat with you about it.

Respectfully,

Phil Graham

Director

Hinsdale County Office of Emergency Management

303-641-8792

[em@hinsdalecountycolorado.us](mailto:em@hinsdalecountycolorado.us)

---

**From:** Jerry Gray <[grayj923@me.com](mailto:grayj923@me.com)>  
**Sent:** Sunday, February 5, 2023 4:27:51 PM  
**To:** Phil Graham <[EM@hinsdalecountycolorado.us](mailto:EM@hinsdalecountycolorado.us)>

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[Quoted text hidden]

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**Jerry Gray** <[grayj923@me.com](mailto:grayj923@me.com)> Sun, Feb 5, 2023 at 6:49 PM  
To: Phil Graham <[EM@hinsdalecountycolorado.us](mailto:EM@hinsdalecountycolorado.us)>  
Cc: Kristie Borchers <[district2@hinsdalecountycolorado.us](mailto:district2@hinsdalecountycolorado.us)>, Greg Levine <[district1@hinsdalecountycolorado.us](mailto:district1@hinsdalecountycolorado.us)>, Robert Hurd <[district3@hinsdalecountycolorado.us](mailto:district3@hinsdalecountycolorado.us)>, Sandy Hines <[administrator@hinsdalecountycolorado.us](mailto:administrator@hinsdalecountycolorado.us)>, Chris Kambish <[ckambish@hinsdalecountysheriff.com](mailto:ckambish@hinsdalecountysheriff.com)>, "townmanager@townoflakecity.co" <[townmanager@townoflakecity.co](mailto:townmanager@townoflakecity.co)>, "daveroberts@townoflakecity.co" <[daveroberts@townoflakecity.co](mailto:daveroberts@townoflakecity.co)>, "doughamel@townoflakecity.co" <[doughamel@townoflakecity.co](mailto:doughamel@townoflakecity.co)>, "accounting@hinsdalecountycolorado.us" <[accounting@hinsdalecountycolorado.us](mailto:accounting@hinsdalecountycolorado.us)>

Phil,

I, for one, prefer transparency. Let's do this here. First of all, do you oppose a solution to the problem that you have or deny you have a problem? Second of all, can GEM, WEA or iPAWS provide text or cell notification to citizens if the cable is cut? 2 yes or no questions.

Thanks

Jerry

On Feb 5, 2023, at 4:38 PM, Phil Graham <[EM@hinsdalecountycolorado.us](mailto:EM@hinsdalecountycolorado.us)> wrote:

[\*\*\* This email originated from outside Hinsdale County - PLEASE USE CAUTION OPENING LINKS, ATTACHMENTS OR REPLYING \*\*\* ]

Jerry,

Neither GEM, WEA nor iPAWS require a fiber network. Additionally Montrose has absolutely nothing to do with the messaging systems in Hinsdale County. GEM public alert messages can be created and launched from anywhere in the world by myself, the Sheriff, the County Administrator, many or our regional partners and Genesis staff. My previous message clearly defined that WEA and iPAWS message can be shared via television, public radio stations and the internet, some of which require cellular service but not ALL. If you would like to discuss this instead of continuing this thread with all of our elected officials I am happy to chat with you about it.

Respectfully,

Phil Graham  
Director  
Hinsdale County Office of Emergency Management  
303-641-8792  
[em@hinsdalecountycolorado.us](mailto:em@hinsdalecountycolorado.us)  
<836F3F8D757B4285BE3A6DB13045D90B.png>

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**Phil Graham** <[EM@hinsdalecountycolorado.us](mailto:EM@hinsdalecountycolorado.us)>

Sun, Feb 5, 2023 at 7:44 PM

To: Jerry Gray <[grayj923@me.com](mailto:grayj923@me.com)>

Cc: Kristie Borchers <[district2@hinsdalecountycolorado.us](mailto:district2@hinsdalecountycolorado.us)>, Greg Levine <[district1@hinsdalecountycolorado.us](mailto:district1@hinsdalecountycolorado.us)>, Robert Hurd <[district3@hinsdalecountycolorado.us](mailto:district3@hinsdalecountycolorado.us)>, Sandy Hines <[administrator@hinsdalecountycolorado.us](mailto:administrator@hinsdalecountycolorado.us)>, Chris Kambish <[ckambish@hinsdalecountysheriff.com](mailto:ckambish@hinsdalecountysheriff.com)>, "townmanager@townoflakecity.co" <[townmanager@townoflakecity.co](mailto:townmanager@townoflakecity.co)>, "daveroberts@townoflakecity.co" <[daveroberts@townoflakecity.co](mailto:daveroberts@townoflakecity.co)>, "doughamel@townoflakecity.co" <[doughamel@townoflakecity.co](mailto:doughamel@townoflakecity.co)>, Lynn McNitt <[accounting@hinsdalecountycolorado.us](mailto:accounting@hinsdalecountycolorado.us)>

[\*\*\* This email originated from outside Hinsdale County - PLEASE USE CAUTION OPENING LINKS, ATTACHMENTS OR REPLYING \*\*\* ]

Jerry,

Neither I nor the Emergency Services group in Hinsdale County have anything to hide, so transparency is no problem at all. As I stated in my first response to your emails "The real message here is that Hinsdale County is a very remote location that is obviously susceptible to catastrophic failures in communications." Let me answer your questions in a few ways so you have an even more clear understanding of the situation.

1. Our Alert and Warning Plan, as I laid out for you in my original response, presents multiple "solutions" and options should the fiber line be cut or any other linty of communications loss occur. For reference, this plan did not exist prior to 2019.
2. If you are implying that the Tripod system at the Sheriff's Office is the solution to this problem; why is it not captured in any plans, written down anywhere or a system that has been kept up to date or maintained? The WEA and iPAWS systems are national systems that have proven to be more sophisticated, tested, updated and maintained systems compared to the Tripod system described in your email. The best part of this is that none of the cost or responsibility for these systems fall on counties. You yourself stated that you went to the Sheriff's Office

and found this system inoperable. I know nothing about Tripod and it is not an OEM system, so I will end this portion with that statement.

3. 911/Emergency communications in Colorado is actually the responsibility of the Sheriff's Office, not OEM. Since Gunnison County dispatches for Hinsdale County the true responsibility falls on them to ensure that service is maintained, tested and updated. The Sheriff and Under-Sheriff participate in a communications board that oversees the 911/communications services in Hinsdale County, so please feel free to refer some of your questions to them as they will have these answers.

Jerry, I think it is obvious that if all cellular service to Hinsdale County is disrupted by some type of incident; than text, cellular and messaging will be impacted. But, as I also mentioned in my response, there are other services in Hinsdale County that do not depend on the fiber line. For example, if there is internet service available than text and calls over the internet, known as VOIP, would still be available.

To summarize, I feel as though I have not only answered your questions but further educated you on some of the other services that have been implemented in the county by the Emergency Services group.

[Quoted text hidden]

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**Alexander Mulhall** <townmanager@townoflakecity.co>  
To: Henry Woods <HenryWoods@townoflakecity.co>

Mon, Feb 6, 2023 at 4:34 PM

[Quoted text hidden]

--  
Alexander Mulhall  
Town Manager  
970-944-2333  
Town of Lake City  
PO Box 544  
Lake City, CO 81235

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**Jerry Gray** <grayj923@me.com>

Thu, Feb 9, 2023 at 8:02 AM

To: Kristie Borchers <district2@hinsdalecountycolorado.us>, Greg Levine <district1@hinsdalecountycolorado.us>, Robert Hurd <district3@hinsdalecountycolorado.us>, Sandy Hines <administrator@hinsdalecountycolorado.us>, Chris Kambish <ckambish@hinsdalecountysheriff.com>, "townmanager@townoflakecity.co" <townmanager@townoflakecity.co>, "daveroberts@townoflakecity.co" <daveroberts@townoflakecity.co>, "doughamel@townoflakecity.co" <doughamel@townoflakecity.co>, "accounting@hinsdalecountycolorado.us" <accounting@hinsdalecountycolorado.us>

Hey folks,

First of all, I apologize to you. It was never my intention to invite you to watch, or much less have myself get drawn into a circular argument with no end in sight. My intention was to raise awareness of this unique asset and garner support for this valuable, REDUNDANT, means of communication to your constituents during emergencies. This is a valuable tool. Another tool for the tool box. Imagine my surprise when I am met with argument from the Emergency Manager, of all folks! His abject refusal to learn anything about the asset stuns me. I hope the rest of you will be more open minded. As he stated in #3 in his last response, emergency communications is not his responsibility (news to me) so there is no need to keep him in this conversation.

As luck would have it, the recent power outage has provided a perfect example of the advantage of this tool and the shortcomings of GEMS and other cell and text notification systems. Power went off at our cabin, here in Lake City, at around 1 AM, we noticed it sometime around 3, we got up and saw an even more amazingly dark sky night in town. We had no wifi and I checked my cell phone and tested texting and calling, both of which failed. I went out to my truck and checked FM 106.3 on the radio. It was loud and clear.

Around 10 that morning cell service and texting came back. Later, almost exactly 12 hours after the event began, the first GEMs alert was received in town. Power outages are slow moving emergencies, however wildland/urban fires or floods are not. There was a 9 hour gap between 1 and 10 when there was no way of communicating with your constituents via text, cell phone or land line, from Lake City, Akron or anyplace else. 106.3 FM was loud and clear the whole time and you have the tool to use it, if you maintain it, inform the community about it, write it into plans, and exercise it. The only people that I know of in Lake City who do not have a vehicle and hence an FM radio are Marty and Gabriel. Country music is not my favorite and I don't know if many folks in town listen to 106.3 on a regular basis but if the community is

aware that emergency messaging is available there during an event they would tune in. The main complaint that Elaine and I are hearing around town is that it took 12 hours to receive the first emergency notification.

The system has worked for decades, with one replacement of the two town radios for a few hundred bucks. Bobbi and various deputies through the years have tested it with me. We exercised it with the community but never wrote it into plans and I will take the blame for that; EM was a part time job at that point and EMS, the other part, was taking a lot of my attention, not to mention my Coroner duties. The issue with the system now is likely battery replacement which should not be pricey. I encourage you to look into this system and support it. I will do anything that I can to answer questions and help put this tool back in the tool box. I will try to talk with each of you individually as I see you around town.

Thanks for your consideration.

[Quoted text hidden]





Alexander Mulhall <townmanager@townoflakecity.co>

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## **town meeting**

---

**Diane DeShazo** <mrsdmdeshazo@gmail.com>  
To: alexandermulhall@townoflakecity.co

Fri, Jan 27, 2023 at 8:50 AM

Lex

Good morning, I am emailing to request that Doug and I get on the next available agenda. We are looking to get the current ruling that does not allow marijuana to be sold in the town changed. We are going to start a dispensary and Lake City would be most convenient for us.

Thanks, Diane DeShazo

## Sec. 14-203. - Prohibition of certain marijuana businesses and operations.

- (a) *General provisions.* No license to establish, operate, continue to operate or permit to be operated any medical marijuana center, optional premises cultivation operation or medical marijuana-infused products manufacturing or sale facility shall be lawful in the town. No person shall thereafter maintain any such business or operation or any other enterprise engaged in the possession, use, cultivation, production, sale or distribution of marijuana or marijuana products other than those which are properly conducted by patients and primary caregivers as expressly allowed by, and specifically conforming with, the provisions of article XVIII, section 14 of the state constitution and related state laws and regulations. (The overall intent of this section is to fully exercise the town's local option specifically allowed under C.R.S. § 12-43.3-106. No intent to deprive or limit the rights of medical marijuana patients and their primary caregivers established under the state constitution or related state law and regulations shall be inferred from this section.)
- (b) *Declaration of nuisance and enforcement remedies.* Any violation of this section is hereby declared to be a public nuisance subject to injunction and abatement in any lawful manner. In this regard, the town may pursue any one or more of the following specific civil remedies in addition to all sanctions available through the state criminal courts:
- (1) It may maintain a civil action in any court of competent jurisdiction to enjoin or abate the nuisance.
  - (2) With a prior court order, it may enter upon private property on which the nuisance is being maintained for the purpose of performing all work necessary to abate or eliminate the nuisance. The town's municipal court is hereby expressly empowered to issue orders for entry into private property upon showing of probable cause to believe that a nuisance is being maintained thereon in violation of this section.
  - (3) In all nuisance abatement or elimination actions properly taken under this section, the town shall be entitled to recover all costs that it reasonably incurs for such actions, plus interest at the rate then allowed by law. Such costs which may be recovered by the town shall include, without limitation, its out-of-pocket expenses, costs attributable to town employee time and equipment use, attorney's fees, and a charge for overhead and administration equal to 20 percent of the base costs for the abatement or elimination of the specific nuisance. Said costs may be recovered by customary enforcement of a civil judgment which may be collected and foreclosed in any manner provided by law. They may also be certified to the treasurer of the county for assessment and collection as delinquent charges in the same manner as taxes upon the property on which the subject nuisance had been maintained.
- (c) *Definitions.*
- (1)

The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

*Marijuana or useable form of marijuana (sometimes spelled "marihuana" or referred to by the scientific name of "cannabis sativa"), medical use, patient and primary caregiver* shall have the same meanings as those terms are defined by said article XVIII, section 14(1) of the state constitution.

*Medical marijuana, medical marijuana center, medical marijuana-infused product, medical marijuana-infused product manufacturer and optional premises cultivation operation* shall have the same meanings as those terms are defined by C.R.S. § 12-43-101 et seq., as supplemented by any regulations lawfully adopted by authority of said state statutes.

*Person* means any natural person, partnership, association, company, corporation, limited liability company or other organization or entity, and shall include a manager, agent, owner, officer or an employee of such organization or entity.

*Possess or possession* means having physical control of a pertinent substance or product controlled by this section, or control of the premises in which such substance or product is located or having the power and intent to control such substance or product, without regard to whether the one in possession has actual ownership of such substance or product. Possession may be held by more than one person at a time. Direct consumption or use of the pertinent substance or product is not required for purposes of determining its possession.

*Produce or production* means:

- a. All phases of growth of marijuana from seed to harvest;
- b. Combining marijuana with any other substance for sale or distribution, including storage and packaging for resale; and
- c. Preparing, compounding, processing, and encapsulating, packaging, or re-packaging, labeling or re-labeling of any marijuana or its derivatives, whether alone or mixed with any amount of any other substance or product.

(2) All other pertinent definitions provided in C.R.S. § 12-43.3-101 et seq., are adopted by this section unless expressly stated otherwise herein.

(Ord. No. 2011-1, §§ A—C, 1-5-2011)

**BOARD OF COUNTY COMMISSIONERS OF  
HINSDALE COUNTY, COLORADO**

**ORDINANCE NO. 1 - 2013**

**AN ORDINANCE PROHIBITING THE OPERATION OF MARIJUANA  
CULTIVATION FACILITIES, MARIJUANA PRODUCT MANUFACTURING  
FACILITIES, MARIJUANA TESTING FACILITIES AND MARIJUANA RETAIL  
STORES IN THE UNINCORPORATED AREAS OF HINSDALE COUNTY,  
COLORADO**

WHEREAS, the Board of County Commissioners of Hinsdale County, Colorado (“Board”) has the authority to exercise decision-making powers for the unincorporated areas of Hinsdale County, Colorado pursuant to C.R.S. §§ 30-11-101, *et seq.*; and

WHEREAS, on November 6, 2012, the voters of the State of Colorado approved Amendment 64 to the State’s Constitution allowing for the personal use and regulation of marijuana; and

WHEREAS, Amendment 64 will add a new Section 16 to Article XVIII of the Colorado Constitution; and

WHEREAS, part 5(f) of Section 16 of Article XVIII allows a “locality”, such as a county, to prohibit the operation of marijuana cultivation facilities, marijuana product manufacturing facilities, marijuana testing facilities, and marijuana retail stores through the enactment of an ordinance; and

WHEREAS, at the November 6, 2012 election, approximately fifty-two percent (52%) of the Hinsdale County electorate voted against Amendment 64; and

WHEREAS, consistent with the authority granted to the Board by Amendment 64, and given the will of the Hinsdale County voters, the Board desires to adopt this Ordinance to prohibit the operation of marijuana cultivation facilities, marijuana product manufacturing facilities, marijuana testing facilities and retail marijuana stores within the unincorporated areas of Hinsdale County, Colorado; and

WHEREAS, the Board deems this Ordinance to be in the best interests of the public health, safety and welfare of Hinsdale County, Colorado.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HINSDALE COUNTY, COLORADO, AS FOLLOWS:**

1. Purpose. The purpose of this Ordinance is to promote the public health, welfare and safety of Hinsdale County, Colorado by prohibiting the operation of marijuana cultivation facilities, marijuana product manufacturing facilities, marijuana testing facilities and retail marijuana stores within the unincorporated areas of Hinsdale County, Colorado.

2. Applicability. This Ordinance shall apply to the unincorporated areas of Hinsdale County, Colorado.

3. Definitions. Unless otherwise specified, any terms used herein shall have the same meanings as provided in Article XVIII, Section 16 of the Colorado Constitution. These definitions include, but are not limited to, the following:

3.1 “Marijuana” or “marihuana” means all parts of the plant of the genus cannabis whether growing or not, the seeds thereof, the resin extracted from any part of the plant, and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or its resin, including marijuana concentrate. “Marijuana” or “marihuana” does not include industrial hemp, nor does it include fiber produced from the stalks, oils, or cake made from the seeds of the plant, sterilized seed of the plant which is incapable of germination, or the weight of any other ingredient combined with marijuana to prepare topical or oral administrations, food, drink, or other products.

3.2 “Marijuana accessories” means any equipment, products, or materials of any kind which are used, intended for use, or designed for use in planting, propogating, cultivating, growing, harvesting, composting, manufacturing, compounding, converting, producing, processing, preparing, testing, analyzing, packaging, repackaging, storing, vaporizing, or containing marijuana, or for ingesting, inhaling, or otherwise introducing marijuana into the human body.

3.3 “Marijuana cultivation facility” means an entity licensed to cultivate, prepare, and package marijuana and sell marijuana to retail marijuana stores, to marijuana product manufacturing facilities, and to other marijuana cultivation facilities, but not to consumers.

3.4 “Marijuana establishment” means a marijuana cultivation facility, a marijuana testing facility, a marijuana product manufacturing facility, or a retail marijuana store.

3.5 “Marijuana product manufacturing facility” means an entity licensed to purchase marijuana; manufacture, prepare, and package marijuana products; and sell marijuana and marijuana products to other marijuana product manufacturing facilities and to retail marijuana stores, but not to consumers.

3.6 “Marijuana products” means concentrated marijuana products and marijuana products that are comprised of marijuana and other ingredients and are intended for use or consumption, such as, but not limited to, edible products, ointments, and tinctures.

3.7 “Marijuana testing facility” means an entity licensed to analyze and certify the safety and potency of marijuana.

3.8 “Retail marijuana store” means an entity licensed to purchase marijuana from marijuana cultivation facilities, and marijuana and marijuana products from marijuana product manufacturing facilities, and to sell marijuana and marijuana products to consumers.

4. Enforcement. This Ordinance shall be enforced by the Hinsdale County Sheriff's Department.

5. Violation. It shall be unlawful for any person or entity to violate any provision of this Ordinance. If any person or entity is convicted of violating this Ordinance, the fine for a first offense and for any subsequent offense shall be ONE THOUSAND and 00/100 U.S. Dollars

(\$1,000.00) per violation, and each day a violation continues after notice thereof shall be deemed a separate violation. Unless otherwise provided by law, all fines and penalties of this Ordinance shall be paid into the treasury of Hinsdale County, Colorado.

6. Surcharges. In addition to the fines and penalties described in Section 5 above, any person or entity convicted of a violation of this Ordinance shall be subject to the statutory surcharges of TEN and 00/100 U.S. Dollars (\$10.00) for the Victims and Witnesses Assistance and Law Enforcement Fund, and FIFTEEN and 00/100 U.S. Dollars (\$15.00) for the Colorado Traumatic Brain Injury Trust Fund. Such surcharges shall be paid to the clerk of the court by each person or entity convicted of violating this Ordinance. The clerk of the court shall transmit such surcharge moneys to the respective funds in accordance with C.R.S. § 30-15-402(2).

7. Severability. If any part or parts of this Ordinance are for any reason held to be invalid by a court of competent jurisdiction, such invalid provision shall not affect the validity of the remaining portions of this Ordinance.

INTRODUCED, READ AND ADOPTED ON FIRST READING, this 6<sup>th</sup> day of February, 2013, and ordered published in full in the *Lake City Silver World* on the 8<sup>th</sup> day of February, 2013.

BOARD OF COUNTY COMMISSIONERS OF  
HINSDALE COUNTY, COLORADO

By: C. F. Dozier  
Cindy Dozier, Chair

ATTEST:

Linda Paivich Ragle  
Clerk

ADOPTED ON SECOND AND FINAL READING, this 20<sup>th</sup> day of February, 2013.

BOARD OF COUNTY COMMISSIONERS OF  
HINSDALE COUNTY, COLORADO

By: C. F. Dozier  
Cindy Dozier, Chair

ATTEST:

Linda Paivich Ragle  
Clerk





Alexander Mulhall &lt;townmanager@townoflakecity.co&gt;

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**LFVC River Park Update**

2 messages

**Zach Dutra** <z.dutra@lfvc.org>

Tue, Feb 14, 2023 at 9:21 AM

To: Alexander Mulhall &lt;alexandermulhall@townoflakecity.co&gt;

Hi Lex and Ben,

(Lex, will you forward this to Ben? I don't seem to have his email)

I met with the LFVC Board last week and they were receptive to all the things we discussed. They are on board with starting at the BOT meeting level and moving forward with a public hearing if the BOT meeting goes well. From there it's all about seeing what the community thinks about the project.

If a park were to be built, the LFVC would be interested in turning the property over to the Town, so long as there is some form of permanent non-development protection in place. The LFVC would likely maintain ownership until a park is in place, or at least sufficient funding is in place, and then discuss ownership transfer after that. Of course, all of this is dependent on the townspeople wanting to see this project happen.

I'll be at the meeting tomorrow evening. Can you send me the agenda and any other info I might need? There's a chance I might be there in person, if not I will definitely be there on zoom.

Thanks!  
Zach

P.S. are you able to share the map I gave you with the BOT or do I need to be ready to present a copy?

--

Zach Dutra  
Executive Director | Lake Fork Valley Conservancy  
(970) 944-5382 | [z.dutra@lfvc.org](mailto:z.dutra@lfvc.org)  
[www.lfvc.org](http://www.lfvc.org)



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**Alexander Mulhall** <townmanager@townoflakecity.co>

Tue, Feb 14, 2023 at 9:50 AM

To: Ben Hake &lt;benhake@townoflakecity.co&gt;, Zach Dutra &lt;z.dutra@lfvc.org&gt;

Hi Zach,

I have the map on the agenda item where you will be speaking. Im going to add this email to the packet as well. I will be sending you the agenda and zoom link later this afternoon. I copied Ben on this email as well.

Thanks,  
Lex

[Quoted text hidden]

--

Alexander Mulhall  
Town Manager  
970-944-2333  
Town of Lake City  
PO Box 544  
Lake City, CO 81235



# 2023 CML Annual Conference

# Scholarship Application

JUNE 25–28, 2023 • GAYLORD ROCKIES

## Scholarship includes

Up to 10 scholarship recipients will receive the following assistance:

- Conference registration
- Three nights basic lodging (June 25–27) at host hotel
- Meal tickets to ticketed events (Monday & Tuesday lunch, and **one** of the following: Friday Elected Officials Breakfast, Manager's Breakfast, or Attorney's Lunch)
- \$100 mileage reimbursement stipend (paid directly to the municipality)

Note: Scholarships are non-transferable; if recipient is unable to attend, then scholarship award is forfeited.

## Eligibility

Applicants must be in one of the following municipal positions: manager, clerk, mayor, councilmember, town board member, or key department head. One application per municipality.

## To Apply

Complete this application and submit it with a letter of interest explaining what you hope to gain from the 2023 CML Annual Conference and how you will use the experience for the benefit of the municipality you represent. You must also include a letter from the council or board of the municipality expressing their support for your attendance at the annual conference and a few sentences explaining the municipality's financial need or hardship. Both letters and application must be received by **Friday, February 24, 2023**. Scholarship recipients will be notified by mid-March. Please email to [krosen@cml.org](mailto:krosen@cml.org) or mail to CML, Scholarship Program, 1144 Sherman St., Denver, CO 80203.

If you have any questions, please contact Karen Rosen at 303-831-6411 or [krosen@cml.org](mailto:krosen@cml.org).

Date January 30 2023

Name Alexander Mulhall

Title Town Manager

Municipality Town of Lake City

Address 230 N. Bluff Street

Phone 970-964-7689

Email townmanager@townoflakecity.co



COLORADO  
MUNICIPAL  
LEAGUE

**Note:** Municipalities with individuals who were awarded scholarships in 2022 are not eligible for scholarships in 2023. Incomplete applications will not be considered.



# Town of Lake City

P. O. Box 544  
230 North Bluff Street  
Lake City, Colorado 81235  
970 • 944-2333

February 15, 2023

Colorado Municipal League  
Scholarship Program  
1144 Sherman Street  
Denver, CO 80203

Re: 2023 Annual Conference Scholarship Application for Alexander Mulhall, Lake City Town Manager

Dear Ms. Rosen,

The Town of Lake City Board of Trustees is pleased to express our support for Town Manager Alexander (Lex) Mulhall's attendance at the 2023 CML Annual Conference. Lex is new to municipal management and we are in the process of hiring a new town clerk who will also be new to municipal government. Conference registration fees, lodging, and travel expenses to attend the conference will take up a significant portion of this year's training budget for our administrative staff, leaving little to provide other necessary training opportunities for both of them.

We know how valuable attendance at annual CML conferences can be for our staff and board members. Your favorable consideration of Lex's scholarship application will be very helpful and greatly appreciated.

Sincerely,

Dave Roberts  
Mayor



# Town of Lake City

P. O. Box 544  
230 North Bluff Street  
Lake City, Colorado 81235  
970 • 944-2333

February 15, 2023

National Trust for Historic Preservation

Dear Grant Review Committee:

The Town of Lake City strongly supports Hinsdale County Historical Society's application for grant funding to facilitate additional phases of the restoration of historic narrow-gauge Rail Car 211.

Rail Car 211 serviced the 37-mile Sapinero to Lake City branch of the Denver & Rio Grande Western narrow gauge railroad line. Although first built as a passenger car in 1881, it was converted to a combination passenger/freight car in 1900, upon which, it was introduced to the Lake City Branch. Here, it serviced limited passenger traffic, mail, general store inventory, and remaining mining and lumber transports until the branch was decommissioned in 1933. Car 211 had limited service elsewhere and then sat idle, deteriorating in fields for many years.

Hinsdale County Historical Society (HCHS) purchased Car 211 in 2017 and transported it to their Hinsdale County Museum the following year for historic interpretation. It was designated as a rolling stock artifact of local significance by the Hinsdale County, CO Board of County Commissioners. After successful fundraisers and initial grant requests, last year, Car 211 was transported to Durango, CO where the Durango & Silverton Narrow Gauge Railroad (D&SNG) began a multi-phased restoration. To date, Car 211 has received new underbody truss rods and bolsters for stability, window and door restoration, construction of new end platforms and railings, procurement of period specific couplers and brake components as well as dismantling of degraded siding, restoration of framing and replacement of tongue-and-groove roofing - quite a list of accomplishments!

HCHS is seeking to have D&SNG Railroad continue restoration work following new successful grant requests. Following Car 211 restoration, the town of Lake City, CO looks forward to the rail car returning to our museum for interpretation and local presentations and school events.

With your help, the restoration of Car 211 would help preserve a wonderful history.

Sincerely,

Dave Roberts  
Mayor  
Lake City, CO



# Town of Lake City

P. O. Box 544  
230 North Bluff Street  
Lake City, Colorado 81235  
970 • 944-2333

February 15, 2023

Johanna Favrot Fund for Historic Preservation

Dear Board of Trustees:

The Town of Lake City strongly supports Hinsdale County Historical Society's application for grant funding to facilitate additional phases of the restoration of historic narrow-gauge Rail Car 211.

Rail Car 211 serviced the 37-mile Sapinero to Lake City branch of the Denver & Rio Grande Western narrow gauge railroad line. Although first built as a passenger car in 1881, it was converted to a combination passenger/freight car in 1900, upon which, it was introduced to the Lake City Branch. Here, it serviced limited passenger traffic, mail, general store inventory, and remaining mining and lumber transports until the branch was decommissioned in 1933. Car 211 had limited service elsewhere and then sat idle, deteriorating in fields for many years.

Hinsdale County Historical Society (HCHS) purchased Car 211 in 2017 and transported it to their Hinsdale County Museum the following year for historic interpretation. It was designated as a rolling stock artifact of local significance by the Hinsdale County, CO Board of County Commissioners. After successful fundraisers and initial grant requests, last year, Car 211 was transported to Durango, CO where the Durango & Silverton Narrow Gauge Railroad (D&SNG) began a multi-phased restoration. To date, Car 211 has received new underbody truss rods and bolsters for stability, window and door restoration, construction of new end platforms and railings, procurement of period specific couplers and brake components as well as dismantling of degraded siding, restoration of framing and replacement of tongue-and-groove roofing - quite a list of accomplishments!

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With your help, the restoration of Car 211 would help preserve a wonderful history.

Sincerely,

Dave Roberts  
Mayor  
Lake City, CO



# Town of Lake City

P. O. Box 544  
230 North Bluff Street  
Lake City, Colorado 81235  
970 • 944-2333

February 15, 2023

El Pomar Foundation  
10 Lake Circle  
Colorado Springs, CO 80906

Dear Grant Review Committee:

The Town of Lake City strongly supports Hinsdale County Historical Society's application for grant funding to facilitate additional phases of the restoration of historic narrow-gauge Rail Car 211.

Rail Car 211 serviced the 37-mile Sapinero to Lake City branch of the Denver & Rio Grande Western narrow gauge railroad line. Although first built as a passenger car in 1881, it was converted to a combination passenger/freight car in 1900, upon which, it was introduced to the Lake City Branch. Here, it serviced limited passenger traffic, mail, general store inventory, and remaining mining and lumber transports until the branch was decommissioned in 1933. Car 211 had limited service elsewhere and then sat idle, deteriorating in fields for many years.

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With your help, the restoration of Car 211 would help preserve a wonderful history.

Sincerely,

Dave Roberts  
Mayor  
Lake City, CO



# Town of Lake City

P. O. Box 544  
230 North Bluff Street  
Lake City, Colorado 81235  
970 • 944-2333

February 15, 2023

History Colorado  
State Historical Fund  
1200 Broadway  
Denver, CO 80203

Dear Grant Review Committee:

The Town of Lake City strongly supports Hinsdale County Historical Society's application for grant funding to facilitate additional phases of the restoration of historic narrow-gauge Rail Car 211.

Rail Car 211 serviced the 37-mile Sapinero to Lake City branch of the Denver & Rio Grande Western narrow gauge railroad line. Although first built as a passenger car in 1881, it was converted to a combination passenger/freight car in 1900, upon which, it was introduced to the Lake City Branch. Here, it serviced limited passenger traffic, mail, general store inventory, and remaining mining and lumber transports until the branch was decommissioned in 1933. Car 211 had limited service elsewhere and then sat idle, deteriorating in fields for many years.

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With your help, the restoration of Car 211 would help preserve a wonderful history.

Sincerely,

Dave Roberts  
Mayor  
Lake City, CO



# Town of Lake City

P. O. Box 544  
230 North Bluff Street  
Lake City, Colorado 81235  
970 • 944-2333

February 15, 2023

Gates Family Foundation  
1390 Lawrence Street, Suite 400  
Denver, CO 80204

Dear Board of Trustees:

The Town of Lake City strongly supports Hinsdale County Historical Society's application for grant funding to facilitate additional phases of the restoration of historic narrow-gauge Rail Car 211.

Rail Car 211 serviced the 37-mile Sapinero to Lake City branch of the Denver & Rio Grande Western narrow gauge railroad line. Although first built as a passenger car in 1881, it was converted to a combination passenger/freight car in 1900, upon which, it was introduced to the Lake City Branch. Here, it serviced limited passenger traffic, mail, general store inventory, and remaining mining and lumber transports until the branch was decommissioned in 1933. Car 211 had limited service elsewhere and then sat idle, deteriorating in fields for many years.

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With your help, the restoration of Car 211 would help preserve a wonderful history.

Sincerely,

Dave Roberts  
Mayor  
Lake City, CO

## Minutes

Meeting Name: Regular BOT Meeting

Meeting Start Time: 7:00 PM MDT

Meeting Start Date: 2/1/2023

Meeting End Time: 7:34 PM MDT

Meeting End Date: 2/1/2023

Meeting Location: Town Hall and Virtual via Zoom

### Agenda:

#### I. Regular Workshop – start time 6:00 pm

- A. Discussion Regarding Lake City Affordable Work Force Housing Report Draft
- B. Discussion Regarding a Letter of Support for Hinsdale County EMS's State of Colorado EMTS Provider Grant
- C. Discussion Regarding a Request by Lake City DIRT to Use the Town Suburban for a One-Day Safe Ride for the Wine and Music Festival
- D. Discussion Regarding GCEA Final Estimate Calculations to Retrofit All 23 Light Poles in the Town of Lake City
- E. Discussion Regarding Valley Pump's Estimates to Replace the Ballfield Well's Pump

Workshop end time – 6:34 pm

#### II. Regular Meeting

- A. Call to Order: 7:00 pm
- B. Roll Call: Present: Mayor Roberts and Trustees Bruce, Hamel, Horn, and Woods. Absent: Trustees Heaton and Kendall.
- C. Approval of Minutes – January 18, 2022: Motion made by Trustee Bruce, seconded by Trustee Horn. Motion passed with all present voting yes in a roll call vote.
- D. Approval of Bills Payable Totaling \$144,057.72. Motion made by Trustee Hamel, seconded by Trustee Horn. Motion passed with all present voting yes in a roll call vote.



E. Employee Reports:

1. Park and Recreation Director (Hake)
2. Public Works Director (Johnston)
3. Town Clerk/Treasurer (Mulhall)
4. Town Manager (Mulhall)
5. Building Official (McNeese)
6. Sheriff's Report (Kambish)
7. Mayor/Trustee Reports
8. Legal Update (Krob)

F. Correspondence Received – FEMA Flood Insurance Rate Map and Appeal Period Notice; Region 10 Communities Letter

G. Citizen Communication – NONE

H. Additions to the Agenda – NONE

III. Action Items

A. Discussion and Possible Action to Approve a Letter of Support for Hinsdale County EMS's State of Colorado EMTS Provider Grant. Motion made Trustee Bruce, seconded by Trustee Horn. Motion passed with all present voting yes in a roll call vote.

B. Discussion and Possible Action to Approve the Request by Lake City DIRT to Use the Town Suburban for a One-Day Safe Ride for the Wine and Music Festival. Motion made by Trustee Horn, seconded by Trustee Hamel. Motion passed with all present voting yes in a roll call vote.

Adjournment – 7:34pm.

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Mayor

ATTEST

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Town Clerk



Town of Lake City  
Bills Payable  
February 15, 2023

Vendor Name	Description	Invoice Amount	GL
1 Aflac	Aflac insurance	\$494.20	GF
2 Backcountry Basecamp	1 Cord of firewood for the ice wall	\$265.00	GF
3 Ben Hake	Reimburse Sam's Club food for ice fest	\$523.73	GF
4 Blue Spruce Building Materials, Inc	Employee House - Lock Privacy Door knob	\$12.99	GF
5 Blue Spruce Building Materials, Inc	Ice Wall Operating Supplies	\$266.08	GF
6 Blue Spruce Building Materials, Inc	PR- R&M Comm Facility Sharkbite 3/4 Plug	\$17.98	GF
7 Blue Spruce Building Materials, Inc	PR-Recreation supplies	\$21.99	GF
8 Blue Spruce Building Materials, Inc	Armory Apt. - 2x4x10's, 2x4x12, 2x4xstuds, screws, 6 panel c	\$1,098.19	GF
9 Blue Spruce Building Materials, Inc	W&S Operating Supplies gloves, paint spray, and keys	\$44.15	WS
10 CenturyLink	well houses Telemetry	\$139.75	WS
11 Consolidated Communications Network	2023 Membership Fee	\$100.00	GF
12 Elephant Corral Properties, LLC	WS Deposit Refund Acct# 12027803	\$340.00	WS
13 Gunnison County Electric	679600 230 Silver	\$42.95	GF
14 Gunnison County Electric	1905200 160 Spring st Restroom	\$157.71	GF
15 Gunnison County Electric	2218400 230 Bluff st	\$448.10	GF
16 Gunnison County Electric	2311100 Lake City Ice Wall - CR20	\$581.89	GF
17 Gunnison County Electric	2361100 North Ice wall	\$1,023.54	GF
18 Gunnison County Electric	1287001 5th & Henson Xmas lights	\$41.84	GF
19 Gunnison County Electric	664300 Ski lift	\$126.67	GF
20 Gunnison County Electric	18401 #3 Pump in Cnty yard	\$822.56	WS
21 Gunnison County Electric	155301 #2 Pump on Henson Creek	\$1,757.72	WS
22 Gunnison County Electric	23800 Lake City Substation water tank	\$35.50	WS
23 Gunnison County Electric	551001 Water Tank Hill	\$208.90	WS
24 Gunnison County Electric	155201 Sewer plant	\$2,412.48	WS
25 Gunnison County Electric	1637000 Sewer Plant MTR house North Hotchkiss st	\$73.07	WS
26 Hinsdale County	PR - Dump fees	\$53.43	GF
27 Hinsdale County	Reimburse Hinsdale County Dumpster Half	\$105.00	GF
28 Hinsdale County	Parks and Rec Fuel	\$58.58	GF
29 Hinsdale County	PW-Dump fees	\$39.00	WS
30 Hinsdale County	PW- Fuel	\$701.54	WS
31 Jim Richeson	W&S Deposit Refund Acct# 32562901	\$340.00	GF
32 Krob Law Office, LLC	January 2023 Legal Services	\$2,870.00	GF
33 Lake City Auto	Ski Hill Gasoline	\$51.00	GF
34 Lake City Auto	PW -Oil filter for ATV	\$184.79	WS
35 LAKE CITY CHAMBER OF COMMERCE	4th of July Fireworks Donation	\$5,000.00	GF
36 Michelle Pierce	Consulting Services - January 2023	\$425.00	GF
37 Pinnacol Assurance	Workman's compensation-GF	\$635.00	GF
38 Pinnacol Assurance	Workman's compensation-W&S	\$635.00	WS
39 Professional Document Solutions, Inc	Town Hall Xerox Printer Usage - November 2022	\$36.80	GF
40 Professional Document Solutions, Inc	Town Hall Xerox Printer Usage - December 2022	\$60.93	GF
41 Professional Document Solutions, Inc	Town Hall Xerox Printer Usage - January 2023	\$66.25	GF
42 Professional Document Solutions, Inc	WWTP Xerox Printer Payment & Usage - November 2022	\$148.82	WS
43 Professional Document Solutions, Inc	WWTP Xerox Printer Payment & Usage - December 2022	\$155.40	WS
44 Professional Document Solutions, Inc	WWTP Xerox Printer Payment & Usage - January 2023	\$153.27	WS
45 Quill Corp	File folders, calendar, wire file step	\$70.27	GF
46 Quill Corp	Sticky notes, posit it notes 4x6, legal pads	\$40.57	GF
47 Rober & Shelley Scott	WS Deposit Refund Acct# 11711102	\$340.00	GF
48 Silver World Publishing	Mobile Food Vendor Ads	\$114.40	GF
49 Silver World Publishing	Town Clerk Ads and Ordinance 2023-01, 2023-02	\$277.20	GF
50 Silver World Publishing	Water/wasterwater operator Ads	\$190.40	WS
51 Travis DeCristino	WS Deposit Refund Acct# 11685502	\$340.00	GF
52 UNCC	RTL Transmissions	\$7.80	GF
53 UPS	PW- Freight Charges	\$55.87	WS
54 USA Blue Book	WWTP-Stenner feed rate control for single head pumps	\$641.63	WS
55 USA Blue Book	WWTP-Quickpro Style Roller pack of 4	\$199.33	WS
56 Utah's Inc.	Armory Trash Removal January 2023	\$140.00	GF
57 Verizon	BOT iPads	\$109.14	GF
58 Verizon	Employee cell phones	\$178.50	GF
59 Verizon	PW Tablet internet	\$45.02	WS

Total Bills Payable February 15, 2023: \$25,526.93

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
TOWN CLERK

# Marketing Report

January 18, 2023

*Created by Kate Hopson, LCHC Marketing Consultant*



## Marketing Updates

### December/January Highlights - General Marketing

- Updated LinkTree for Instagram Page for Winter
- Updated LakeCity.com/Winter Page with travel information
- Updated [Ice Skating Page](#)
- Reviewed Content for TMMG (Tourism Marketing Matching Grant)
  - Posted Content for TMMG
  - Promoted Posts for TMMG
- Created new blog page on LakeCity.com - [LakeCity.com/blog](#)
- Create and Post Winter Getaway Itinerary Blog
- Sent [Winter Newsletter](#)
- Winter social posts, Facebook, Instagram, TikTok
  - Boosted Winter Social Posts
- Worked with Consultant for Winter Content for Reimagine Program
- Attended State Byways Meeting Jan 18th
- Attended Region 10 High Alpine Communications Subcommittee Meeting on Jan 6th

### January/February Goals - General Marketing

- **2023 Vacation Guide Design Proof**
- Winter Whiteout Event Promotion
- Continued Winter Social Posts
- Tourism Marketing Matching Grant Final Report due February 15, 2023
- Boosted Social Posts with targeted focus for remaining winter activities (waiting for snow-dependent activities)
- Continue working with Mimi on Reimagine Destinations Grant Items (see below)

### Reimagine Destinations Grant Items Created and In Progress

I have been working with our CTO consultant over the last month on winter content that we've been able to publish and content and action items that will be published/done in the next few weeks.

[Lake City Winter: Outreach & Social Media Content](#) doc. The "additional content" in this is still a work in progress. More winter-related posts are in the works as well

Action list:

- Winter Whiteout Outreach (this will be going out ASAP)
  - Email Ice climbing contacts Ice Fest Flyers
  - Send out winter whiteout flyer to media
- [Outreach emails](#)
- Post individual [Winter Whiteout Getaways](#) and/or create blog post (DONE) of all 3 to share
- Create [Instagram Stories](#)
- Winter Fun
- Ice Climbing
- Winter Whiteout Events
- Incorporate [Support Local Businesses and "Eat Local" content](#) in social media posts

## Tourism Marketing Matching Grant

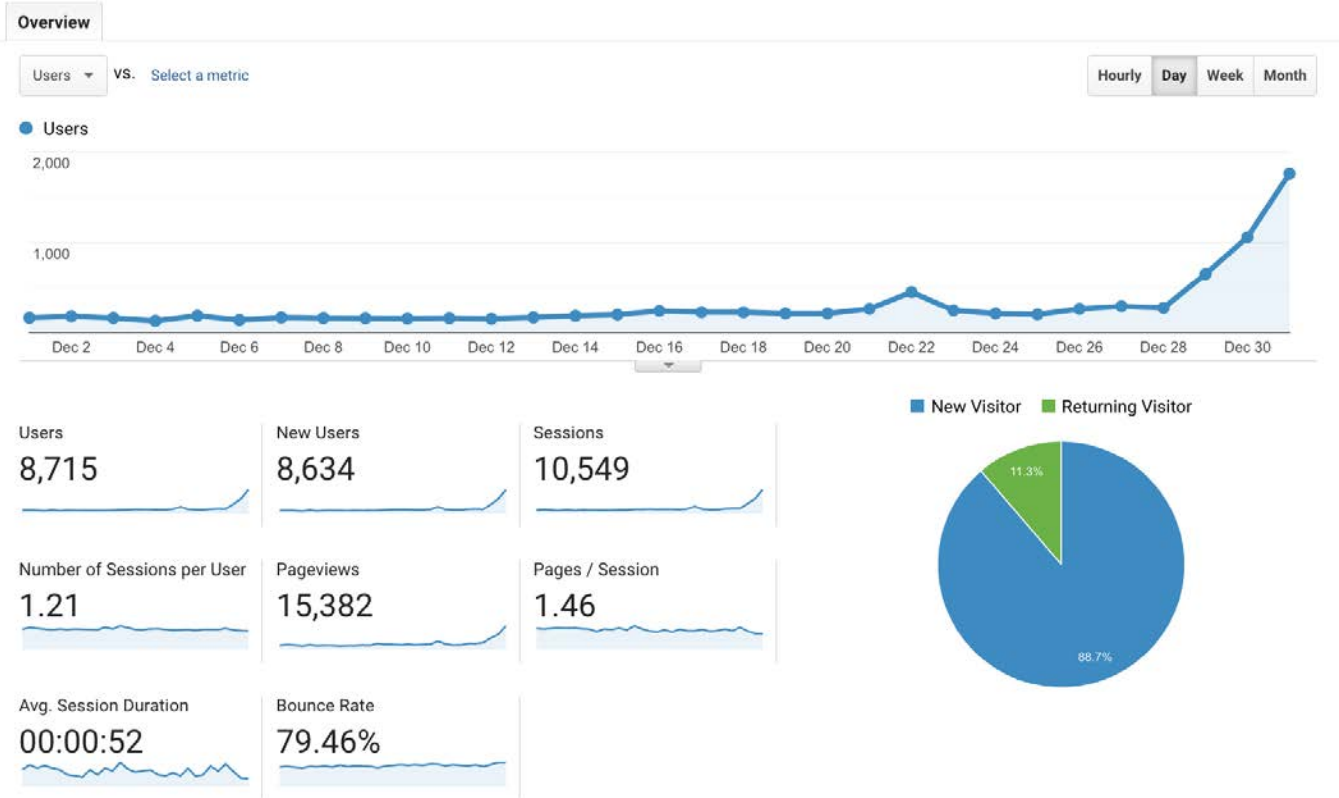
- Reviewed Proofs and worked with contractors for edits, sent to CTO and Posted 11/17 [Blogs](#) and Promoted on Social
  - Will be posting the remaining blogs
  - Will be using some of the content in the 2023 Guide
- Final Report Due February 15, 2023

## 2023 Vacation Guide Timeline - 64 Pages

- Goal Deadline - First Draft of Vacation Guide proof by January 16, 2023 - A little behind on this but will be working to get a proof by end of next week.
- Goal Deadline - Press file to Printer **by the beginning of February**

## December Website Report

Website users are up views 78% % for the month of December 2022 compared to 2021. Pageview were up 46% from December 2021 to 2022. The spike in traffic can be attributed to the ad spend for the Tourism Marketing Matching Grant. Traffic to the Winter in Lake City page is up 123% over November 2021.



Page ?	Pageviews ? ↓	Unique Pageviews ?	Avg. Time on Page ?	Entrances ?	Bounce Rate ?	% Exit ?
	15,382 % of Total: 100.00% (15,382)	13,844 % of Total: 100.00% (13,844)	00:01:53 Avg for View: 00:01:53 (0.00%)	10,549 % of Total: 100.00% (10,549)	79.46% Avg for View: 79.46% (0.00%)	68.58% Avg for View: 68.58% (0.00%)
1. /	2,715 (17.65%)	2,335 (16.87%)	00:01:07	2,200 (20.86%)	68.18%	66.48%
2. /winter-in-lake-city/	697 (4.53%)	616 (4.45%)	00:02:40	403 (3.82%)	71.71%	61.69%
3. /events	495 (3.22%)	409 (2.95%)	00:01:13	357 (3.38%)	61.62%	56.57%
4. /ski-hill-and-terrain-park/	450 (2.93%)	396 (2.86%)	00:02:56	334 (3.17%)	76.95%	73.78%
5. /lake-city-ice-park/	445 (2.89%)	406 (2.93%)	00:03:02	337 (3.19%)	85.76%	79.78%
6. /events/Details/2023-lake-san-cristobal-brew-ski-811023?sourceTypeld=Website	433 (2.81%)	400 (2.89%)	00:03:19	380 (3.60%)	90.26%	89.84%
7. /directory	310 (2.02%)	243 (1.76%)	00:00:39	211 (2.00%)	35.07%	28.71%
8. /night-skies/	286 (1.86%)	245 (1.77%)	00:01:16	223 (2.11%)	87.00%	79.72%
9. /lake-city-vacation-guide/	259 (1.68%)	229 (1.65%)	00:01:54	61 (0.58%)	65.57%	55.98%
10. /alpine-loop-backcountry-byway/	222 (1.44%)	199 (1.44%)	00:04:06	172 (1.63%)	77.91%	72.07%

## Social Media Report

[Link to Social Stats Spreadsheet](#)

Our winter posts have continued to do well and we have seen almost 700 pageviews on [LakeCity.com/winter](#). Now that we finally have some snow I will be able to promote some of our snow-dependent activities. **In the month of December through January we reached 360,330 people through Instagram and Facebook with organic and boosted posts.**

# Post Highlights

## Facebook

**Lake City, Colorado**  
Published by Kate Hopson · January 7 at 12:42 PM · 🌐

If you've never experienced a full winter moon in Lake City it's a must add to your bucket list. 🌕 The night becomes the day as the moon lights the snow covered mountains. Pure magic.



**Lake City Skies**  
January 7 at 12:42 PM · 🌐

Full Wolf Moon setting in Lake City this morning.

7,961 People reached · 596 Engagements · Distribution score


Boost a post

361 · 22 comments · 22 shares

**Lake City, Colorado**  
Published by TKTIX · December 21, 2022 at 2:39 PM · 🌐

Adventures and serenity await this winter. 🌨️ As the most remote town in the lower 48, Lake City is the perfect place to get away from it all.

Experience an abundance of winter recreation opportunities, including ice climbing, ice skating, ice fishing, incredible night skies, and stunning scenery. When the snow flies, take advantage of over 100 miles of snowmobile and multi-use groomed trails, the local ski hill and terrain park, and backcountry skiing and snow... See more



85,422 People reached · 8,841 Engagements

Boost again

**Lake City, Colorado**  
Published by Kate Hopson · December 21, 2022 at 9:39 AM · 🌐

Winter in Lake City is Colorado like it used to be: bluebird days, crowd-free skiing, friendly locals, and plenty of good old-fashioned peace and quiet. 🌨️ Make the most of your visit to Lake City this winter with 17 of our favorite fun things to do!



LAKECITY.COM

**17 Fun Things to Do in Lake City This Winter | Lake City - A Peak Experience**


Lake City, Colorado, is a winter wonderland, with crowd-free skiing, ice climbing, snowshoe...

75,563 People reached · 7,895 Engagements · -2.4x lower Distribution score

Boost again

**Lake City, Colorado is at Lake San Cristobal.**  
21h · Instagram · 🌐

Gitter in the sky. 🌨️  
#winterinlakacity #winterwonderland #afterthesnow



Click to tag products


8,032 People reached · 527 Engagements · -1.6x lower Distribution score

Boost post

309 · 13 comments · 24 shares

**Lake City, Colorado is in Lake City, Colorado.**  
December 21, 2022 at 5:16 PM · Instagram · 🌐

Love these brilliant winter sunsets. 🌅  
#winterinlakacity #winterwonderland #visitlakaco



11,665 People reached · 1,051 Engagements · -3.3x lower Distribution score

Boost post

514 · 14 comments · 50 shares

**Lake City, Colorado**  
Published by Kate Hopson · 1d · 🌐

Exciting news! 🎉 The Lake City Ski Hill will open for the season THIS Saturday, Jan 14th. Learn more at [SkiLakeCity.com](https://www.ski-lakecity.com).



**OPENING DAY JAN 14TH**

12,810 People reached · 1,315 Engagements · -3.4x lower Distribution score

Boost again

**Lake City, Colorado is in Lake City, Colorado.**  
December 13, 2022 · Instagram · 🌐

The tree is lit, the snow has fallen, and it's beginning to look a lot like Christmas in Lake City. 🌨️🌲  
#winterinlakacity #christmasinlakacity #winterwonderland #winterinco

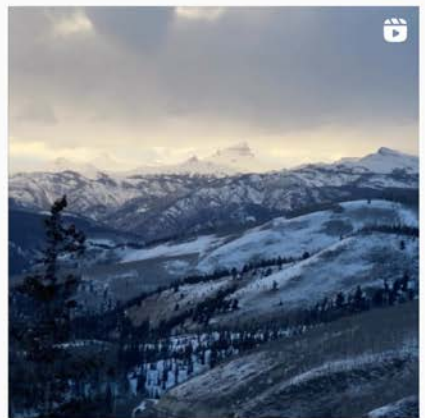


75,907 People reached · 6,863 Engagements · +1.9x higher Distribution score

Boost post

2.6K · 122 comments · 223 shares

Instagram



So



# Insights

## Reach

Compare your reach from this period to the previous one.

[See more about your content performance](#)

Facebook Page reach ⓘ

360,330 ↑ 38.3%

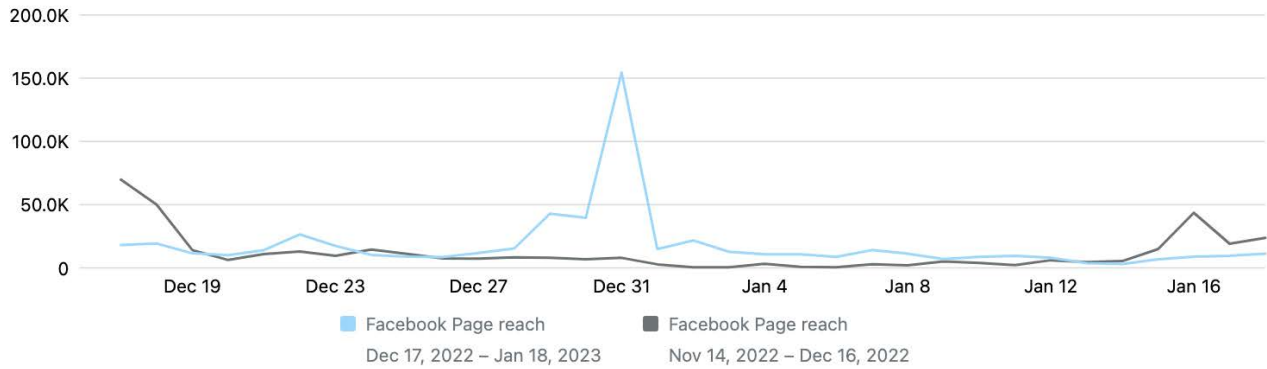
Instagram reach ⓘ

54,048 ↑ 546%

Paid reach ⓘ

372,020 ↑ 467.2%

Daily Cumulative

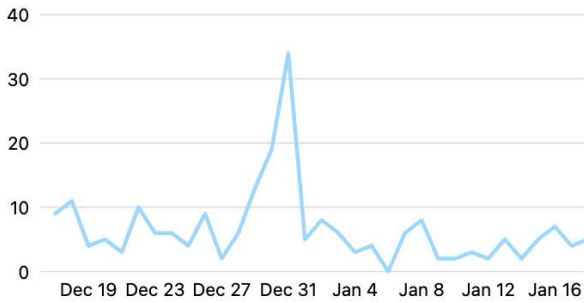


## Audience ⓘ

[See audience report](#)

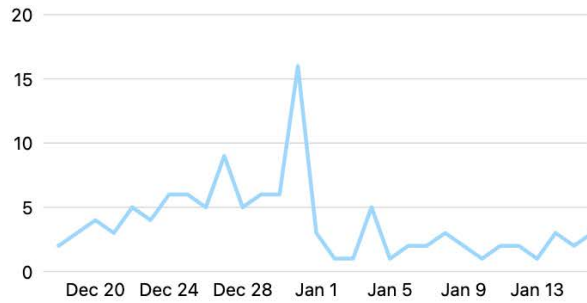
New Facebook Page followers ⓘ

218 ↓ 0.9%



New Instagram followers ⓘ

114 ↑ 34.1%



Facebook Page likes ⓘ

20,160

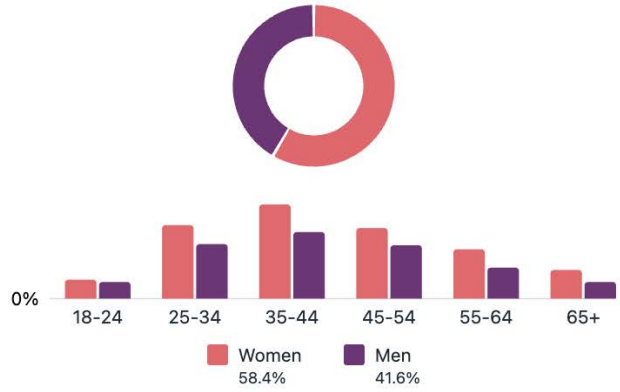
Age & gender ⓘ



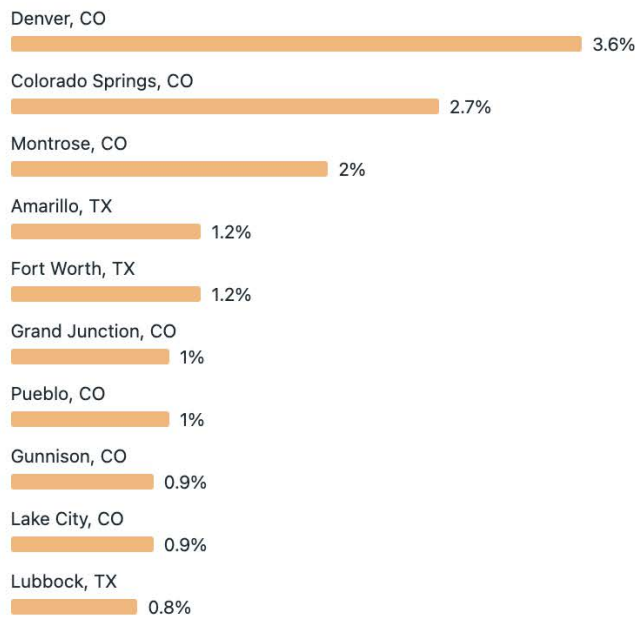
Instagram followers ⓘ

5,744

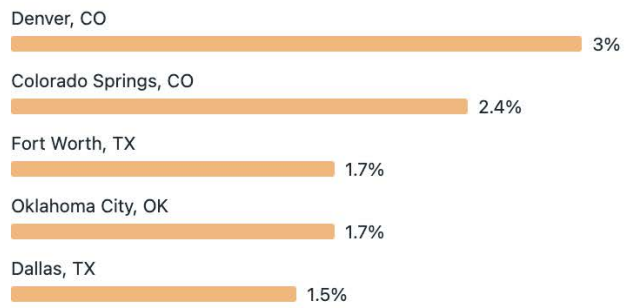
Age & gender ⓘ



Top cities

















Top cities































# Post Details















All content















Ads, Posts and Stories ▾

Recent content ▾	Type	Reach ⓘ ↑↓	Likes and reacti... ⓘ ↑↓	Sticker taps ⓘ ↑↓	F
 Post: "Get away from it all this wi... Wed Jan 18, 11:10am	Ad	309	41	--	
 Get away from it all this winter an... Wed Jan 18, 10:46am	Post	1,211	41	--	
 That's a lot of ice! 🙄🌨️ Wed Jan 18, 7:49am	Post	2,976	97	--	
 This post has no text Wed Jan 18, 7:46am	Story	197	--	0	
 This post has no text Tue Jan 17, 9:53pm	Story	296	--	0	
 This post has no text Tue Jan 17, 5:43pm	Story	371	--	0	
 This post has no text Tue Jan 17, 5:43pm	Story	624	24	0	
 This post has no text Tue Jan 17, 5:32pm	Story	1,046	91	0	
 This post has no text Tue Jan 17, 5:32pm	Story	393	--	0	
 Glitter in the sky. ❄️ #winterinlak... Tue Jan 17, 5:32pm	Post	8,032	312	--	
 Glitter in the sky. ❄️ #winterinlak... Tue Jan 17, 5:32pm	Post	1,414	274	--	
 This post has no text Tue Jan 17, 4:10pm	Story	459	--	0	
 Fresh snow in Lake City, CO! ❄️ #... Tue Jan 17, 4:10pm	Reels	2,601	338	--	
 Winter days. ❄️ #winterinlakecity ... Mon Jan 16, 10:47am	Post	13,950	444	--	






	Post: "Exciting news! 🎉🎊 The L... Thu Jan 12, 12:33pm	📣 Ad		4,124	187	--
	This post has no text Thu Jan 12, 12:27pm	Story		500	--	0
	Exciting news! 🎉🎊 The Lake Cit... Thu Jan 12, 12:26pm	Post		1,691	138	--
	Exciting news! 🎉🎊 The Lake Cit... Thu Jan 12, 12:23pm	🚀 Post	Boost ag...	12,810	425	--
	This post has no text Wed Jan 11, 11:23am	Story		286	--	0
	This post has no text Wed Jan 11, 11:22am	Story		303	--	0
	Lake City, Colorado's Video Wed Jan 11, 11:22am	Story		849	67	0
	Mark your calendars for Feb 4th! ... Wed Jan 11, 8:43am	Post	Boost unavailable	1,202	24	--
	Ice Climbs Festival Coming Soon!... Wed Jan 11, 8:39am	Story		399	--	0
	This post has no text Mon Jan 9, 2:21pm	Story		560	--	0
	Lake City Ice Fishing Derby comi... Sun Jan 8, 7:10pm	Story		583	--	0
	If you've never experienced a full ... Sat Jan 7, 11:42am	Post	Boost unavailable	7,961	386	--
	The Lake City Ice Fishing Derby i... Sat Jan 7, 11:31am	Post	Boost unavailable	3,643	25	--
	This post has no text Thu Jan 5, 12:31pm	Story		456	--	0

	Lake City, Colorado's Video Thu Jan 5, 12:31pm	Story		1,284	78	0
	This post has no text Thu Jan 5, 12:31pm	Story		456	--	0
	This post has no text Wed Jan 4, 8:28pm	Story		398	--	0
	The Ice Park was looking magical... Wed Jan 4, 8:26pm	Reels		2,494	278	--
	This post has no text Wed Jan 4, 3:30pm	Story		616	--	0
	Hooray for fresh snow!! ❄️👨‍👩‍👧 Mon Jan 2, 9:41am	Post	Boost unavailable	7,177	241	--
	This post has no text Sun Jan 1, 8:05am	Story		692	--	0
	Post: "Lake City is the perfect ba... Dec 30, 2022	Ad		2,264	137	--
	Lake City is the perfect base cam... Dec 30, 2022	Post	Boost ag...	10,239	362	--
	Promoting website: https://lakecit... Dec 29, 2022	Ad		3,563	112	--
	Promoting website: https://lakecit... Dec 29, 2022	Ad		2,729	74	--
	Promoting website: https://lakecit... Dec 29, 2022	Ad		33,672	86	--
	Promoting website: https://lakecit... Dec 29, 2022	Ad		20,988	37	--
	Promoting website: https://lakecit... Dec 29, 2022	Ad		12,132	--	--






	This post has no text Dec 29, 2022	Story		847	--	0
	Promoting website: https://lakecit... Dec 29, 2022	Ad		4,351	160	--
	Promoting website: https://lakecit... Dec 29, 2022	Ad		21,692	109	--
	Promoting website: https://lakecit... Dec 29, 2022	Ad		34,968	100	--
	Post: "Winter in Lake City is Colo... Dec 29, 2022	Ad		17,396	29	--
	Whether you're a seasoned ice cl... Dec 28, 2022	Post	Boost ag...	37,437	94	--
	Nighttime magic at the Lake City ... Dec 28, 2022	Post	Boost unavailable	5,787	125	--
	Post: "Adventures and serenity a... Dec 28, 2022	Ad		69,329	258	--
	Stoked for ice fishing season! Dec 27, 2022	Story		589	--	0
	This post has no text Dec 27, 2022	Story		661	--	0
	Adventures and serenity await thi... Dec 27, 2022	Post	Boost ag...	85,422	751	--
	Adventures and serenity await thi... Dec 27, 2022	Reels		3,572	564	--
	Starting the weekend off right! Dec 23, 2022	Story		563	--	0
	Always a good time at the Lake C... Dec 23, 2022	Post	Boost unavailable	3,294	92	--






	#lovelakecity Dec 23, 2022	Story		638	--	0
	Ice fishing season has begun! Dec 21, 2022	Story		646	--	0
	Post: "Winter in Lake City is Colo... Dec 21, 2022	Ad		41,056	2,801	--
	Post: "Winter in Lake City is Colo... Dec 21, 2022	Ad		27,840	2,908	--
	Winter in Lake City is Colorado lik... Dec 21, 2022	Post	Boost ag...	75,553	4,176	--
	Post: "Winter in Lake City is Colo... Dec 21, 2022	Ad		0	--	--
	This post has no text Dec 21, 2022	Story		638	--	8
	This post has no text Dec 21, 2022	Story		801	56	0
	This post has no text Dec 21, 2022	Story		645	--	0
	Love these brilliant winter sunset... Dec 21, 2022	Post	Boost post	11,665	665	--
	Love these brilliant winter sunset... Dec 21, 2022	Post		2,398	392	--
	Lake City, Colorado's Video Dec 21, 2022	Story		1,162	115	0
	This post has no text Dec 21, 2022	Story		692	--	0
	This post has no text Dec 18, 2022	Story		589	--	0

## Social Ads

<span>✔ Completed</span> • Dec 29, 2022 <span style="float: right;">... <a href="#">View results</a></span>				
<b>Website visitors</b> Road trip! Astounding waterfalls, d...	<b>33,672</b> Reach	<b>457</b> Link clicks	<b>\$143.03</b> Spent at \$1,125.00 per day	
<span>✔ Completed</span> • Dec 29, 2022 <span style="float: right;">... <a href="#">View results</a></span>				
<b>Website visitors</b> Lake City is the perfect base camp...	<b>20,988</b> Reach	<b>190</b> Link clicks	<b>\$86.94</b> Spent at \$250.00 per day	
<span>✔ Completed</span> • Dec 29, 2022 <span style="float: right;">... <a href="#">View results</a></span>				
<b>Website visitors</b> If you've never hiked a 14er before,...	<b>12,132</b> Reach	<b>61</b> Link clicks	<b>\$65.46</b> Spent at \$200.00 per day	
<span>✔ Completed</span> • Dec 29, 2022 <span style="float: right;">... <a href="#">View results</a></span>				
<b>Website visitors</b> On a cloudless night, look up almo...	<b>4,351</b> Reach	<b>119</b> Link clicks	<b>\$109.47</b> Spent at \$500.00 per day	
<span>✔ Completed</span> • Dec 29, 2022 <span style="float: right;">... <a href="#">View results</a></span>				
<b>Website visitors</b> Lake City is your base camp for th...	<b>21,692</b> Reach	<b>446</b> Link clicks	<b>\$136.89</b> Spent at \$600.00 per day	



✓ Completed • Jan 12 <span style="float: right;">... View results</span>				
<b>Post engagements</b> Exciting news! 🎉🎊 The Lake City ...	<b>4,124</b> Reach	<b>329</b> Post engagements	<b>\$50.00</b> Spent of \$50.00	
✓ Completed • Dec 30, 2022 <span style="float: right;">... View results</span>				
<b>Post engagements</b> Lake City is the perfect base camp...	<b>2,264</b> Reach	<b>158</b> Post engagements	<b>\$20.02</b> Spent of \$250.00	
✓ Completed • Dec 30, 2022 <span style="float: right;">... View results</span>				
<b>Website visitors</b> Visiting Lake City is like taking a st...	<b>13,980</b> Reach	<b>386</b> Link clicks	<b>\$78.52</b> Spent at \$600.00 per day	
✓ Completed • Dec 29, 2022 <span style="float: right;">... View results</span>				
<b>Website visitors</b> Less than half an hour from Lake C...	<b>3,563</b> Reach	<b>111</b> Link clicks	<b>\$67.08</b> Spent at \$125.00 per day	
✓ Completed • Dec 29, 2022 <span style="float: right;">... View results</span>				
<b>Website visitors</b> On a cloudless night, look up almo...	<b>2,729</b> Reach	<b>77</b> Link clicks	<b>\$56.12</b> Spent at \$125.00 per day	

✓ Completed • Dec 29, 2022 <span style="float: right;">... View results</span>				
<b>Website visitors</b> No trip to Lake City is complete wit...	<b>34,968</b> Reach	<b>422</b> Link clicks	<b>\$135.27</b> Spent at \$700.00 per day	
✓ Completed • Dec 29, 2022 <span style="float: right;">... View results</span>				
<b>Link clicks</b> Winter in Lake City is Colorado like...	<b>17,396</b> Reach	<b>227</b> Link clicks	<b>\$85.58</b> Spent of \$1,200.00	
✓ Completed • Dec 28, 2022 <span style="float: right;">... View results</span>				
<b>Link clicks</b> Whether you're a seasoned ice cli...	<b>37,960</b> Reach	<b>363</b> Link clicks	<b>\$217.13</b> Spent of \$400.00	
✓ Completed • Dec 28, 2022 <span style="float: right;">... View results</span>				
<b>Video views</b> Adventures and serenity await this ...	<b>69,329</b> Reach	<b>12,688</b> ThruPlays	<b>\$200.00</b> Spent of \$200.00	
✓ Completed • Dec 21, 2022 <span style="float: right;">... View results</span>				
<b>Post engagements</b> Winter in Lake City is Colorado like...	<b>41,056</b> Reach	<b>3,468</b> Post engagements	<b>\$340.06</b> Spent of \$600.00	

Completed • Dec 21, 2022



View results

**Post engagements**

Winter in Lake City is Colorado like...

**27,840**

Reach

**3,276**

Post engagements

**\$229.25**

Spent of \$675.00



Paused • Dec 15, 2022



View results

**Ticket sales**

Walk, ski, snow-shoe, or pull a sle...

**5,906**

Reach

**24**

Link clicks

**\$18.55**

Spent of \$250.00



Completed • Dec 15, 2022



View results

**Website visitors**

Join us on Feb 11th, in Lake City, C...

**23,376**

Reach

**341**

Link clicks

**\$162.64**

Spent at \$5.00 per day



Completed • Dec 9, 2022



View results

**Post engagements**

Everything you need to know to pla...

**43,760**

Reach

**4,655**

Post engagements

**\$150.00**

Spent of \$150.00



TOWN OF LAKE CITY  
 COMBINED CASH INVESTMENT  
 JANUARY 31, 2023

COMBINED CASH ACCOUNTS

999-102-000-000	CASH (CHECKING)	46,673.26
999-104-100-000	SAVINGS (MONEY MARKET ACCOUNT)	2,426,413.03
999-104-200-000	CERTIFICATES OF DEPOSIT	30,596.29
999-104-300-000	COLOTRUST	212,134.31
999-175-000-000	CASH CLEARING - UTILITIES	2,340.58
		2,718,157.47
	TOTAL COMBINED CASH	2,718,157.47
999-100-000-000	CASH ALLOCATE TO OTHER FUNDS	( 2,718,157.47)
		( 2,718,157.47)

TOTAL UNALLOCATED CASH .00

CASH ALLOCATION RECONCILIATION

100	ALLOCATION TO GENERAL FUND	1,270,490.33
300	ALLOCATION TO CONSERVATION TRUST FUND	( 740.00)
600	ALLOCATION TO WATER & SEWER FUND	1,448,407.14
		1,448,407.14
	TOTAL ALLOCATIONS TO OTHER FUNDS	2,718,157.47
	ALLOCATION FROM COMBINED CASH FUND - 99-100-000-000	( 2,718,157.47)
		( 2,718,157.47)

ZERO PROOF IF ALLOCATIONS BALANCE .00

TOWN OF LAKE CITY  
BALANCE SHEET  
JANUARY 31, 2023

GENERAL FUND

ASSETS

100-100-000-000	CASH IN COMBINED FUND	1,270,490.33	
100-101-000-000	PETTY CASH	356.00	
100-105-000-000	TAXES RECEIVABLE	64,217.00	
100-132-000-000	DUE FROM OTHER GOVERNMENTS	.10	
	TOTAL ASSETS		1,335,063.43

LIABILITIES AND EQUITY

LIABILITIES

100-200-000-000	FACILITY RENTAL DEPOSITS	1,157.00	
100-201-000-000	ENCROACHMENT DEPOSITS	3,650.00	
100-203-000-000	DEPOSITS FOR W&S SERVICE	4,760.00	
100-204-000-000	TENANT SECURITY DEPOSIT	1,000.00	
100-216-000-000	ACCRUED WAGES	2,836.08	
100-217-000-000	MEDICARE PAYABLE	93.92	
100-217-100-000	FEDERAL WITHHOLDING PAYABLE	2,068.04	
100-217-200-000	STATE WITHHOLDING PAYABLE	868.00	
100-217-300-000	RETIREMENT PAYABLE	( 11,726.14)	
100-217-400-000	ACC INSURANCE PAYABLE	896.42	
100-222-100-000	DEFERRED PROPERTY TAXES	64,217.00	
	TOTAL LIABILITIES		69,820.32

FUND EQUITY

100-280-000-000	FUND BALANCE	1,056,826.12	
100-280-100-000	CREATED BY POSTING	128,000.00	
100-280-400-000	EMERGENCY RESERVE-TABOR	21,842.00	
	REVENUE OVER EXPENDITURES - YTD	58,574.99	
	BALANCE - CURRENT DATE	1,265,243.11	
	TOTAL FUND EQUITY		1,265,243.11
	TOTAL LIABILITIES AND EQUITY		1,335,063.43

TOWN OF LAKE CITY  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 1 MONTHS ENDING JANUARY 31, 2023

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>TAXES</u>					
100-311-000-000	275.68	275.68	63,094.00	62,818.32	.4
100-312-000-000	378.41	378.41	5,000.00	4,621.59	7.6
100-313-100-000	32,375.11	32,375.11	500,000.00	467,624.89	6.5
100-314-100-000	14.50	14.50	3,000.00	2,985.50	.5
100-314-200-000	117.72	117.72	900.00	782.28	13.1
100-314-300-000	67,997.81	67,997.81	30,000.00	( 37,997.81)	226.7
100-316-100-000	.00	.00	10,000.00	10,000.00	.0
100-319-000-000	36.57	36.57	200.00	163.43	18.3
<b>TOTAL TAXES</b>	<b>101,195.80</b>	<b>101,195.80</b>	<b>612,194.00</b>	<b>510,998.20</b>	<b>16.5</b>
<u>PERMITS AND FEES</u>					
100-321-100-000	25.00	25.00	2,000.00	1,975.00	1.3
100-322-100-000	349.84	349.84	10,000.00	9,650.16	3.5
100-322-110-000	.00	.00	100.00	100.00	.0
100-322-200-000	6,000.00	6,000.00	8,000.00	2,000.00	75.0
100-322-400-000	815.00	815.00	1,000.00	185.00	81.5
<b>TOTAL PERMITS AND FEES</b>	<b>7,189.84</b>	<b>7,189.84</b>	<b>21,100.00</b>	<b>13,910.16</b>	<b>34.1</b>
<u>INTERGOVERNMENTAL REVENUE</u>					
100-334-000-000	.00	.00	25,000.00	25,000.00	.0
100-334-100-000	.00	.00	1,500.00	1,500.00	.0
100-335-100-000	792.50	792.50	1,500.00	707.50	52.8
100-335-200-000	2,464.52	2,464.52	25,000.00	22,535.48	9.9
<b>TOTAL INTERGOVERNMENTAL REVENUE</b>	<b>3,257.02</b>	<b>3,257.02</b>	<b>53,000.00</b>	<b>49,742.98</b>	<b>6.2</b>
<u>RECREATION REVENUE</u>					
100-347-800-000	4,870.00	4,870.00	6,000.00	1,130.00	81.2
100-347-810-000	1,770.00	1,770.00	9,000.00	7,230.00	19.7
100-347-811-000	2,088.50	2,088.50	1,000.00	( 1,088.50)	208.9
100-347-820-000	.00	.00	1,500.00	1,500.00	.0
100-347-825-000	4,442.35	4,442.35	1,000.00	( 3,442.35)	444.2
<b>TOTAL RECREATION REVENUE</b>	<b>13,170.85</b>	<b>13,170.85</b>	<b>18,500.00</b>	<b>5,329.15</b>	<b>71.2</b>
<u>COURT REVENUE</u>					
100-351-000-000	.00	.00	5,000.00	5,000.00	.0
<b>TOTAL COURT REVENUE</b>	<b>.00</b>	<b>.00</b>	<b>5,000.00</b>	<b>5,000.00</b>	<b>.0</b>

TOWN OF LAKE CITY  
 REVENUES WITH COMPARISON TO BUDGET  
 FOR THE 1 MONTHS ENDING JANUARY 31, 2023

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OTHER REVENUE</u>					
100-361-100-000 EARNINGS ON DEPOSITS	495.99	495.99	2,000.00	1,504.01	24.8
100-362-200-000 RENTS FROM BUILDINGS	200.00	200.00	4,000.00	3,800.00	5.0
100-365-000-000 EMPLOYEE HOUSING RENT	375.00	375.00	4,500.00	4,125.00	8.3
100-366-100-000 HISTORIC PRESERVATION COA	.00	.00	500.00	500.00	.0
100-367-200-000 DONATIONS	5,000.00	5,000.00	.00	( 5,000.00)	.0
100-369-000-000 MISCELLANEOUS REVENUES	.00	.00	1,000.00	1,000.00	.0
<b>TOTAL OTHER REVENUE</b>	<b>6,070.99</b>	<b>6,070.99</b>	<b>12,000.00</b>	<b>5,929.01</b>	<b>50.6</b>
<b>TOTAL FUND REVENUE</b>	<b>130,884.50</b>	<b>130,884.50</b>	<b>721,794.00</b>	<b>590,909.50</b>	<b>18.1</b>

TOWN OF LAKE CITY  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 1 MONTHS ENDING JANUARY 31, 2023

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>TOWN ADMIN</u>					
100-411-100-111 SALARIES - BOT	450.00	450.00	8,000.00	7,550.00	5.6
100-411-100-144 FICA--MEDICARE - BOT	6.53	6.53	130.50	123.97	5.0
100-411-100-145 PERA - BOT	66.29	66.29	1,200.00	1,133.71	5.5
100-411-100-330 PUBLICITY, DUES, & SUBS.- BOT	391.40	391.40	4,500.00	4,108.60	8.7
100-411-100-347 COMPUTER HARDWARE/SOFTWARE BOT	.00	.00	10,000.00	10,000.00	.0
100-411-100-350 PROFESSIONAL SERVICES- BOT	575.00	575.00	60,000.00	59,425.00	1.0
100-411-100-370 TRAVEL AND MEETINGS - BOT	.00	.00	6,000.00	6,000.00	.0
100-411-100-400 BOT DONATIONS	.00	.00	96,702.00	96,702.00	.0
100-411-100-495 MISCELLANEOUS EXPENSES-BOT	5.79	5.79	1,000.00	994.21	.6
100-411-400-111 SALARIES -TOWN ADMIN	2,030.76	2,030.76	70,000.00	67,969.24	2.9
100-411-400-142 WORKMEN'S COMPENSATION - TOWN	634.00	634.00	10,000.00	9,366.00	6.3
100-411-400-143 HEALTH INSURANCE - TOWN ADMIN	864.80	864.80	20,688.00	19,823.20	4.2
100-411-400-144 FICA-MEDICARE - TOWN ADMIN	29.02	29.02	1,020.00	990.98	2.9
100-411-400-145 PERA - TOWN ADMIN	299.14	299.14	10,500.00	10,200.86	2.9
100-411-400-210 OFFICE SUPPLIES - TOWN ADMIN.	112.57	112.57	2,000.00	1,887.43	5.6
100-411-400-220 OPERATING SUPPLIES- TOWN ADMIN	.00	.00	1,500.00	1,500.00	.0
100-411-400-230 R & M SUPPLIES - TOWN HALL	.00	.00	200.00	200.00	.0
100-411-400-231 R&M SUPPLIES - EMPLOYEE HOUSE	.00	.00	5,000.00	5,000.00	.0
100-411-400-311 POSTAGE - TOWN ADMIN.	71.25	71.25	700.00	628.75	10.2
100-411-400-320 PRINTING AND COPYING	.00	.00	3,000.00	3,000.00	.0
100-411-400-330 PROF DUES, SUBS, AND MEMBERSHI	2,985.46	2,985.46	25,000.00	22,014.54	11.9
100-411-400-331 LEGAL NOTICES - TOWN HALL	1,245.40	1,245.40	4,000.00	2,754.60	31.1
100-411-400-345 TELEPHONE/INTERNET - TOWN HALL	231.46	231.46	5,000.00	4,768.54	4.6
100-411-400-346 EMPLOYEE CELL PHONES	287.64	287.64	4,000.00	3,712.36	7.2
100-411-400-347 COMPUTERS AND SOFTWARE TA	608.00	608.00	5,000.00	4,392.00	12.2
100-411-400-350 PROFESSIONAL SERVICES-TOWN HAL	2,068.50	2,068.50	10,000.00	7,931.50	20.7
100-411-400-352 LEGAL SERVICES	12,903.50	12,903.50	15,000.00	2,096.50	86.0
100-411-400-354 AUDITING - TOWN HALL	.00	.00	7,500.00	7,500.00	.0
100-411-400-360 R & M SERVICES - TOWN HALL	.00	.00	500.00	500.00	.0
100-411-400-361 R&M SERVICES - EMPLOYEE HOUSE	.00	.00	2,500.00	2,500.00	.0
100-411-400-370 TRAVEL, TRAINING, MEETING-TOWN H	.00	.00	10,000.00	10,000.00	.0
100-411-400-495 MISC. EXPENSES - TOWN HALL	236.51	236.51	2,000.00	1,763.49	11.8
100-411-400-510 INSURANCE - TOWN HALL	3,312.41	3,312.41	15,000.00	11,687.59	22.1
<b>TOTAL TOWN ADMIN</b>	<b>29,415.43</b>	<b>29,415.43</b>	<b>417,640.50</b>	<b>388,225.07</b>	<b>7.0</b>
<u>MUNICIPAL COURT</u>					
100-412-100-111 SALARIES - MUNICIPAL COURT	600.00	600.00	7,200.00	6,600.00	8.3
100-412-100-144 FICA-MEDICARE-MUNICIPAL COURT	8.70	8.70	105.00	96.30	8.3
100-412-100-145 PERA - MUNICIPAL COURT	88.38	88.38	1,000.00	911.62	8.8
100-412-100-330 PUBLICITY,SUBS,DUES - M. COURT	.00	.00	100.00	100.00	.0
100-412-100-370 TRAVEL & MEETINGS - M. COURT	.00	.00	750.00	750.00	.0
100-412-100-495 MISC. EXPENSES - M. COURT	.00	.00	1,000.00	1,000.00	.0
<b>TOTAL MUNICIPAL COURT</b>	<b>697.08</b>	<b>697.08</b>	<b>10,155.00</b>	<b>9,457.92</b>	<b>6.9</b>



TOWN OF LAKE CITY  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 1 MONTHS ENDING JANUARY 31, 2023

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COMMUNITY FAC &amp; PARKS</u>					
100-419-400-220	OPERATING SUPPLIES	396.85	396.85	10,500.00	10,103.15 3.8
100-419-400-223	JANITORIAL SUPPLIES-COMMFAC&PA	17.16	17.16	2,200.00	2,182.84 .8
100-419-400-230	R & M SUPPLIES-COMM FAC & PARKS	.00	.00	1,500.00	1,500.00 .0
100-419-400-341	ELECTRICITY - COMM FAC & PARKS	2,282.90	2,282.90	9,300.00	7,017.10 24.6
100-419-400-344	PROPANE - COMM FACILITIES&PARK	.00	.00	21,750.00	21,750.00 .0
100-419-400-350	PROFESSIONAL SVSS-COMMFAC&PARK	.00	.00	2,500.00	2,500.00 .0
100-419-400-356	ICE WALL-COMM FAC&PARKS	10,409.32	10,409.32	4,200.00	( 6,209.32) 247.8
100-419-400-357	TEEN CENTER-COMM FAC & PARKS	.00	.00	12,000.00	12,000.00 .0
100-419-400-360	R & M SERVICES-COMM FAC& PARKS	85.00	85.00	12,500.00	12,415.00 .7
100-419-400-361	TRASH COLLECTION-COMMFAC&PARKS	262.50	262.50	8,500.00	8,237.50 3.1
100-419-400-495	MISC-COMMUN FACILITIES & PARKS	9.00	9.00	.00	( 9.00) .0
	TOTAL COMMUNITY FAC & PARKS	13,462.73	13,462.73	84,950.00	71,487.27 15.9
<u>STREETS &amp; ALLEYS PROGRAMS</u>					
100-431-400-230	R&M SUPPLIES	.00	.00	3,000.00	3,000.00 .0
100-431-400-231	STREET SURFACE - DUST CONTROL	.00	.00	15,000.00	15,000.00 .0
100-431-400-360	R&M SERVICES	.00	.00	3,000.00	3,000.00 .0
100-431-400-365	STREET LIGHTS	102.51	102.51	10,400.00	10,297.49 1.0
100-431-400-370	STREET SIGNS	.00	.00	15,000.00	15,000.00 .0
100-431-400-452	GRAVEL	.00	.00	5,000.00	5,000.00 .0
100-431-400-453	MISC. - MAINT OF CONDITION	.00	.00	13,000.00	13,000.00 .0
100-431-500-230	R&M SUPPLIES-SNOW REMOVAL	.00	.00	5,000.00	5,000.00 .0
100-431-500-360	R&M SERVICES - SNOW REMOVAL	.00	.00	20,000.00	20,000.00 .0
100-431-800-111	SALARIES-S&A ADMIN	2,020.65	2,020.65	25,000.00	22,979.35 8.1
100-431-800-143	HEALTH INSURANCE-S&A ADMIN	.00	.00	6,000.00	6,000.00 .0
100-431-800-144	FICA-MEDICARE-S&A ADMIN	30.05	30.05	400.00	369.95 7.5
100-431-800-145	PERA-S&A ADMIN	310.24	310.24	5,000.00	4,689.76 6.2
100-431-800-146	TREASURER'S FEE S&A ADMIN	6.26	6.26	1,300.00	1,293.74 .5
100-431-800-340	ELECTRIC-5TH ST PED BRIDGE	41.84	41.84	500.00	458.16 8.4
100-431-800-495	DRAINAGE REPAIR & MAINTENANCE	.00	.00	5,000.00	5,000.00 .0
	TOTAL STREETS & ALLEYS PROGRAMS	2,511.55	2,511.55	132,600.00	130,088.45 1.9
<u>DEPARTMENT 436</u>					
100-436-000-360	ROUND TOP REPAIR & MAINT SERV	.00	.00	2,400.00	2,400.00 .0
	TOTAL DEPARTMENT 436	.00	.00	2,400.00	2,400.00 .0

TOWN OF LAKE CITY  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 1 MONTHS ENDING JANUARY 31, 2023

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>RECREATION</u>					
100-451-100-111 SALARIES - REC DEPT	7,646.62	7,646.62	102,000.00	94,353.38	7.5
100-451-100-112 PT SEASONAL	472.00	472.00	6,400.00	5,928.00	7.4
100-451-100-113 PT ARMORY JANITOR	.00	.00	3,500.00	3,500.00	.0
100-451-100-143 HEALTH INSURANCE - REC DEPT	1,729.60	1,729.60	20,688.00	18,958.40	8.4
100-451-100-144 FICA-MEDICARE - REC DEPT	119.62	119.62	1,480.00	1,360.38	8.1
100-451-100-145 PERA - REC DEPT	1,233.80	1,233.80	15,050.00	13,816.20	8.2
100-451-100-224 RECREATION SUPPLIES - REC.	739.01	739.01	10,000.00	9,260.99	7.4
100-451-100-370 TRAVEL, TRAINING AND MEETINGS	.00	.00	2,000.00	2,000.00	.0
100-451-200-111 SALARIES - SKI HILL	1,094.40	1,094.40	11,140.00	10,045.60	9.8
100-451-200-144 FICA-MEDICARE - SKI HILL	15.86	15.86	165.00	149.14	9.6
100-451-200-145 PERA - SKI HILL	161.20	161.20	1,641.00	1,479.80	9.8
100-451-200-220 OPERATING SUPPLIES - SKI HILL	462.79	462.79	6,000.00	5,537.21	7.7
100-451-200-230 R & M SUPPLIES - SKI HILL	50.38	50.38	2,500.00	2,449.62	2.0
100-451-200-330 PUBLICITY, SUBS,DUES -SKI HILL	.00	.00	700.00	700.00	.0
100-451-200-341 ELECTRICITY - SKI HILL	62.43	62.43	2,000.00	1,937.57	3.1
100-451-200-345 TELEPHONE - SKI HILL	60.01	60.01	700.00	639.99	8.6
100-451-200-350 PROFESSIONAL SVS - SKI HILL	.00	.00	400.00	400.00	.0
100-451-200-358 INSPECTIONS - SKI HILL	.00	.00	1,600.00	1,600.00	.0
100-451-200-360 R & M SERVICES - SKI HILL	.00	.00	1,000.00	1,000.00	.0
100-451-200-370 TRAVEL AND MEETINGS - SKI HILL	.00	.00	600.00	600.00	.0
100-451-200-593 PERMITS - SKI HILL	.00	.00	1,000.00	1,000.00	.0
<b>TOTAL RECREATION</b>	<b>13,847.72</b>	<b>13,847.72</b>	<b>190,564.00</b>	<b>176,716.28</b>	<b>7.3</b>
<u>MARKETING</u>					
100-455-100-330 MARKETING-PUB, SUBS & DUES	.00	.00	2,500.00	2,500.00	.0
100-455-100-340 MARKETING-MAIN STREET	.00	.00	5,000.00	5,000.00	.0
<b>TOTAL MARKETING</b>	<b>.00</b>	<b>.00</b>	<b>7,500.00</b>	<b>7,500.00</b>	<b>.0</b>
<u>HISTORIC PRESERVATION</u>					
100-460-100-370 TRAVEL, TRAINING AND MEETINGS	.00	.00	1,500.00	1,500.00	.0
<b>TOTAL HISTORIC PRESERVATION</b>	<b>.00</b>	<b>.00</b>	<b>1,500.00</b>	<b>1,500.00</b>	<b>.0</b>
<u>CONTRACT PAYMENTS</u>					
100-480-310-397 CONTRACT PAYMENTS, LAW ENFORCE	.00	.00	92,570.00	92,570.00	.0
100-480-330-397 CONTRACT PAYMENTS, BUILDING IN	.00	.00	21,855.00	21,855.00	.0
<b>TOTAL CONTRACT PAYMENTS</b>	<b>.00</b>	<b>.00</b>	<b>114,425.00</b>	<b>114,425.00</b>	<b>.0</b>

TOWN OF LAKE CITY  
 EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 1 MONTHS ENDING JANUARY 31, 2023

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT	
<u>CAPITAL IMPROVEMENTS</u>						
100-485-000-100	ARMORY REHAB/ADDITION	.00	.00	25,000.00	25,000.00	.0
100-485-000-810	CAP IMP STREETS & ALLEYS	12,375.00	12,375.00	15,000.00	2,625.00	82.5
100-485-000-850	PARKS AND REC CAP. IMPROVEMENT	.00	.00	10,000.00	10,000.00	.0
	<b>TOTAL CAPITAL IMPROVEMENTS</b>	<b>12,375.00</b>	<b>12,375.00</b>	<b>50,000.00</b>	<b>37,625.00</b>	<b>24.8</b>
	<b>TOTAL FUND EXPENDITURES</b>	<b>72,309.51</b>	<b>72,309.51</b>	<b>1,011,734.50</b>	<b>939,424.99</b>	<b>7.2</b>
	<b>NET REVENUE OVER EXPENDITURES</b>	<b>58,574.99</b>	<b>58,574.99</b>	<b>( 289,940.50)</b>	<b>( 348,515.49)</b>	<b>20.2</b>

TOWN OF LAKE CITY  
BALANCE SHEET  
JANUARY 31, 2023

CONSERVATION TRUST FUND

ASSETS

300-100-000-000	CASH IN COMBINED FUND	(	740.00)	
300-104-100-000	SAVINGS (MONEY MARKET ACCOUNT)		7,394.26	
300-132-000-000	DUE FROM OTHER GOVERNMENTS	(	1,508.93)	
	TOTAL ASSETS			5,145.33

LIABILITIES AND EQUITY

FUND EQUITY

300-280-000-000	FUND BALANCE		5,142.64	
	REVENUE OVER EXPENDITURES - YTD		2.69	
	BALANCE - CURRENT DATE			5,145.33
	TOTAL FUND EQUITY			5,145.33
	TOTAL LIABILITIES AND EQUITY			5,145.33

TOWN OF LAKE CITY  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 1 MONTHS ENDING JANUARY 31, 2023

CONSERVATION TRUST FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTERGOVERNMENTAL REVENUE</u>					
300-334-000-000 CTF REMITTANCE	.00	.00	4,000.00	4,000.00	.0
TOTAL INTERGOVERNMENTAL REVENUE	.00	.00	4,000.00	4,000.00	.0
<u>OTHER REVENUE</u>					
300-361-100-000 EARNINGS ON DEPOSITS	2.69	2.69	20.00	17.31	13.5
TOTAL OTHER REVENUE	2.69	2.69	20.00	17.31	13.5
TOTAL FUND REVENUE	2.69	2.69	4,020.00	4,017.31	.1
NET REVENUE OVER EXPENDITURES	2.69	2.69	4,020.00	4,017.31	.1

TOWN OF LAKE CITY  
BALANCE SHEET  
JANUARY 31, 2023

WATER & SEWER FUND

<u>ASSETS</u>		
600-100-000-000	CASH IN COMBINED FUND	1,448,407.14
600-115-000-000	CUSTOMER ACCOUNTS RECEIVABLE	52,683.55
600-160-000-000	LAND	76,697.00
600-160-100-000	EMPLOYEE HOUSE	179,759.71
600-161-000-000	PUMP HOUSE	56,153.00
600-162-000-000	WATER TREATMENT PLANT	72,225.00
600-162-200-000	SEWER TREATMENT PLANT	498,359.30
600-162-400-000	WATER SYSTEM	4,042,675.81
600-162-500-000	SEWER SYSTEM	2,226,520.91
600-162-600-000	METERS	83,648.25
600-163-300-000	COLL, TRANS & DIST.-SEWER	128,179.00
600-164-000-000	WATER TANK	401,121.27
600-164-200-000	MACHINERY & EQUIPMENT	35,212.57
600-165-000-000	TRANSPORTATION EQUIPMENT	174,950.93
600-169-000-000	ACCUMULATED PROV. FOR DEPR.	( 2,847,271.61)
600-180-001-000	DEFERRED OUTFLOWS - PERA	59,495.00
600-180-021-000	DEFERR OUTFLOWS OPEBCONTTIMING	2,385.00
		6,691,201.83
	TOTAL ASSETS	6,691,201.83
<u>LIABILITIES AND EQUITY</u>		
<u>LIABILITIES</u>		
600-202-000-000	ACCOUNTS PAYABLE	( 185.00)
600-202-100-100	CWRPDA REVOLVING FUND LOAN	1,057,024.36
600-202-100-200	ACCRUED INTEREST	2,205.76
600-216-000-000	ACCRUED WAGES	3,051.33
600-216-100-000	ACCRUED COMPENSATED ABSENSES	3,109.10
600-250-001-000	PERA NET PENSION LIABILITY	123,716.00
600-250-002-000	DEFERRED INFLOW - PERA EXP	135,343.00
600-250-021-000	NET OPEB LIABILITY	17,219.00
600-250-026-000	DEFERRED INFLOWS OPEB EARNINGS	7,024.00
		1,348,507.55
	TOTAL LIABILITIES	1,348,507.55
<u>FUND EQUITY</u>		
600-280-000-000	FUND BALANCE	3,758,873.25
600-281-000-000	CUSTOMERS CONTRIB CAPITAL	182,149.00
600-282-000-000	CONT CAPITAL--GOVT ENTITY	484,267.00
600-283-200-000	SYSTEM DEV. FEES OR CHARGES	408,875.00
600-284-200-000	UNRESERVED RETAINED EARNINGS	539,878.60
	REVENUE OVER EXPENDITURES - YTD	( 31,348.57)
		5,342,694.28
	BALANCE - CURRENT DATE	5,342,694.28
	TOTAL FUND EQUITY	5,342,694.28
	TOTAL LIABILITIES AND EQUITY	6,691,201.83

TOWN OF LAKE CITY  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 1 MONTHS ENDING JANUARY 31, 2023

WATER & SEWER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTERGOVERNMENTAL REVENUE</u>					
600-334-000-000 GRANTS	.00	.00	750,000.00	750,000.00	.0
TOTAL INTERGOVERNMENTAL REVENUE	.00	.00	750,000.00	750,000.00	.0
<u>WATER &amp; SEWER REVENUE</u>					
600-344-100-000 WATER SALES	38.25	38.25	330,000.00	329,961.75	.0
600-344-200-000 SEWER REVENUES	38.25	38.25	260,000.00	259,961.75	.0
600-344-300-000 WATER TAP CONNECTION CHARGES	.00	.00	6,000.00	6,000.00	.0
600-344-400-000 SEWER TAP CONNECTION CHARGES	.00	.00	7,000.00	7,000.00	.0
600-344-500-000 WATER METERS	.00	.00	4,000.00	4,000.00	.0
TOTAL WATER & SEWER REVENUE	76.50	76.50	607,000.00	606,923.50	.0
<u>SOURCE 36</u>					
600-361-000-000 EARNINGS ON DEPOSITS	819.31	819.31	500.00	( 319.31)	163.9
600-361-100-000 EARNINGS ON ACCTS RECEIVABLE	( 11.43)	( 11.43)	2,000.00	2,011.43	( .6)
600-369-000-000 MISCELLANEOUS REVENUES	.00	.00	1,000.00	1,000.00	.0
TOTAL SOURCE 36	807.88	807.88	3,500.00	2,692.12	23.1
<u>SOURCE 37</u>					
600-370-000-000 EMPLOYEE HOUSING RENT	375.00	375.00	.00	( 375.00)	.0
TOTAL SOURCE 37	375.00	375.00	.00	( 375.00)	.0
TOTAL FUND REVENUE	1,259.38	1,259.38	1,360,500.00	1,359,240.62	.1

TOWN OF LAKE CITY  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 1 MONTHS ENDING JANUARY 31, 2023

WATER & SEWER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>WATER &amp; SEWER EXPENDITURES</u>					
600-433-410-221	CHEMICALS - WATER WELLS	.00	.00	20,000.00	20,000.00 .0
600-433-410-229	OPERATING SUPPLIES-WATER WELLS	.00	.00	2,000.00	2,000.00 .0
600-433-410-230	R & M SUPPLIES - WATER WELLS	.00	.00	1,000.00	1,000.00 .0
600-433-410-312	FREIGHT - WATER WELLS	.00	.00	3,000.00	3,000.00 .0
600-433-410-341	ELECTRIC POWER/PROPANE-WW	3,058.27	3,058.27	36,500.00	33,441.73 8.4
600-433-410-345	TELEMETRY-WATER WELL	.00	.00	2,850.00	2,850.00 .0
600-433-410-350	PROF & ENG SVCS - WATER WELLS	.00	.00	250.00	250.00 .0
600-433-410-358	TESTS - WATER WELLS	.00	.00	6,000.00	6,000.00 .0
600-433-410-360	R & M SERVICES - WATER WELLS	.00	.00	1,500.00	1,500.00 .0
600-433-410-593	PERMITS - WATER WELLS	.00	.00	2,500.00	2,500.00 .0
600-433-410-600	LAKE SAN CRISTOBAL	.00	.00	14,271.50	14,271.50 .0
600-433-440-229	OPERATING SUPPLIES- WATER DIST	.00	.00	3,500.00	3,500.00 .0
600-433-440-230	R&M SUPPLIES-WATER DIST.	.00	.00	6,000.00	6,000.00 .0
600-433-440-350	PROFESSIONAL SVS - WATER DIST.	.00	.00	5,000.00	5,000.00 .0
600-433-440-360	R & M SERVICES - WATER DIST.	.00	.00	21,000.00	21,000.00 .0
600-433-510-230	R & M SUPPLIES - SEWER COLL	.00	.00	3,000.00	3,000.00 .0
600-433-510-360	R & M SERVICES - SEWER COLL	.00	.00	17,500.00	17,500.00 .0
600-433-530-221	CHEMICALS - WWTP	.00	.00	8,000.00	8,000.00 .0
600-433-530-229	OPERATING SUPPLIES - WWTP	288.90	288.90	4,500.00	4,211.10 6.4
600-433-530-230	R & M SUPPLIES - WWTP	43.04	43.04	1,000.00	956.96 4.3
600-433-530-312	FREIGHT - WWTP	88.47	88.47	2,000.00	1,911.53 4.4
600-433-530-341	ELECTRIC POWER - WWTP	2,415.14	2,415.14	33,000.00	30,584.86 7.3
600-433-530-344	PROPANE - WWTP	.00	.00	10,000.00	10,000.00 .0
600-433-530-350	PROFESSIONAL SVS - WWTP	1,108.13	1,108.13	6,500.00	5,391.87 17.1
600-433-530-358	TESTS - WWTP	313.15	313.15	7,000.00	6,686.85 4.5
600-433-530-359	DUMP CHARGES - WWTP	507.00	507.00	3,000.00	2,493.00 16.9
600-433-530-593	PERMITS - WWTP	.00	.00	1,600.00	1,600.00 .0
600-433-600-111	SALARIES - W & S ADMIN	11,128.76	11,128.76	205,000.00	193,871.24 5.4
600-433-600-142	WORKMENS COMP - W & S ADMIN	634.00	634.00	15,000.00	14,366.00 4.2
600-433-600-143	HEALTH INSUR - W & S ADMIN	1,729.60	1,729.60	31,032.00	29,302.40 5.6
600-433-600-144	FICA--MEDICARE - W & S ADMIN	163.76	163.76	3,025.00	2,861.24 5.4
600-433-600-145	PERA - W & S ADMIN	1,689.63	1,689.63	30,250.00	28,560.37 5.6
600-433-600-229	OPERATING SUPPLIES-W & S ADMIN	438.39	438.39	15,000.00	14,561.61 2.9
600-433-600-230	CLOTHING-W & S ADMIN	.00	.00	3,000.00	3,000.00 .0
600-433-600-231	FUEL - W & S ADMIN	407.32	407.32	6,500.00	6,092.68 6.3
600-433-600-232	COMPUTER HARDWARE/SOFTWARE W&S	.00	.00	4,000.00	4,000.00 .0
600-433-600-320	PRINTING - W & S ADMIN	.00	.00	2,500.00	2,500.00 .0
600-433-600-331	LEGAL NOTICES - W & S ADMIN	182.60	182.60	5,000.00	4,817.40 3.7
600-433-600-335	DUES, SUBSCRIPTIONS -W&S ADMIN	208.29	208.29	3,000.00	2,791.71 6.9
600-433-600-345	TELEPHONE - W & S ADMIN	114.92	114.92	1,200.00	1,085.08 9.6
600-433-600-346	INTERNET - W & S ADMIN	272.48	272.48	2,000.00	1,727.52 13.6
600-433-600-350	PROFESSIONAL SVCS-W&S ADMIN	.00	.00	7,350.00	7,350.00 .0
600-433-600-351	AUDITING-W&S ADMIN	.00	.00	7,500.00	7,500.00 .0
600-433-600-352	LEGAL SERVICES - W & S ADMIN	2,100.00	2,100.00	1,000.00	( 1,100.00) 210.0
600-433-600-360	R&M SERVICES - W & S ADMIN	1,624.17	1,624.17	17,000.00	15,375.83 9.6
600-433-600-361	MV R&M SERVICES - W & S ADMIN	330.45	330.45	15,000.00	14,669.55 2.2
600-433-600-362	R&M SERVICES - EMPLOYEE HOUSE	.00	.00	2,500.00	2,500.00 .0
600-433-600-363	R&M SUPPLIES - EMPLOYEE HOUSE	.00	.00	5,000.00	5,000.00 .0
600-433-600-364	SEWER JETTING MACHINE	.00	.00	40,000.00	40,000.00 .0
600-433-600-365	HEAVY MACHINERY & EQUIPMENT	.00	.00	65,000.00	65,000.00 .0
600-433-600-366	LAB EQUIPMENT	.00	.00	6,500.00	6,500.00 .0
600-433-600-370	TRAVEL & MEETINGS- W & S ADMIN	449.07	449.07	12,000.00	11,550.93 3.7



TOWN OF LAKE CITY  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 1 MONTHS ENDING JANUARY 31, 2023

WATER & SEWER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
600-433-600-495 MISC EXPENSES - W & S ADMIN	.00	.00	5,000.00	5,000.00	.0
600-433-600-510 INSURANCE-W & S ADMIN	3,312.41	3,312.41	11,500.00	8,187.59	28.8
<b>TOTAL WATER &amp; SEWER EXPENDITURES</b>	<b>32,607.95</b>	<b>32,607.95</b>	<b>744,328.50</b>	<b>711,720.55</b>	<b>4.4</b>
 <u>DEBT</u>					
600-470-200-620 DEBT INTEREST	.00	.00	6,985.00	6,985.00	.0
<b>TOTAL DEBT</b>	<b>.00</b>	<b>.00</b>	<b>6,985.00</b>	<b>6,985.00</b>	<b>.0</b>
 <u>W&amp;S CIP</u>					
600-700-000-120 POND LINER RESERVE	.00	.00	3,500,000.00	3,500,000.00	.0
600-700-000-140 CAP IMP NEW VEHICLE	.00	.00	5,000.00	5,000.00	.0
600-700-000-150 HEAVY EQUIPMENT	.00	.00	10,000.00	10,000.00	.0
600-700-000-200 SEWERLINE REPLACEMENT	.00	.00	5,000.00	5,000.00	.0
600-700-000-400 WATERLINE/WELL REPLACEMENT	.00	.00	15,000.00	15,000.00	.0
<b>TOTAL W&amp;S CIP</b>	<b>.00</b>	<b>.00</b>	<b>3,535,000.00</b>	<b>3,535,000.00</b>	<b>.0</b>
 <b>TOTAL FUND EXPENDITURES</b>	 <b>32,607.95</b>	 <b>32,607.95</b>	 <b>4,286,313.50</b>	 <b>4,253,705.55</b>	 <b>.8</b>
 <b>NET REVENUE OVER EXPENDITURES</b>	 <b>( 31,348.57)</b>	 <b>( 31,348.57)</b>	 <b>( 2,925,813.50)</b>	 <b>( 2,894,464.93)</b>	 <b>( 1.1)</b>

TOWN OF LAKE CITY  
BALANCE SHEET  
JANUARY 31, 2023

MISC FIXED ASSETS FUND

<u>ASSETS</u>			
900-160-000-000	LAND, R-O-W, WATER RIGHTS	284,078.00	
900-163-000-000	BUILDINGS AND IMPROVEMENTS	1,461,949.54	
900-164-200-000	EQUIPMENT	133,603.51	
900-166-100-000	CONSTRUCTION IN PROGRESS	16,000.00	
900-169-000-000	ACCUMULATED DEPRECIATION	( 660,278.08)	
	TOTAL ASSETS		<u>1,235,352.97</u>
<u>LIABILITIES AND EQUITY</u>			
<u>LIABILITIES</u>			
900-260-000-000	INVEST. IN GEN. FIXED ASSETS	<u>1,235,352.97</u>	
	TOTAL LIABILITIES		<u>1,235,352.97</u>
	TOTAL LIABILITIES AND EQUITY		<u>1,235,352.97</u>

## Lake City Wastewater Treatment Plant Update – 2/12/23

Prepared by: Joanne Fagan

Michelle and Joanne spoke with our CDPHE contact, Erick Worker, about how best to proceed with securing the equipment for the wastewater treatment plant. Both of our funding agencies require that purchases of equipment be consistent with Town purchasing policies and be open for competition. However since the Town has already solicited proposals for the equipment essentially twice, Erick said that we had satisfied the solicitation process and could now negotiate to purchase the equipment. Erick cautioned that staff be sure to keep the Trustees in the loop as we proceed.

Joanne reached out to the two vendors who have expressed interest in the project. Joanne and Michelle had a conversation with one of the vendors and that vendor is going to update its design calculations and associated rough budget numbers and get something back to us this week. The other vendor is not really wanting to modify their off the shelf treatment package but is going to provide more references for us to check to determine whether their stock system is appropriate for the treatment needs for Lake City.

We are hoping to have additional information about both packages by the end of the week or early next. If neither looks to be something that we feel is acceptable, staff will likely start to incorporate selection and procurement of the equipment package into the general contractor's scope of work.

Regarding the financing for the project, the Town received draft SRF loan documents last week. It shows the total loan approved is for \$3,016,500 with an up front principal forgiveness of \$1,500,000. The balance of the loan will be a 20 year loan at 2% interest. That results in an annual payment of about \$94,000. As bad as that sounds, it is a little less than we had the cash flow worksheet shared with the Trustees a few weeks back.



Alexander Mulhall &lt;townmanager@townoflakecity.co&gt;

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## WPCRF Town of Lake City DL Draft 1 Documents

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Austin Reichel &lt;areichel@cwrpda.com&gt;

Wed, Feb 8, 2023 at 2:09 PM

To: Alexander Mulhall &lt;alexandermulhall@townoflakecity.co&gt;, Vance Lipsey &lt;townmanager@townoflakecity.co&gt;

Cc: "dan@kroblaw.com" &lt;dan@kroblaw.com&gt;, "kim.crawford@butlersnow.com" &lt;Kim.Crawford@butlersnow.com&gt;, Joanne Fagan &lt;jfagan@ccs84.com&gt;

Good Afternoon Town of Lake City,

Thank you for your patience. Please find attached to this email draft Loan documents for the Town's WPCRF Loan. I have attached the Directory for those participating in the review and closing of this Loan. Please verify the information on the Directory is correct.

Also, attached to this email is the Loan Approval Letter and the initial drafts of the Loan Agreement for your review. The draft form of the Loan Agreement has been used for several years; therefore, changes to the main body will be considered only where there are legal conflicts. Review focus should be on the information contained in the Exhibits (A - F).

Below is a list of items that I will need to finalize the Loan Agreements. All comments on this initial draft should be e-mailed [areichel@cwrpda.com](mailto:areichel@cwrpda.com).

- o Estimates for project schedule Exhibit F (11) (**This may change dates for Exhibit C**)
- o Name and title of at least two Authorized Officers (**Authorized Officers can act on the loans, including the ability to withdraw funds**)
- o Comments, if any, to the Loan Agreement
- o Naming convention for the Enterprise (**Fill in/verify**)
- o Draft of the Town's Loan authorizing Ordinance/Resolution
- o Draft General Counsel Opinion (Please refer to Exhibit E-1 of the attached Loan Agreement)
- o Draft Bond Counsel Opinion (Please refer to Exhibit E-2 of the attached Loan Agreement)

If you have questions or need additional information, please call me at 303-830-1550, Ext. 1011. I look forward to the successful completion of this financing.

**Austin Reichel**

Financial Analyst II

Colorado Water Resources & Power Development Authority

[1580 N. Logan Street, Suite 820](#)

Denver, CO 80203

(303) 830-1550, ext. 1011






Cell: 720-919-5112

[areichel@cwrpda.com](mailto:areichel@cwrpda.com)



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**5 attachments**

-  **WPCRF Town of Lake City Approval Letter BIL PF.pdf**  
206K
-  **BIL - WPCRF Draft Loan Agreement Draft 1 - redlined.doc**  
279K
-  **BIL - WPCRF Draft Loan Agreement Draft 1 - clean.doc**  
269K
-  **WPCRF Exhibit C - Draft 1 - with PF.pdf**  
80K
-  **Directory.doc**  
42K



## 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](mailto:info@cwrpda.com)

February 8, 2023 (Transmitted via email)

Vance Lipsey, Town Administrator  
Town of Lake City  
P.O. Box 544  
Lake City, CO 81235

### **Re: Water Pollution Control Revolving Fund (“WPCRF”) Loan Approval**

Dear Mr. Lipsey:

On January 25, 2023, the Board of Directors of the Colorado Water Resources and Power Development Authority approved the Town of Lake City for a WPCRF Disadvantaged Communities Program direct loan in the principal amount of \$3,016,500.00 (Base WPCRF direct loan for \$138,948.98 and WPCRF Bipartisan Infrastructure Law (“BIL”) General Supplemental direct loan for \$1,377,551.02) of which amount includes up to \$1,500,000.00 of up-front BIL principal forgiveness (“PF”). The loan is for a term of up to 20 years at an interest rate of 2.00%. Actual Base and BIL General Supplemental direct loan and PF amounts may be adjusted by a de minimis amount during the loan agreement negotiation process. The loan was approved with the following conditions: the Town’s water and sewer rates are increased to meet the loan’s 110% rate covenant requirement.

We look forward to working with you and your attorneys towards a successful loan closing. Please call me at (303) 830-1550, extension 1011 or email me at [areichel@cwrpda.com](mailto:areichel@cwrpda.com) with any questions.

Sincerely,

A handwritten signature in black ink that reads "Austin Reichel".

Austin Reichel  
Financial Analyst II

CC: Dan Krob, (via email)  
Kim Crawford, (via email)  
Erick Worker, Matthew Alms, Mark Henderson, WQCD (via email)  
Joanne Fagan, (via email)  
Cheryl Gantner, (via email)

**EXHIBIT C**  
**WATER POLLUTION CONTROL REVOLVING FUND**  
**DISADVANTAGED COMMUNITIES LOAN PROGRAM**  
**LOAN REPAYMENT SCHEDULE**  
**TOWN OF LAKE CITY, COLORADO, ACTING BY AND THROUGH ITS \_\_\_\_\_ ENTERPRISE**

Loan Number: #W23----

On or before the first of each date, commencing on **May 1, 2023**, the  
Governmental Agency shall pay the amount set forth below:

<b>LOAN DATE:</b>	<b>TBD</b>
<b>TOTAL LOAN AMOUNT:</b>	<b>\$3,016,500.00</b>
<b>UP-FRONT BIL PRINCIPAL</b>	
<b>FORGIVENESS:</b>	<b>\$1,500,000.00</b>
<b>REPAYABLE LOAN</b>	
<b>PRINCIPAL AMOUNT:</b>	<b>\$1,516,500.00</b>
<b>INTEREST RATE:</b>	<b>2.00%</b>
<b>TERM (YEARS):</b>	<b>20</b>

PAYMENT DATES	PAYMENT	PRINCIPAL	REMAINING PRINCIPAL	CALCULATED INTEREST
			\$1,516,500.00	
5/1/2023	\$7,697.65	\$5,170.15	\$1,511,329.85	\$2,527.50
11/1/2023	\$46,989.66	\$31,876.36	\$1,479,453.49	\$15,113.30
5/1/2024	\$46,989.66	\$32,195.13	\$1,447,258.36	\$14,794.53
11/1/2024	\$46,989.66	\$32,517.08	\$1,414,741.28	\$14,472.58
5/1/2025	\$46,989.66	\$32,842.25	\$1,381,899.03	\$14,147.41
11/1/2025	\$46,989.66	\$33,170.67	\$1,348,728.36	\$13,818.99
5/1/2026	\$46,989.66	\$33,502.38	\$1,315,225.98	\$13,487.28
11/1/2026	\$46,989.66	\$33,837.40	\$1,281,388.58	\$13,152.26
5/1/2027	\$46,989.66	\$34,175.77	\$1,247,212.81	\$12,813.89
11/1/2027	\$46,989.66	\$34,517.53	\$1,212,695.28	\$12,472.13
5/1/2028	\$46,989.66	\$34,862.71	\$1,177,832.57	\$12,126.95
11/1/2028	\$46,989.66	\$35,211.33	\$1,142,621.24	\$11,778.33
5/1/2029	\$46,989.66	\$35,563.45	\$1,107,057.79	\$11,426.21
11/1/2029	\$46,989.66	\$35,919.08	\$1,071,138.71	\$11,070.58
5/1/2030	\$46,989.66	\$36,278.27	\$1,034,860.44	\$10,711.39
11/1/2030	\$46,989.66	\$36,641.06	\$998,219.38	\$10,348.60
5/1/2031	\$46,989.66	\$37,007.47	\$961,211.91	\$9,982.19
11/1/2031	\$46,989.66	\$37,377.54	\$923,834.37	\$9,612.12
5/1/2032	\$46,989.66	\$37,751.32	\$886,083.05	\$9,238.34
11/1/2032	\$46,989.66	\$38,128.83	\$847,954.22	\$8,860.83
5/1/2033	\$46,989.66	\$38,510.12	\$809,444.10	\$8,479.54
11/1/2033	\$46,989.66	\$38,895.22	\$770,548.88	\$8,094.44
5/1/2034	\$46,989.66	\$39,284.17	\$731,264.71	\$7,705.49
11/1/2034	\$46,989.66	\$39,677.01	\$691,587.70	\$7,312.65
5/1/2035	\$46,989.66	\$40,073.78	\$651,513.92	\$6,915.88
11/1/2035	\$46,989.66	\$40,474.52	\$611,039.40	\$6,515.14
5/1/2036	\$46,989.66	\$40,879.27	\$570,160.13	\$6,110.39
11/1/2036	\$46,989.66	\$41,288.06	\$528,872.07	\$5,701.60
5/1/2037	\$46,989.66	\$41,700.94	\$487,171.13	\$5,288.72
11/1/2037	\$46,989.66	\$42,117.95	\$445,053.18	\$4,871.71
5/1/2038	\$46,989.66	\$42,539.13	\$402,514.05	\$4,450.53
11/1/2038	\$46,989.66	\$42,964.52	\$359,549.53	\$4,025.14
5/1/2039	\$46,989.66	\$43,394.16	\$316,155.37	\$3,595.50
11/1/2039	\$46,989.66	\$43,828.11	\$272,327.26	\$3,161.55
5/1/2040	\$46,989.66	\$44,266.39	\$228,060.87	\$2,723.27
11/1/2040	\$46,989.66	\$44,709.05	\$183,351.82	\$2,280.61
5/1/2041	\$46,989.66	\$45,156.14	\$138,195.68	\$1,833.52
11/1/2041	\$46,989.66	\$45,607.70	\$92,587.98	\$1,381.96
5/1/2042	\$46,989.66	\$46,063.78	\$46,524.20	\$925.88
11/1/2042	\$46,989.44	\$46,524.20	\$0.00	\$465.24
<b>Total</b>	<b>\$1,840,294.17</b>	<b>\$1,516,500.00</b>		<b>\$323,794.17</b>

## Town of Lake City Vehicle Use Agreement

Vehicle Driver: \_\_\_\_\_

Driver's License #: \_\_\_\_\_ State \_\_\_\_\_ Exp \_\_\_\_\_

Auto Insurance CO: \_\_\_\_\_ Policy # \_\_\_\_\_

Organization: \_\_\_\_\_

Vehicle Check Out Date: \_\_\_\_\_

Vehicle Return Date: \_\_\_\_\_

Odometer Reading: @ Check Out \_\_\_\_\_ @ Check In \_\_\_\_\_

Passengers, if any: \_\_\_\_\_

The driver of the Town of Lake City vehicle mentioned above hereby agrees to refill the fuel tank upon returning the vehicle.

Only person(s) listed on this Agreement may drive the Town of Lake City vehicle.

Further, the driver of the Town of Lake City vehicle and passengers hereby agree to indemnify and hold harmless Hinsdale County, Colorado and its agents, members, officers, elected officials, and employees, from and against any and all claims, damages, losses, and expenses, including reasonable attorney's fees, arising out of their use of the Town of Lake City vehicle, that is for bodily injury, illness, or death, or for property damage, including loss of use, caused in whole or in part by negligent or intentional act(s) or omission(s) by the driver of the Town of Lake City vehicle or any passenger of the Town of Lake City vehicle.

The driver of the Town of Lake City vehicle hereby declares that they have no known mental or physical condition that would impair their capability for full participation as intended or expected of them.

The driver of the Town of Lake City vehicle and passengers are hereby bound by the terms and conditions of this Rental Agreement. The vehicle shall be returned to the same location in which it was picked up on or before the above indicated due back date and time.

I have carefully read the foregoing release and indemnification and understand the contents thereof and sign this release as my own, free act.

**Please turn this agreement into the Town Office after returning vehicle.**

By: \_\_\_\_\_  
Driver Signature



# Town of Lake City Suburban Usage Policy

It is the Town of Lake City's goal to allow use of the suburban to authorized groups when it is not in use by the Town of Lake City Parks and Recreation Department or another Town department.

**Ownership :** The suburban is owned by the Town of Lake City.

**Management :** The suburban shall be managed in accordance with this policy by the Town of Lake City.

**Town Insurance:** The suburban will be insured by the Town of Lake City. Any person or organization renting the suburban will also have their or its own insurance that covers use of the van.

**Maintenance :** The Town of Lake City shall perform regular and routine maintenance and repairs on the suburban as needed.

**Authorized Users:** An authorized user of the suburban shall have a driver that The Town of Lake City has pre-authorized to drive the vehicle. The suburban must be scheduled in advance with the Town office. Parks and Recreation activities will take precedence for use of the vehicle.

The suburban will be reserved on a first come first serve basis. Although ongoing known usages will not be bumped no matter how far in advance another user makes a reservation.

The following is a list of many of the groups that will potentially be allowed to use the suburban. This list isn't all inclusive.

Hinsdale County, Lake City Community School, Public Health, DIRT, Veteran Affairs, The trail shuttle group, etc. Also non profit groups or other groups with charitable purposes that are beneficial to the Town of Lake City and Hinsdale County. **The suburban is not for private use.** Except as set forth above, the suburban will not be available for use by individuals, families, or for-profit groups. Opening the van to use by these groups would cause overuse, excessive wear and tear, and expose the Town to unnecessary liability.

## **Reservations:**

Reservations are accepted by phone or in person at the Town office Monday through Friday 8am – 5pm.

970-944-2333. This will be on a first come first serve basis. If two or more organizations request the same dates and times the Parks and Recreation Director will decide who takes priority based on past usage and the priority of the requested usage. Users may pick up the keys at the Town office during normal business hours on the day of the trip, or if necessary the night before or on a Friday if the suburban is being used on a weekend.

**Driver Qualifications:**

Suburban drivers must be pre screened by the Town prior to using the suburban. Drivers must have a current and valid Colorado driver's license and have valid motor vehicle insurance covering physical damage to the vehicle and personal injury coverage for any and all passengers.

**Cost of Use:**

The suburban will be full of fuel upon release to the user and must be returned full of fuel. If it is being used for a rec sponsored trip the user may need to arrange fuel with the Parks and Recreation Department.

All fees including but not limited to toll fees, parking fees, towing fees, moving violations, speeding tickets, etc. shall be the sole responsibility of the driver and/or the organization using the suburban.

**Payment of Funds:**

Funds, including donations, collected for the use of the van shall be paid to the Town office. These funds are needed for the repair and maintenance of the vehicle.

**Record Keeping:**

A mileage log shall be kept in the suburban and filled out by each and every user immediately after each use.

A passenger trip log shall be kept by each and every user that includes the name, address, and phone number of each passenger.

**Driver Safety:**

The driver responsible for the suburban and its passengers shall:

- Schedule the use of the suburban in advance.

- Complete a pre trip safety check before each day's use of the vehicle, including but not limited to checking the oil level and doing a walk around of the vehicle checking for damage.

- Maintain the passenger trip log.

- Assist passengers on and off the vehicle.

- Collect donations to be handed in to the Town later.

- Ensure seatbelts are being used by all passengers and the driver.

- Refuel the vehicle after use.

**Passenger Safety:**

All passengers of the suburban shall:

Comply with the requests and instructions of the driver.

Wear seatbelts at all times.

Remain seated with seatbelts fastened while the vehicle is in motion.

**Safety Equipment:**

Due to the mountainous climate in which we live, the suburban should always be equipped with a flashlight, someone with a cell phone, water sufficient for a 24 hour period, large blankets, and a first aid kit. If you find that anything is missing or needed prior to your trip, please ask the Town for assistance.

**Maintenance:**

The Town will provide basic maintenance for the suburban, including oil and filter changes, tire replacement and rotation, and other maintenance.

**Restrictions on travel:**

Travel in the suburban shall be limited to a distance of 200 miles from Lake City. If travel is needed farther away, a user may ask for permission from the Town.

**Operator Insurance Requirement:**

Operators are required to have insurance that covers the use of the suburban, including but not limited to, property damage coverage for the replacement value of the van, along with personal injury coverage for the driver and all the passengers.

**Rental Agreement:**

The organization and/or individual using the van shall fill out and sign the Town of Lake City Suburban Use Agreement.

**Indemnification of the Town of Lake City:**

The driver of the suburban and/or the organization renting the suburban shall agree to indemnify and hold harmless The Town of Lake City, Colorado and its agents, officers, elected officials, and employees, from and against any and all claims, damages, losses, and expenses, including reasonable attorney's fees, arising out of their use of the suburban, that is for bodily injury, illness, or death, or for property damage, including loss of use, caused in whole or in part by negligent or intentional act(s) or omission(s) by the driver of the suburban or any passenger of the suburban, or that of anyone else affiliated with the organization using the suburban, or that of anyone employed by them or for whose acts such organization may be liable.

### Town of Lake City Vehicle Use Agreement

Vehicle Driver: \_\_\_\_\_

Driver's License#: \_\_\_\_\_ State \_\_\_\_ Exp \_\_\_\_\_

Auto Insurance CO: \_\_\_\_\_ Policy# \_\_\_\_\_

Organization: \_\_\_\_\_

Vehicle Check Out Date: \_\_\_\_\_

Vehicle Return Date: \_\_\_\_\_

Odometer Reading: @ Check Out \_\_\_\_\_ @ Check In \_\_\_\_\_

Passengers, if any: \_\_\_\_\_

The Driver of the Town of Lake City vehicle authorized by this agreement hereby agrees to cooperate with the Town of Lake City in the defense, reimbursement, and or indemnification of any action related to the use of the Town vehicle.

The driver of the Town of Lake City vehicle mentioned above hereby agrees to refill the fuel tank upon returning the vehicle.

Only person(s) listed on this Agreement may drive the Town of Lake City vehicle.

Further, the driver of the Town of Lake City vehicle and passengers hereby agree to indemnify and hold harmless the Town of Lake City, Colorado and its agents, members, officers, elected officials, and employees, from and against any and all claims, damages, losses, and expenses, including reasonable attorney's fees, arising out of their use of the Town of Lake City vehicle, that is for bodily injury, illness, or death, or for property damage, including loss of use, caused in whole or in part by negligent or intentional act(s) or omission(s) by the driver of the Town of Lake City vehicle or any passenger of the Town of Lake City vehicle.

The driver of the Town of Lake City vehicle hereby declares that they have no known mental, physical, or other condition that would impair their capability for full participation as intended or expected of them.

The driver of the Town of Lake City vehicle and passengers are hereby bound by the terms and conditions of this Rental Agreement as well as the "Town of Lake City Suburban Usage Policy". The vehicle shall be returned to the same location in which it was picked up on or before the above indicated due back date and time.

I have carefully read the foregoing release and indemnification and "Town of Lake City Suburban Usage Policy" and understand the contents thereof, have consulted with an attorney to the extent I desire regarding the same, and sign this release as my own, free act.

Please turn this agreement into the Town Office prior to taking possession of the vehicle and fill in the return information upon return of the vehicle.

Signed: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Date: \_\_\_\_\_



# Town of Lake City

P. O. Box 544  
230 North Bluff Street  
Lake City, Colorado 81235  
970 • 944-2333

February 15, 2023

Colorado Municipal League  
Scholarship Program  
1144 Sherman Street  
Denver, CO 80203

Re: 2023 Annual Conference Scholarship Application for Alexander Mulhall, Lake City Town Manager

Dear Ms. Rosen,

The Town of Lake City Board of Trustees is pleased to express our support for Town Manager Alexander (Lex) Mulhall's attendance at the 2023 CML Annual Conference. Lex is new to municipal management and we are in the process of hiring a new town clerk who will also be new to municipal government. Conference registration fees, lodging, and travel expenses to attend the conference will take up a significant portion of this year's training budget for our administrative staff, leaving little to provide other necessary training opportunities for both of them.

We know how valuable attendance at annual CML conferences can be for our staff and board members. Your favorable consideration of Lex's scholarship application will be very helpful and greatly appreciated.

Sincerely,

Dave Roberts  
Mayor



# Town of Lake City

P. O. Box 544  
230 North Bluff Street  
Lake City, Colorado 81235  
970 • 944-2333

February 15, 2023

Gates Family Foundation  
1390 Lawrence Street, Suite 400  
Denver, CO 80204

Dear Board of Trustees:

The Town of Lake City strongly supports Hinsdale County Historical Society's application for grant funding to facilitate additional phases of the restoration of historic narrow-gauge Rail Car 211.

Rail Car 211 serviced the 37-mile Sapinero to Lake City branch of the Denver & Rio Grande Western narrow gauge railroad line. Although first built as a passenger car in 1881, it was converted to a combination passenger/freight car in 1900, upon which, it was introduced to the Lake City Branch. Here, it serviced limited passenger traffic, mail, general store inventory, and remaining mining and lumber transports until the branch was decommissioned in 1933. Car 211 had limited service elsewhere and then sat idle, deteriorating in fields for many years.

Hinsdale County Historical Society (HCHS) purchased Car 211 in 2017 and transported it to their Hinsdale County Museum the following year for historic interpretation. It was designated as a rolling stock artifact of local significance by the Hinsdale County, CO Board of County Commissioners. After successful fundraisers and initial grant requests, last year, Car 211 was transported to Durango, CO where the Durango & Silverton Narrow Gauge Railroad (D&SNG) began a multi-phased restoration. To date, Car 211 has received new underbody truss rods and bolsters for stability, window and door restoration, construction of new end platforms and railings, procurement of period specific couplers and brake components as well as dismantling of degraded siding, restoration of framing and replacement of tongue-and-groove roofing - quite a list of accomplishments!

HCHS is seeking to have D&SNG Railroad continue restoration work following new successful grant requests. Following Car 211 restoration, the Town of Lake City, CO looks forward to the rail car returning to our museum for interpretation and local presentations and school events.

With your help, the restoration of Car 211 would help preserve a wonderful history.

Sincerely,

Dave Roberts  
Mayor  
Lake City, CO



# Town of Lake City

P. O. Box 544  
230 North Bluff Street  
Lake City, Colorado 81235  
970 • 944-2333

February 15, 2023

History Colorado  
State Historical Fund  
1200 Broadway  
Denver, CO 80203

Dear Grant Review Committee:

The Town of Lake City strongly supports Hinsdale County Historical Society's application for grant funding to facilitate additional phases of the restoration of historic narrow-gauge Rail Car 211.

Rail Car 211 serviced the 37-mile Sapinero to Lake City branch of the Denver & Rio Grande Western narrow gauge railroad line. Although first built as a passenger car in 1881, it was converted to a combination passenger/freight car in 1900, upon which, it was introduced to the Lake City Branch. Here, it serviced limited passenger traffic, mail, general store inventory, and remaining mining and lumber transports until the branch was decommissioned in 1933. Car 211 had limited service elsewhere and then sat idle, deteriorating in fields for many years.

Hinsdale County Historical Society (HCHS) purchased Car 211 in 2017 and transported it to their Hinsdale County Museum the following year for historic interpretation. It was designated as a rolling stock artifact of local significance by the Hinsdale County, CO Board of County Commissioners. After successful fundraisers and initial grant requests, last year, Car 211 was transported to Durango, CO where the Durango & Silverton Narrow Gauge Railroad (D&SNG) began a multi-phased restoration. To date, Car 211 has received new underbody truss rods and bolsters for stability, window and door restoration, construction of new end platforms and railings, procurement of period specific couplers and brake components as well as dismantling of degraded siding, restoration of framing and replacement of tongue-and-groove roofing - quite a list of accomplishments!

HCHS is seeking to have D&SNG Railroad continue restoration work following new successful grant requests. Following Car 211 restoration, the town of Lake City, CO looks forward to the rail car returning to our museum for interpretation and local presentations and school events.

With your help, the restoration of Car 211 would help preserve a wonderful history.

Sincerely,

Dave Roberts  
Mayor  
Lake City, CO





# Town of Lake City

P. O. Box 544  
230 North Bluff Street  
Lake City, Colorado 81235  
970 • 944-2333

February 15, 2023

Johanna Favrot Fund for Historic Preservation

Dear Board of Trustees:

The Town of Lake City strongly supports Hinsdale County Historical Society's application for grant funding to facilitate additional phases of the restoration of historic narrow-gauge Rail Car 211.

Rail Car 211 serviced the 37-mile Sapinero to Lake City branch of the Denver & Rio Grande Western narrow gauge railroad line. Although first built as a passenger car in 1881, it was converted to a combination passenger/freight car in 1900, upon which, it was introduced to the Lake City Branch. Here, it serviced limited passenger traffic, mail, general store inventory, and remaining mining and lumber transports until the branch was decommissioned in 1933. Car 211 had limited service elsewhere and then sat idle, deteriorating in fields for many years.

Hinsdale County Historical Society (HCHS) purchased Car 211 in 2017 and transported it to their Hinsdale County Museum the following year for historic interpretation. It was designated as a rolling stock artifact of local significance by the Hinsdale County, CO Board of County Commissioners. After successful fundraisers and initial grant requests, last year, Car 211 was transported to Durango, CO where the Durango & Silverton Narrow Gauge Railroad (D&SNG) began a multi-phased restoration. To date, Car 211 has received new underbody truss rods and bolsters for stability, window and door restoration, construction of new end platforms and railings, procurement of period specific couplers and brake components as well as dismantling of degraded siding, restoration of framing and replacement of tongue-and-groove roofing - quite a list of accomplishments!

HCHS is seeking to have D&SNG Railroad continue restoration work following new successful grant requests. Following Car 211 restoration, the town of Lake City, CO looks forward to the rail car returning to our museum for interpretation and local presentations and school events.

With your help, the restoration of Car 211 would help preserve a wonderful history.

Sincerely,

Dave Roberts  
Mayor  
Lake City, CO



# Town of Lake City

P. O. Box 544  
230 North Bluff Street  
Lake City, Colorado 81235  
970 • 944-2333

February 15, 2023

National Trust for Historic Preservation

Dear Grant Review Committee:

The Town of Lake City strongly supports Hinsdale County Historical Society's application for grant funding to facilitate additional phases of the restoration of historic narrow-gauge Rail Car 211.

Rail Car 211 serviced the 37-mile Sapinero to Lake City branch of the Denver & Rio Grande Western narrow gauge railroad line. Although first built as a passenger car in 1881, it was converted to a combination passenger/freight car in 1900, upon which, it was introduced to the Lake City Branch. Here, it serviced limited passenger traffic, mail, general store inventory, and remaining mining and lumber transports until the branch was decommissioned in 1933. Car 211 had limited service elsewhere and then sat idle, deteriorating in fields for many years.

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HCHS is seeking to have D&SNG Railroad continue restoration work following new successful grant requests. Following Car 211 restoration, the town of Lake City, CO looks forward to the rail car returning to our museum for interpretation and local presentations and school events.

With your help, the restoration of Car 211 would help preserve a wonderful history.

Sincerely,

Dave Roberts  
Mayor  
Lake City, CO



# Town of Lake City

P. O. Box 544  
230 North Bluff Street  
Lake City, Colorado 81235  
970 • 944-2333

February 15, 2023

El Pomar Foundation  
10 Lake Circle  
Colorado Springs, CO 80906

Dear Grant Review Committee:

The Town of Lake City strongly supports Hinsdale County Historical Society's application for grant funding to facilitate additional phases of the restoration of historic narrow-gauge Rail Car 211.

Rail Car 211 serviced the 37-mile Sapinero to Lake City branch of the Denver & Rio Grande Western narrow gauge railroad line. Although first built as a passenger car in 1881, it was converted to a combination passenger/freight car in 1900, upon which, it was introduced to the Lake City Branch. Here, it serviced limited passenger traffic, mail, general store inventory, and remaining mining and lumber transports until the branch was decommissioned in 1933. Car 211 had limited service elsewhere and then sat idle, deteriorating in fields for many years.

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With your help, the restoration of Car 211 would help preserve a wonderful history.

Sincerely,

Dave Roberts  
Mayor  
Lake City, CO