



BOT 1st November Meeting

Town of Lake City

Nov 2, 2022 at 5:30 PM MDT to Nov 3, 2022 at 9:30 AM MDT

230 N Bluff St Lake City, CO

Agenda

- | | |
|---|----------------|
| I. Public Hearing - 5:30pm - 6:00pm | 5:30 PM |
| A. Discussion of Food Truck Ordinance | |
| II. Executive Session pursuant to CRS § 24-6-402(4)(f) During which negotiations for employment contracts, other than negotiations for an individual employee's contract, are discussed. 6:00 - 6:30pm | 6:00 PM |
| III. Workshop 6:30 - 7:00pm | 6:30 PM |
| A. 3rd Street Update | |
| B. Discussion about Food Truck Ordinance | |
| C. Discussion about RFP for Auditors | |
| D. Discussion about Fence Ordinance 2022 | |
| IV. Regular Meeting 7:00 PM | |
| A. Call to Order | 7:00 PM |
| B. Roll Call | 7:02 PM |
| C. Minutes | 7:05 PM |
| D. Bills Payable | 7:10 PM |
| E. Employee Reports | |
| 1. Parks and Recreation Report | 7:15 PM |
| 2. Public Works/Streets and Alleys Report | 7:20 PM |
| 3. Town Clerk/Treasurer Report | 7:25 PM |
| 4. Town Manager Report | 7:30 PM |
| 5. Building Official Report | 7:35 PM |
| 6. Sheriff's Report | 7:40 PM |
| 7. Mayor/Trustees Report | 7:45 PM |
| F. Correspondence Received | |
| G. Citizen Communications | |
| H. Additions to the Agenda | |
| I. Action Items | |
| 1. Discussion to Approve or Deny Vance Lipsey's Resignation letter | 7:55 PM |
| 2. Discussion to Approve or Deny Forgiving Vance Lipsey's Loan | 8:00 PM |

3. Discussion and Possible Action to Approve Letter of Support for the Lake Fork Valley Conservancy's Dark-Sky Initiatives **8:10 PM**

4. Discussion and Possible Action to Approve Green & Associates, LLC RFP for Auditor**8:20 PM**



BOT 1st November Meeting

Town of Lake City

230 N Bluff St Lake City, CO

Nov 2, 2022 5:30 PM - Nov 3, 2022 9:30 AM MDT

Table of Contents

I. Public Hearing - 5:30pm - 6:00pm

A. Discussion of Food Truck Ordinance.....3

Ordinance Food Trucks DRAFT 10.20.22 (1).pdf.....3

II. Executive Session pursuant to CRS § 24-6-402(4)(f) During which negotiations for employment contracts, other than negotiations for an individual employee's contract, are discussed. 6:00 - 6:30pm

III. Workshop 6:30 - 7:00pm

A. 3rd Street Update

B. Discussion about Food Truck Ordinance.....7

Ordinance Food Trucks DRAFT 10.20.22.pdf.....7

PARK DEED AND AGREEMENT.pdf.....11

Town of Lake City Mail - Food Truck Bathrooms Will Rodenbusch.pdf.....21

C. Discussion about RFP for Auditors

D. Discussion about Fence Ordinance 2022.....22

Ord. Fences DRAFT 10.28.22.pdf.....22

IV. Regular Meeting 7:00 PM

A. Call to Order

B. Roll Call

C. Minutes.....24

BOT 10.19.22 Regular Meeting Minutes.pdf.....24

387 Alpine court letters emails .pdf.....27

387 Alpine court signin sheets.pdf.....43

D. Bills Payable.....45

BOT Bills Payable November 2 2022 - Updated.pdf.....45

E. Employee Reports

1. Parks and Recreation Report.....	46
Park and rec september and october report.pdf.....	46
2. Public Works/Streets and Alleys Report.....	48
Oct2022 PWR.pdf.....	48
3. Town Clerk/Treasurer Report.....	50
Financial Statements October 2022.pdf.....	50
Town Clerk Report October 2022.pdf.....	66
4. Town Manager Report.....	67
Town Manager Report November .pdf.....	67
5. Building Official Report.....	68
Building Official October 2022 Report.pdf.....	68
6. Sheriff’s Report.....	69
Sheriff October 2022 report.pdf.....	69
7. Mayor/Trustees Report	
F. Correspondence Received.....	71
Town of Lake City Mail - Greg Ochoki correspondence about Short term.....	71
Town of Lake City Mail - Sold MLS Information - 153 Galena Court in Lake City Heights.pdf.....	72
G. Citizen Communications	
H. Additions to the Agenda	
I. Action Items	
1. Discussion to Approve or Deny Vance Lipsey’s Resignation letter.....	73
vlipsey resignation letter.pdf.....	73
2. Discussion to Approve or Deny Forgiving Vance Lipsey’s Loan	
3. Discussion and Possible Action to Approve Letter of Support for the Lake Fork Valley Conservancy’s Dark-Sky Initiatives.....	74
Town of Lake City Letter of Support for CTO Grant App '22.pdf.....	74
4. Discussion and Possible Action to Approve Green & Associates, LLC RFP for Auditor.....	75
Town of Lake City 2022.pdf.....	75

**TOWN OF LAKE CITY
BOARD OF TRUSTEES
ORDINANCE NO. _____**

**AN ORDINANCE AMENDING SECTION 16-42 OF THE LAKE CITY TOWN
CODE AND THE TOWN FEE SCHEDULE REGARDING FOOD TRUCK**

WHEREAS, the Board of Trustees of the Town of Lake City, Colorado (the “Board”), pursuant to Colorado Statute is vested with the authority of administering the affairs of the Town of Lake City, Colorado (the “Town”); and

WHEREAS, the Town of Lake City Town Municipal Code (the “Code”) sets forth requirements and procedures regarding mobile vendors including mobile food vendors (“Food Trucks”); and

WHEREAS, the Board has been approached by potential Food Truck vendors who desire to sell food from mobile vehicles within the Town; and

WHEREAS, the Board held a public hearing and received public comment from citizens, Food Truck vendors, and in Town restaurant owners regarding permitting Food Truck vendors within the Town; and

WHEREAS, the Board finds it is in the interest of the Citizens of Lake City as well as the restaurant and related food business owners of the Town to balance the costs, including taxes, rent, and maintenance of real property required for a traditional restaurant, with the avoidance of the same costs for Food Trucks through a permitting and regulating scheme; and

WHEREAS, the Board desires to amend the Town Code regarding mobile vendors to more specifically address Mobile Food Vendors and establish permits and regulations for the same.

**NOW THEREFORE BE IT ORDAINED BY THE BOARD OF TRUSTEES
OF THE TOWN OF LAKE CITY AS FOLLOWS:**

1. Section 16-42 of the Lake City Municipal Code shall be amended with the removal of ~~strikethrough~~ language and the addition of **bold underlined** language to read in its entirety as follows:

Sec. 16-42. – Permit required.

It shall be unlawful to sell or offer any goods, services, or things for sale within the town from any "motor vehicle," "trailer," "utility trailer," or "trailer coach," as such terms are defined by state law, without a permit issued by the board of trustees. **Mobile Food Vendors shall only be permitted in accordance with the regulations set forth by the Board of Trustees and maintained by the Town Clerk. Such Mobile Food Vendors regulations may be amended from time-to-time resolution of the Board of Trustees, and in strict compliance with all Colorado Department of Health and Environment policies, rules, and regulations.**

2. The Town Fee Schedule shall be amended with the addition of a Mobile Food Vendor Permit cost of \$ _____ per year.
3. The Town Fee Schedule shall be further amended with the addition of a Mobile Food Vendor City Property lease cost of \$ _____ per month.
4. Validity. If any part of this ordinance is held to be unconstitutional or invalid for any reason such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The Board of Trustees hereby declares that it would have approved this ordinance and each part or parts thereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.
5. Repeal. Existing ordinances or parts of ordinances covering the same matters as embraced in this ordinance are hereby repealed and all ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed, except that this repeal shall not affect or prevent collection of any fees assessed pursuant to the provisions of any ordinance hereby repealed prior to the taking effect of this ordinance.

INTRODUCED, PASSED AND ADOPTED A REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE TOWN OF LAKE CITY, COLORADO AND SIGNED THIS _____ DAY OF _____, 2022.

Votes Approving: _____
Votes Opposed: _____
Absent: _____
Abstained: _____

ATTEST:

**BOARD OF TRUSTEES OF THE
TOWN OF LAKE CITY, COLORADO**

Alexander Mulhall
Town Clerk

By: _____
Dave Roberts
Mayor

DRAFT- PLEASE FEEL FREE TO REVIEW AND ADJUST

Mobile Food Vendor Regulations

1. It shall be unlawful for any person or entity to sell or offer any food item for sale from a motor vehicle, trailer, utility trailer, trailer coach, or similar vehicle without first obtaining a Mobile Food Vendor Permit (hereinafter “MFVP”) pursuant to these Mobile Food Vendor Regulations.
2. Any applicant for a MFVP must provide the Town of Lake City with written notice from the Colorado Department of Health and Environment or the Hinsdale County Health Department of the applicant’s compliance with any and all health standards, regulations, and requirements for operating such mobile food vehicle.
3. The Town shall allow a maximum of two (2) MFVP within the Town limits at any time.
4. MVFP applicants will be selected via a lottery once a complete application is submitted including proof of compliance with all health standard requirements.
5. MVFP shall be \$ _____ per year and shall renew annually on January 1.
6. MVFP may only be operated on at the following locations:
 - a. Memorial Park
 - b. Pumphouse Park
 - c. Ice Wall
 - d. Ski Hill
 - e. Private Property only in the “CBD” Central Business District described in Section 23-14 of the Town Code, the “BGD” General Business District Section 23-15 of the Town Code and the “T” Tourist District Section 23-13 of the Town Code and with proper owner’s consent
7. MFVP locations owned by the Town. In order to operate a MFVP on property owned by the Town, the MFVP Vendor must enter into a non-exclusive lease of the location with the Town at a cost of _____ dollars (\$ _____) per month.
8. In the event a MVFP fails to open or operate their motor vehicle, trailer, utility trailer, trailer coach, or similar vehicle (hereinafter “Vehicle”) for a period of time exceeding _____ (days/hours/etc), such MFVP holder must remove their Vehicle from the MFVP location. In no event shall storage of a MFVP Vehicle be permitted without reasonable operation of such Vehicle.

NOTES FROM 10.5.22 meeting

- 6 month minimum rental rather than picking best months and leaving
- If you get a lotto draw are you allowed to retain that position for the next year or do you have to get back into the lotto?
- Why are we doing this? Sales tax, increase food options, etc?

DRAFT

**TOWN OF LAKE CITY
BOARD OF TRUSTEES
ORDINANCE NO. _____**

**AN ORDINANCE AMENDING SECTION 16-42 OF THE LAKE CITY TOWN
CODE AND THE TOWN FEE SCHEDULE REGARDING FOOD TRUCK**

WHEREAS, the Board of Trustees of the Town of Lake City, Colorado (the “Board”), pursuant to Colorado Statute is vested with the authority of administering the affairs of the Town of Lake City, Colorado (the “Town”); and

WHEREAS, the Town of Lake City Town Municipal Code (the “Code”) sets forth requirements and procedures regarding mobile vendors including mobile food vendors (“Food Trucks”); and

WHEREAS, the Board has been approached by potential Food Truck vendors who desire to sell food from mobile vehicles within the Town; and

WHEREAS, the Board held a public hearing and received public comment from citizens, Food Truck vendors, and in Town restaurant owners regarding permitting Food Truck vendors within the Town; and

WHEREAS, the Board finds it is in the interest of the Citizens of Lake City as well as the restaurant and related food business owners of the Town to balance the costs, including taxes, rent, and maintenance of real property required for a traditional restaurant, with the avoidance of the same costs for Food Trucks through a permitting and regulating scheme; and

WHEREAS, the Board desires to amend the Town Code regarding mobile vendors to more specifically address Mobile Food Vendors and establish permits and regulations for the same.

**NOW THEREFORE BE IT ORDAINED BY THE BOARD OF TRUSTEES
OF THE TOWN OF LAKE CITY AS FOLLOWS:**

1. Section 16-42 of the Lake City Municipal Code shall be amended with the removal of ~~strikethrough~~ language and the addition of **bold underlined** language to read in its entirety as follows:

Sec. 16-42. – Permit required.

It shall be unlawful to sell or offer any goods, services, or things for sale within the town from any "motor vehicle," "trailer," "utility trailer," or "trailer coach," as such terms are defined by state law, without a permit issued by the board of trustees. **Mobile Food Vendors shall only be permitted in accordance with the regulations set forth by the Board of Trustees and maintained by the Town Clerk. Such Mobile Food Vendors regulations may be amended from time-to-time resolution of the Board of Trustees, and in strict compliance with all Colorado Department of Health and Environment policies, rules, and regulations.**

2. The Town Fee Schedule shall be amended with the addition of a Mobile Food Vendor Permit cost of \$ _____ per year.
3. The Town Fee Schedule shall be further amended with the addition of a Mobile Food Vendor City Property lease cost of \$ _____ per month.
4. Validity. If any part of this ordinance is held to be unconstitutional or invalid for any reason such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The Board of Trustees hereby declares that it would have approved this ordinance and each part or parts thereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.
5. Repeal. Existing ordinances or parts of ordinances covering the same matters as embraced in this ordinance are hereby repealed and all ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed, except that this repeal shall not affect or prevent collection of any fees assessed pursuant to the provisions of any ordinance hereby repealed prior to the taking effect of this ordinance.

INTRODUCED, PASSED AND ADOPTED A REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE TOWN OF LAKE CITY, COLORADO AND SIGNED THIS _____ DAY OF _____, 2022.

Votes Approving: _____
Votes Opposed: _____
Absent: _____
Abstained: _____

ATTEST:

**BOARD OF TRUSTEES OF THE
TOWN OF LAKE CITY, COLORADO**

Alexander Mulhall
Town Clerk

By: _____
Dave Roberts
Mayor

DRAFT- PLEASE FEEL FREE TO REVIEW AND ADJUST

Mobile Food Vendor Regulations

1. It shall be unlawful for any person or entity to sell or offer any food item for sale from a motor vehicle, trailer, utility trailer, trailer coach, or similar vehicle without first obtaining a Mobile Food Vendor Permit (hereinafter “MFVP”) pursuant to these Mobile Food Vendor Regulations.
2. Any applicant for a MFVP must provide the Town of Lake City with written notice from the Colorado Department of Health and Environment or the Hinsdale County Health Department of the applicant’s compliance with any and all health standards, regulations, and requirements for operating such mobile food vehicle.
3. The Town shall allow a maximum of two (2) MFVP within the Town limits at any time.
4. MVFP applicants will be selected via a lottery once a complete application is submitted including proof of compliance with all health standard requirements.
5. MVFP shall be \$ _____ per year and shall renew annually on January 1.
6. MVFP may only be operated on at the following locations:
 - a. Memorial Park
 - b. Pumphouse Park
 - c. Ice Wall
 - d. Ski Hill
 - e. Private Property only in the “CBD” Central Business District described in Section 23-14 of the Town Code, the “BGD” General Business District Section 23-15 of the Town Code and the “T” Tourist District Section 23-13 of the Town Code and with proper owner’s consent
7. MFVP locations owned by the Town. In order to operate a MFVP on property owned by the Town, the MFVP Vendor must enter into a non-exclusive lease of the location with the Town at a cost of _____ dollars (\$ _____) per month.
8. In the event a MVFP fails to open or operate their motor vehicle, trailer, utility trailer, trailer coach, or similar vehicle (hereinafter “Vehicle”) for a period of time exceeding _____ (days/hours/etc), such MFVP holder must remove their Vehicle from the MFVP location. In no event shall storage of a MFVP Vehicle be permitted without reasonable operation of such Vehicle.

NOTES FROM 10.5.22 meeting

- 6 month minimum rental rather than picking best months and leaving
- If you get a lotto draw are you allowed to retain that position for the next year or do you have to get back into the lotto?
- Why are we doing this? Sales tax, increase food options, etc?

DRAFT

AGREEMENT FOR CONVEYANCE OF REAL PROPERTY

1. **PARTIES.** The parties to this Agreement are:

1.1 THE BOARD OF COUNTY COMMISSIONERS OF HINSDALE COUNTY, COLORADO a political subdivision of the State of Colorado (the "COUNTY");

and

1.2 THE BOARD OF TRUSTEES OF THE TOWN OF LAKE CITY, COLORADO a Colorado municipal corporation (the "TOWN").

2. **FACTS AND PURPOSES.** The COUNTY owns certain real property which it desires to convey to the TOWN for the express and limited purpose of creating and maintaining a public park. The TOWN is desirous of acquiring certain real property from the COUNTY for the express and limited purpose of creating and maintaining a public park within the Town of Lake City.

3. **CONVEYANCE.** In consideration of the mutual terms and conditions set forth, the COUNTY agrees to convey and the TOWN agrees to receive a deed granting a fee simple determinable subject to a possibility of reverter in the following real property located in Hinsdale County, Colorado, together with a water well and any other improvements:

Lot 1, Block 1, and
Lots 1 through 16, inclusive, Block 2 and
Lots 1 through 14, inclusive and Lots 30, 31 and 32, all in Block 3,
FOOTE AND RICHARDSON'S ADDITION to the 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; and

Lots 1 and 2, Block 5, and
Lots 1 through 14, inclusive, Block 6, and
Lots 1 through 8, Block 7,
WADE'S ADDITION to the 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,

County of Hinsdale,
State of Colorado.

(Also known as Town/County Park Lands, Lake City, Colorado)

The real property described herein shall be referred to in this Agreement as the "real property." The TOWN shall hold title as a fee simple determinable in the real property so long as the property is used as a public park. In the event the property ceases to be used as a public park, the fee simple determinable shall automatically end and the property shall immediately revert to the COUNTY.

4. **CONSIDERATION.** The consideration for this conveyance and transfer shall be Ten and NO/100 U.S. Dollars (\$10.00) and other good and valuable consideration.

5. **METHOD OF PAYMENT.** The purchase and sale price shall be payable by the TOWN to the COUNTY in the following manner:

5.1 Five and NO/100 U.S. Dollars (\$5.00) in the form of a check, cashier's check, or other good funds payable to the COUNTY upon the mutual execution of this Agreement.

5.2 Five and NO/100 U.S. Dollars (\$5.00) in the form of a check, cashier's check, or other good funds payable to the COUNTY to be tendered at closing.

6. **LIENS AND ENCUMBRANCES.** On the date of closing, title to the property shall be vested in the COUNTY, free and clear of all liens and encumbrances except the lien of real property taxes and assessments for 1999 payable in 2000, and any easements, restrictions, reservations, patents, covenants or rights-of-way of record.

7. **MARKETABILITY AND APPROVAL OF TITLE.** A commitment for title insurance issued by the Hinsdale County Title Company, Inc., as issuing agents to insure the TOWN as the owner of the real property will be provided to the TOWN, at the TOWN'S expense, within fifteen (15) days from the date of execution of this Agreement. The TOWN and/or its legal counsel shall have seven (7) days from the date of receipt of the commitment for title insurance to provide written notice to the COUNTY of the TOWN'S rejection of title. Failure to timely provide such written notice shall be deemed the TOWN'S acceptance of title.

8. **INSTRUMENTS OF CONVEYANCE/SECURITY.** Title to the real property shall be conveyed by the COUNTY to the TOWN on the date of closing, in the following manner:

8.1 The COUNTY shall execute and tender to the TOWN a general warranty deed conveying the fee simple determinable interest in the real property, free and clear of all liens and encumbrances, except as noted in paragraph 6 above.

8.2 The COUNTY shall execute and tender to the TOWN a bill of sale conveying any and all personal property, excluding the gravel pile pursuant to paragraph 14 of this Agreement, located upon or appurtenant to the real property which is the subject of this transaction, free and clear of all liens and encumbrances.

8.3 The above documents shall be prepared by the COUNTY'S attorney.

9. **CONDITION OF PROPERTY/INSPECTION.** The TOWN acknowledges each of the following with respect to the property:

9.1 That all improvements upon the real property, including the water well, are being conveyed in "as is" condition; that the COUNTY makes no warranty with respect to the habitability, fitness for particular or any use, or otherwise; and, that the TOWN has inspected the real property and all improvements, including the water well.

9.2 That the COUNTY has made no warranties, representations, or inducements of any nature whatsoever to the TOWN with respect to the real property, its improvements, any use, any income potential, or otherwise; and, that the only warranty is with respect to the status of title as reflected by the instrument of conveyance described in paragraph 8, above.

10. **TAXES.** No real property taxes upon the real property shall accrue so long as ownership remains with the TOWN.

11. **SPECIAL DISTRICT DISCLOSURE.**

SPECIAL TAXING DISTRICTS MAY BE SUBJECT TO GENERAL OBLIGATION INDEBTEDNESS THAT IS PAID BY REVENUES PRODUCED FROM ANNUAL TAX LEVIES ON THE TAXABLE PROPERTY WITHIN SUCH DISTRICTS. PROPERTY OWNERS IN SUCH DISTRICTS MAY BE PLACED AT RISK FOR INCREASED MILL LEVIES AND EXCESSIVE TAX BURDENS TO SUPPORT THE SERVICING OF SUCH DEBT WHERE CIRCUMSTANCES ARISE RESULTING IN THE INABILITY OF SUCH A DISTRICT TO DISCHARGE SUCH INDEBTEDNESS WITHOUT SUCH AN INCREASE IN MILL LEVIES. GRANTEE SHOULD INVESTIGATE THE DEBT FINANCING REQUIREMENTS OF THE AUTHORIZED GENERAL OBLIGATION INDEBTEDNESS OF SUCH DISTRICTS, EXISTING MILL LEVIES OF SUCH DISTRICT SERVICING SUCH INDEBTEDNESS, AND THE POTENTIAL FOR AN INCREASE IN SUCH MILL LEVIES.

12. **LIABILITY/INDEMNIFICATION.** The TOWN agrees that all liability associated with the use of the real property, including the use of any improvements on the real property including the water well, shall transfer with this conveyance and that the TOWN shall indemnify and hold the COUNTY harmless for any liability, damages or injuries sustained as a result of the TOWN'S use of the real property and any improvements thereon, including the water well.

13. **IMPROVEMENTS.** In the event that the real property reverts to the COUNTY because the real property ceases to be used as a public park, all improvements upon the real property shall become the property of the COUNTY.

14. **GRAVEL.** The gravel pile located on the real property shall at all times remain the property of the COUNTY and the COUNTY shall be entitled to continued and unlimited access to the real property to remove said gravel as needed from time to time.

15. **DATE AND PLACE OF CLOSING.** The date of closing shall be no later than thirty (30) days from the date of execution of this Agreement. The date of possession of the real property shall be the date of closing. Closing shall take place at the offices of Hinsdale County Title Company, Inc. Possession of the real property prior to closing may be permitted according to terms mutually agreed upon by the parties.

16. **CLOSING COSTS.** The parties agree that the payment of closing costs shall be allocated between the parties as follows:

16.1 The COUNTY shall pay the following costs:

16.1.1 All attorneys' fees and costs incurred by the COUNTY with respect to this Agreement and the transaction it contemplates.

16.2 The TOWN shall pay the following costs:

16.2.1 All attorneys' fees and costs incurred by the TOWN with respect to this Agreement and the transaction it contemplates.

16.2.2 The title company's closing fees.

16.2.3 The cost of recording any documents in the public records.

16.2.4 The cost of the documentary fee payable with recording of the general warranty deed, which the parties agree shall be based upon the purchase price.

16.2.5 The cost of the owner's commitment and policy of title insurance.

17. **NOTICES.** All notices and communications required by this Agreement shall be in writing and shall be sent to the addresses set forth below:

THE COUNTY: BOARD OF COUNTY COMMISSIONERS, HINSDALE COUNTY, COLORADO, a political subdivision
311 N. Henson Street
P.O. Box 277
Lake City, Colorado 81235

THE TOWN: THE BOARD OF TRUSTEES OF THE TOWN OF LAKE CITY, COLORADO, a Colorado Municipal Corporation
230 N. Bluff Street
Lake City, Colorado 81235

COPY TO: CHARLES F. CLIGGETT, ESQ.
Cliggett & Associates, P.C.
P.O. Box 867
Gunnison, Colorado 81230

COPY TO: MICHAEL SCHOTTELKOTTE, ESQ.
Brown, Schottelkotte, & Tweedell
550 Palmer Street, Suite 201
P.O. Box 43
Delta, Colorado 81416

Notice shall be deemed properly given when mailed to the above addresses. Any party may change its address by giving written notice of the change to the other party in the manner provided above.

18. **LEGAL REPRESENTATION.** The TOWN acknowledges that the COUNTY was represented in the drafting of this Agreement by the law firm of Cliggett & Associates, P.C., and that Cliggett & Associates, P.C. has rendered no legal advice of any nature to the TOWN, and that no attorney-client relationship exists between the law firm and the TOWN of any nature. The COUNTY acknowledges that the TOWN was represented in the drafting of this Agreement by the law firm of Brown, Schottelkotte, and Tweedell, P.C. and that Brown, Schottelkotte, and Tweedell, P.C. has rendered no legal advice of any nature to the COUNTY, and that no attorney-client relationship exists between the law firm and the COUNTY of any nature.

19. **ATTORNEYS' FEES.** If any action is brought in a court of law by either party to this Agreement as to the enforcement, interpretation or construction of this Agreement or any document it provides for, the prevailing party in such action shall be entitled to reasonable attorneys' fees, as well as all costs incurred in the prosecution or defense of such action.

20. **VENUE AND CHOICE OF LAW.** Venue of any suit which may be brought as to the interpretation, construction, or enforcement of this Agreement shall be deemed proper in Hinsdale County District Court. The choice of law in any such litigation shall be exclusively that of the State of Colorado.

21. **TIME OF ESSENCE.** Time shall be deemed to be the essence of this Agreement.

22. **PASSAGE OF RESOLUTION/ORDINANCE.** This Agreement is specifically contingent upon the final passage by the Board of County Commissioners of Hinsdale County, Colorado of a Resolution authorizing this Agreement and closing access to the streets and alleys within the real property so long as the real property is used as a public park and this Agreement remains in full force and effect. This Agreement is specifically contingent upon the final passage by the Board of Trustees of the Town of Lake City of an Ordinance authorizing this Agreement.

*Revised
1999*

23. **NON-MERGER.** The terms and conditions hereof shall not be deemed to have merged with the closing and tender of the warranty deed, and shall survive the date of closing.

24. **SEVERABILITY.** If any term or provision of this Agreement shall be invalid or unenforceable, the remainder of this Agreement and the terms and provisions hereof shall not be affected, and all other terms and provisions of this Agreement shall be valid and enforceable to the full extent.

25. **BINDING AGREEMENT.** This agreement shall be binding upon the parties, their respective heirs, personal representatives, successors and assigns.

26. **ASSIGNMENT.** Neither party shall have the right to assign any of its rights or obligations under this contract to any third party without the prior written consent of the other party.

27. **DEFAULT.** In the event of a breach of this Agreement prior to the date of closing, the following remedies shall apply:

27.1 In the event of a breach by the TOWN, this Agreement may be terminated at the election of the COUNTY as full and complete settlement between the parties.

27.2 In the event of a breach by the COUNTY, this Agreement may be terminated at the election of the TOWN as full and complete settlement between the parties.

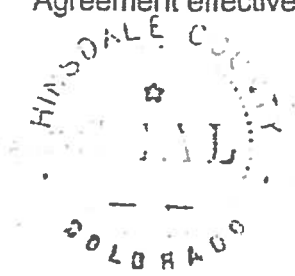
28. **ENTIRE AGREEMENT.** This written Agreement contains the entire and only agreement between the COUNTY and the TOWN, and no oral statements or representations not contained in this Agreement shall be of any force and effect between the parties. This Agreement for Conveyance shall not be modified or amended in any manner except by written instrument executed by the parties.

29. **SURVIVAL OF REPRESENTATIONS, WARRANTIES, AND COVENANTS.** All representations, warranties, and terms and covenants contained in this Agreement shall survive the execution and delivery of this Agreement and the closing of this transaction.

30. **ALTERNATIVE DISPUTE RESOLUTION: MEDIATION.** If a dispute arises relating to this Agreement, and is not resolved, the parties involved in such dispute ("Disputants") shall first proceed in good faith to submit the matter to mediation. The Disputants will jointly appoint an acceptable mediator and will share equally in the cost of such mediation. In the event the entire dispute is not resolved within thirty (30) calendar days from the date written notice requesting mediation is sent by one Disputant to the other, the mediation, unless otherwise agreed, shall terminate. This section shall not alter any date in this contract, unless otherwise agreed.

31. **NOTICE OF ACCEPTANCE/COUNTERPARTS.** If accepted, this document shall become a contract between the COUNTY and the TOWN. A copy of this document may be executed by each party, separately, and when each party has executed a copy thereof, such copies taken together shall be deemed to be a full and complete contract between the parties.

IN WITNESS WHEREOF, the parties have executed duplicate copies of this Agreement effective this 1st day of September, 1999.



THE COUNTY:

Board of County Commissioners
of Hinsdale County, Colorado

BY: James L. Lewis
James L. Lewis, Chair

ATTEST: Linda Pawlaczek Ragle
Linda Ragle, County Clerk
by Jean Roberts, Deputy

THE TOWN:

The Board of Trustees of the Town
of Lake City, Colorado

By: Lyndon J. Lampert
Lyndon J. Lampert, Mayor

ATTEST: Michelle Pierce
Michelle Pierce, Town Clerk



90108 09/15/1999 12:00A WD LINDA RAGLE
1 of 2 R 0.00 D 0.00 N 0.00 HINSDALE COUNTY

GENERAL WARRANTY DEED

for a

Fee Simple Determinable Subject to the Possibility of Reverter

HINSDALE COUNTY, COLORADO, a political subdivision of the State of Colorado ("GRANTOR"), for the consideration of TEN and NO/100 DOLLARS (\$10.00) and other valuable consideration in hand paid, hereby sells and conveys to THE TOWN OF LAKE CITY, a Colorado municipal corporation ("GRANTEE"), whose address is 230 North Bluff Street, Lake City, Colorado 81235, a fee simple determinable, subject to the possibility of reverter in the event the property ceases to be used as a public park, in the following real property:

Lot 1, Block 1, and
Lots 1 through 16, inclusive, Block 2 and
Lots 1 through 14, inclusive and Lots 30, 31 and 32, all in Block 3,
FOOTE AND RICHARDSON'S ADDITION TO THE 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, and

Lots 1 and 2, Block 5, and
Lots 1 through 14, inclusive, Block 6, and
Lots 1 through 8, Block 7,
WADE'S ADDITION to the 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,

County of Hinsdale,
State of Colorado.

(Also known as Town/County Park Lands, Lake City, Colorado)

together with all appurtenances, and warrants the title to the same, subject to: all easements, restrictions, reservations, patents, covenants or rights-of-way, of records or as set forth in SCHEDULE B-Section II, Exceptions, to United General Title Insurance Company Commitment No. 9906110/UG issued June 30, 1999, in this transaction; and all taxes and assessments for 1999, due and payable in 2000.

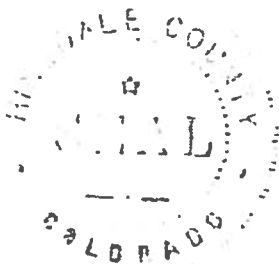
Executed this 15th day of September, 1999.

GRANTOR:

HINSDALE COUNTY, COLORADO, a political subdivision

By: BOARD OF COUNTY COMMISSIONERS OF HINSDALE
COUNTY, COLORADO

BY: James L. Lewis
James L. Lewis, Chair



ATTEST: Linda Pavich Ragle
Linda Ragle, County Clerk

by Jean Roberts, Deputy

**TOWN OF LAKE CITY
BOARD OF TRUSTEES
ORDINANCE NO. _____**

**AN ORDINANCE AMENDING SECTION 5-118 TABLE A OF THE LAKE CITY
TOWN CODE REGARDING FENCE PERMIT REQUIREMENTS**

WHEREAS, the Board of Trustees of the Town of Lake City, Colorado (the “Board”), pursuant to Colorado Statute is vested with the authority of administering the affairs of the Town of Lake City, Colorado (the “Town”); and

WHEREAS, the Town codified its ordinances in the Town of Lake City Town Municipal Code (the “Code”); and

WHEREAS, the Town previously passed ordinance 10-1994, which required fences under six feet to be permitted through the Town, free of charge, in order to ensure fences were located on the correct property, not in public right of ways, or on neighboring properties; and

WHEREAS, the Ordinance 10-1994 was inadvertently omitted from codification; and

WHEREAS, the Board finds it to be in the best interest of the Town and its residents to require fences under six feet within the Town be required to obtain a permit prior to construction.

**NOW THEREFORE BE IT ORDAINED BY THE BOARD OF TRUSTEES
OF THE TOWN OF LAKE CITY AS FOLLOWS:**

1. Section 5-118 – Table A of the Lake City Municipal Code shall be amended by removing by adding the following language to Table A in numeric order as follows:

	Change
IBC 105.2(2)	All fences shall require permits. The customary application fees shall be charged and collected prior to the issuance of any fence building permit; provided, however that such fees shall be waived in the case of any fence of less than six feet in height above ground level.

2. Validity. If any part of this ordinance is held to be unconstitutional or invalid for any reason such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The Board of Trustees hereby declares that it would have approved this ordinance and each part or parts thereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

4. Repeal. Existing ordinances or parts of ordinances covering the same matters as embraced in this ordinance are hereby repealed and all ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed, except that this repeal shall not affect or prevent collection of any fees assessed pursuant to the provisions of any ordinance hereby repealed prior to the taking effect of this ordinance.

INTRODUCED, PASSED AND ADOPTED A REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE TOWN OF LAKE CITY, COLORADO AND SIGNED THIS ____TH DAY OF _____, 2022.

Votes Approving: _____
Votes Opposed: _____
Absent: _____
Abstained: _____

ATTEST:

BOARD OF TRUSTEES OF THE TOWN OF LAKE CITY, COLORADO

Alexander Mulhall
Town Clerk

By: _____
Dave Roberts
Mayor

Minutes

Meeting Name: Regular BOT Meeting

Meeting Start Time: 7:45 PM MDT

Meeting Start Date: 10/19/2022

Meeting End Time: 8:20 PM MDT

Meeting End Date: 10/19/2022

Meeting Location: 230 N. Bluff Armory Multi-purpose Room

Agenda:

- I. Public Hearing – Start Time 5:30pm
 - A. Public Hearing on 387 Alpine Court Vacation Rental
Please see the attached sign-in sheets, protest letters, and protest emails. Video testimony is recorded and can be found at:
<https://us06web.zoom.us/rec/share/VTrVveTzZz6JL5Xi01h8cbqgxRcTHGQBjArFe8SwRhjUKgpmmuauqr5s6GXzPQWB.WmKqIOhEMmNt4ddH>
End Time – 5:57pm

- II. Executive Session – Start Time 6:09pm
 - A. Pursuant to CRS 24-6-402(4)(f) During which negotiations for employment contracts, other than negotiations for an individual employee’s contract, are discussed.
 - B. Roll Call – Present: Mayor Roberts and Trustees Bruce, Hamel, Heaton, Horn, Kendall, and Woods.
 - C. Motion to Enter Executive Session. Motion made by Trustee Kendall, seconded by Trustee Hamel. Motion passed with all present voting yes in a roll call vote.
 - D. Motion to Exit Executive Session. Motion made by Trustee Horn, seconded by Trustee Kendall. Motion passed with all present voting yes in a roll call vote.End Time – 6:27pm

- III. Regular Workshop – Start time 6:34pm
 - A. 3rd Street Project Update
 - B. Discussion about Lease Agreement for 621 Water Street
 - C. Discussion about Food Truck Ordinance
 - D. Discussion about Workforce Housing Project

End time – 7:37pm

IV. Regular Meeting – Start time 7:45pm

A. Call to Order

A. Roll Call - Present: Mayor Roberts and Trustees Bruce, Hamel, Heaton, Horn, Kendall, and Woods.

B. Approval of Minutes – October 5th 2022. Motion made by Trustee Bruce, seconded by Trustee Horn. The motion passed with all present voting yes in a roll call vote.

C. Approval of Bills Payable –October 19 2022, in the Total of \$53,846.03. Motion made by Trustee Horn, seconded by Trustee Bruce. The motion passed with all present voting yes in a roll call vote. Trustee Hamel abstained from voting on the Blue Spruce Building Materials invoices.

D. Employee Reports:

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 (Hamel)
8. Planning and Zoning (Dozier)
9. Town Manager (Lipsey)
10. Mayor/Trustee Reports

E. Correspondence Received – Email from Mary Nettleton about ADA audio issues in the meeting room.

F. Citizen Communication – None

G. Additions to the Agenda:

Discussion and Possible Action to Set November 2, 2022 5:30pm as the Date and Time for a Public Hearing to Receive Public Comment on the Proposed Food Truck Ordinance 2022-07. Motion made by Trustee Hamel, seconded by Trustee Bruce. Motion passed with all present voting yes in a roll call vote except Trustee Horn who recused himself.

V. Action Items

- A. Discussion and Possible Action to Approve with Conditions or a Date and Time to Continue Discussion on Vacation Rental at 387 Alpine Court. Motion made to continue the discussion on November 2, 2022 7:15pm by Trustee Hamel, seconded by Trustee Kendall. Motion passed with all present voting yes in a roll call vote.
- B. Discussion and Possible Action to Approve Vance Lipsey’s Resignation Letter. Motion made to continue discussion on November 2, 2022. Motion made by Trustee Hamel, seconded by Trustee Bruce. Motion passed with all present voting yes in a roll call vote.

Adjournment – 8:20 pm.

Mayor

ATTEST:

_____Town Clerk

LEX

**E. David Pampe, MD
400 Fawn Meadow
Dripping Springs, Texas 78620**

**P.O. Box 1032
387 Alpine Court
Lake City, CO 81235**

September 6, 2022

Hi there.

My name is David Pampe and I recently purchased the former Wayne Jones home at 387 Alpine Court in the Lake City Heights area of Lake City.

My father started bringing me to the area 50 years ago and passed on his love of fly-fishing as I have done with my son. As such, I not only enjoy the area but have a profound respect for it.

As a practicing physician, it will be a few more years before I retire (it was 38 years in July!). At that time, I anticipate spending most if not all the summers in Lake City. This year we were here 4 weeks and have plans for at least 4 weeks with friends/family coming next summer.

However, I would like the option for short term rental for my home when not present during some of the summer/fall months. The rental will be handled by a vacation rental manager and will not be rented for less than a week at a time, will not allow RVs or camper trailers at the home nor any pets. I want to assure the neighbors that all renters will be vetted.

Please note that the previous owner, Wayne Jones, did extensive fire mitigation work removing dead trees, shrubs and all tree limbs have been trimmed up 6 to 10 feet. Additionally, the outdoor chiminea is on an oversized flagstone patio to reduce any fire risk to the home and surrounding area.

Please contact me with any additional concerns. My cell number is 512-422-8325.

Sincerely,


David Pampe



Alexander Mulhall <alexandermulhall@townoflakecity.co>

Rental application 387 Alpine Court Lake City

3 messages

Gregory <lakebear@centurytel.net>
To: alexandermulhall@townoflakecity.co

Sat, Aug 27, 2022 at 3:11 PM

Mr Mulhall

Sorry to bother you but.

RE : Application for special permit [387 Alpine Court](#) . [Lake City Municipal Code Section 23.5](#) [special permit for short term rental](#) [Code section 15.8-4.5](#).

I called several immediate neighbors on or above Alpine Court [Lake City](#) Heights and they DID NOT get a letter as of yet.

When I talked to them today or yesterday They so far DID NOT receive a copy of this application from the applicant or the Town Of Lake City

This includes Tom J Moore directly above Alpine Court , Martha Rogers at the next door log house on Alpine Court formally the Susan McGruder residence , Rick & Carey Thomas who are building the house adjacent to Alpine Court Lake City Heights and Water Street

I thought the applicant Mr Pampe or the town of Lake City Colorado .

was somehow obligated as part of the process to contact all of us in immediate proximity , of Alpine Court ,

Neighbors that would be impacted by this application and short term rentals , for their consideration and right to protest or agree??

Although it is not my obligation I wanted my neighbors informed

I sent or gave them or sent them copies of the below attached document Mt Pampe sent to us. Mailed August 17 2022. We got it just yesterday .

Mr Pampe whose home address is not very legible.

but I assume is [400 Fawn Meadow Dr. Dripping Springs ,TX 78620](#) sent the letter from his office as on the envelope below on August 17 2022.

I responded to via previous email with the 20 day limit although that response time is affected by people not getting a letter from applicant

Please replay to

Best Regards,
Gregory Ochocki , Anne Barrie

[225 Alpine Court](#)
[Lake City CO 81235](#)
970 209-8970

the email on your application has an extra period after the last .co Alexandermulhill@townoflakecity.co if addressed that way server rejects it



Alexander Mulhall <alexandermulhall@townoflakecity.co>

Greg Ochocki re rental letter

2 messages

Gregory <lakebear@centurytel.net>
To: alexandermulhall@townoflakecity.co

Mon, Aug 29, 2022 at 1:04 PM

I got the letter you are on vacation
Please confirm in reply to me , you receive this letter in previous e mail

Mr Mulhall
please forward a copy to all appropriate persons deciding , in this application process
Please kindly respond that you got this ...

August 27 , 2022
Town Clerk
Mr Alexander Mulhall
Board of Trustees
Town Of Lake City, Colorado
P.O Box 544
Lake City ,CO 81235

To All Whom it pertains, Please respond confirming you got this

Me, Gregory Ochocki and my wife Anne Barrie, strongly and vigorously object to short term rental , especially on a **daily** bases at [387 Alpine Court , Lake City Colorado 81235](#), in the Lake City Heights Sub Division within the town limits of Lake City Colorado . This application for special permit was sent to us in certified letter by Eugene David Pampe of Austin and Dripping Springs Texas. We have never met Mr. Pampe and have no personal quarrel with him, We just strongly disagree with his idea. We would like to be good and peaceful neighbors with him and are looking forward to meeting him.

We are residents of Lake City since 2001.

We have owned our home since 2003, located on approximately 3 acres at [225 Alpine Court , Lake City Colorado](#). we are neighbors to [387 Alpine Court, Lake City Colorado](#). in Lake City Heights .

The concern is the severe impact to our personal property rights , as property owners and the impact to the tranquility and privacy we enjoy and hold sacred.

We have invested in Lake City as home and Lake City Heights as our neighborhood .

We have been good citizens over the years donating our volunteer time and money to the benefit of Lake City as well as to Hinsdale County ,Colorado .

I have donated my professional services to the advertising and promotion of our town and county to benefit the community financially by promoting tourism.(I also was instrumental in the pioneering of early establishment of the internet and email being here in the early days. This by communicating with Centurytel aka Centurylink by phone and by in a signed petition by Lake City and Hinsdale County citizens , to that company for them to install early internet here. This petition was submitted to Ray Blaum who was County Manager then and forwarded to Centurytel. Back then it was still phone dial up technology but it helped establish large scale residential service , not limited to the very costly satellite at the time . My wife served at the art center and various community functions. Both of us were members when D.I.R.T was forming.

Mr. Russ Brown and I originally created a "fledgling" Friends of the Bears to serve the community , about 10 years ago and later handed it over to Patrice who has created a brilliant organization .

We were given a document when we bought our home **This states the rules of Lake City Height sub division , . States patent recorded in book 121 at page 790. Signed by Ruthanne M Hall . Article 7 a States .. Quote. "Only Single Family dwelling may be erected or constructed on any lot. "**

There is no reference to renting a single family home to multiple families or groups short term or on a day basis .When Investing in the community we never imagined we would be facing homes being used as "quasi hotels" especially by absentee landlords or the prospect of large groups and transient renters overwhelming the infrastructure of our subdivision and street .

The owners in this sub division ,(Lake City Heights) have been cooperative with each other in the sense that we respect each other's privacy and tranquility.

We do not have a formal home owners association, but have over the years verbally agreed to certain courtesies . NOT Renting short term, especially one day, to transient groups of renters being one of them . Not parking large motor homes of visitors in locations that might impact our views and tranquility being another example.

Long term renters are different ,they are members of the subdivision , and neighborhood community and are known in the community as friends and neighbors.

No one objects to that. Not everyone can buy a home. Short term transients are a different story.

My wife and I are strong believers of property rights and personal personal property rights and the right to privacy and tranquility, are at the top of the list of those rights.

As well as the core values - Life , liberty and the pursuit of happiness and success . Zoning rules fall into the protection of rights as a whole and is intended for the good of the community. Certain parameters are ensued in zoning and restrictions apply for the good of all .

For example , the citizens of Lake City decided , in a democracy , that as a majority they did not want a Cannabis retailer in the middle of town, even though a property owner might have stated his right and would have liked to reap the profits .

Zoning has always been intended for the greater good and well being and QUALITY of life of a community as a whole . Property rights are protected by sound zoning. For instance in a subdivision ,because you buy a home you cannot covert it to

an auto painting factory in the middle of a residential area . We appeal to common sense decisions to protect our rights . We are dreading encounters with potentially belligerent renters .

Our objections are as follow.

1. The home at [387 Alpine Court Lake City Colorado](#) is a large home formerly occupied by 2 persons Our long time friends Mr. and Mrs Wayne Jones. It has large space capacity and rooms to house a lot of renters.

Rented short term to "DAILY" as requested in the letter by Eugene David Pampe, would open it to rental by several families or large groups. This would be a significant impact on our street with multiple vehicles and at times large campers, trailers and motor homes parking on Alpine Court. This impact would be significant and generators running a nuisance. Daily renters, arriving perhaps at hours late into the night.

We have personally observed abuses in rentals in Lake City , Meaning that some renters tend to ignore rules set fort by the landlord , prohibiting size of groups and parking rules and trash rules. Ignoring the stipulations in the contract. The "absentee owner" is often unaware that they rented not to just to one family or small group , but several families or large groups that come with multiple vehicles and /or motor homes , campers , trailers; overwhelming the capacity of the property.

2. Short term renters and DAY renters hopefully would be courteous humans? BUT as fact, we all know this is not always true.

Some people do not behave courteously when they do not know or care about the people around them, as they are leaving after their vacation and will never see them again. Others party late and overzealous on vacation ., By the same token some people do not respect trash rules, parking or fire restrictions as they are not members of the neighborhood. They ignore the rental contract rules they signed . We, as a subdivision would be open to a flood of transients and a great impact on the infrastructure of the subdivision if this was approved.

Other "speculators" would seek short term renting of homes in the subdivision, by as little as a day . So how many ? All you have do is research any community that has been **over run** by short term rental properties and absentee landlords The chaos and damage it causes to the neighborhood as a whole, by property abuse and destruction .The impact on water , sewer, tranquility, cleanliness,. The possibility of increased crime with many transients coming and going.

The possibility exists of inexperienced people coming and creating an event such as leaving an outside fire pit or campfire unattended or not extinguished .

Daily transient renting would greatly increase the odds of inexperienced or negligent renters.

This fire incident ; has actually occurred in Lake City Heights, several years ago. Teenagers at home alone in the afternoon almost started a wildfire on windy hot summer day with a campfire or illegal, non permitted burn.

The sheriffs office should have a record of this as they responded .

Our request is this letter be entered officially to the meeting as agenda pertaining to this issue , by the Town Trustees Of Lake City Colorado ,and read to the citizens attending.

Respectfully



Alexander Mulhall <alexandermulhall@townoflakecity.co>

Greg Ochocki 225 Alpine CT

2 messages

Gregory <lakebear@centurytel.net>
To: alexandermulhall@townoflakecity.co

Mon, Aug 29, 2022 at 3:06 PM

Mr Mulhall

I spoke to Dr Eugene David Pampe who called me today. We had a friendly conversation. He was very pleasant and I expressed my concerns and also agreed to email him a copy of my letter to you at the Town of Lake City.

We have no quarrel with Dr Pampe and look forward to meeting him and his family and being a friendly neighbor.

Our problem is short term rentals. <https://www.pbs.org/newshour/nation/vacation-towns-limit-short-term-rentals-amid-housing-crisis>
In other places allowing short term rentals in residential neighbors properties are not only taking high end large homes off the long term rental market but also taking homes that are small and affordable for working people to rent. Resulting in critical housing shortages ; squeezing working men and woman out of available housing. This causes chaos eventually in the labor force serving the towns, as people have no where to live, teachers, restaurant workers, construction workers and so on. This impacts greatly and negatively the community as a whole . Short term profits result in the often drastic drop in quality of life for the entire town. All you have to do is research it and you will see examples . I hope the town trustees consider a moratorium on short term rentals.

Perhaps you being gone some stuff fell through the cracks . This is a bit of a confusing "kerfuffle."
Homes adjacent affected by short term rental application are with hearing and sight of applicant yet only 2 have addresses on Alpine Court. did not receive the letter to agree or protest the application .
For example The building site of Mr Rick and Mrs Carey Thomas is directly ADJACENT across the street from applicant at 387 Alpine Court , but have a Water Sreet Address
They did not get a letter.
Tom Moore is on the hill directly above Alpine Court within hearing and sight of 387 but also has a Water Street Address.
How without guidance from the town of Lake City was the applicant supposed to know the proximity of his directly adjacent neighbors . We were the only homeowners informed and forward this letter to our neighbors.

Martha Rodgers and Jan Moore are directly adjacent nearest to 387 Alpine CT sent you an email They bought the log house formerly owned by Susan McGruder.
they did not get a letter.

It is my feeling a mistake ws made and it was the due diligence Of The Town Of Lake City who should have contacted all of us;
as the applicant could not know the plot map proximity map of who is adjacent to his property as there is a multitude of address and different streets. I am in no way blaming him .

Who will be invited to the hearing ? Is it a public meeting or limited to homeowners adjacent.

Greg Ochocki Anne Barrie
225 Alpine Ct
Lake City CO 81235

1 970 209 8970

Why was this form when completed by applicant not sent to adjacent homeowners in Lake City Heights by the Town of Lake City??
in PDF below

https://www.townoflakecity.co/uploads/1/0/6/1/10613658/conditional_use_permit_application.pdf

this is the only form we got/ with an incorrect email for the Town of Lake City with an extra period

shall have an average roof pitch of at least 3:12; all site built residences shall have an average roof pitch of at least 4:12.

- (4) The roof shall be designed to withstand a snow load as established in the town's most recently adopted editions of the International Building Code and International Residential Code.
- (5) The residence shall have brick, rock, stucco, wood, or cosmetically equivalent siding.
- (Ord. No. 1988-1, § 1(15.8-5), 7-13-1988; Ord. No. 1994-5, §§ 2, 3, 4-6-1994)

Our problem and fear along with some of our neighbors, which you will be hearing from is short term rentals.

Short term as little as overnight or one day by transients or by large groups .

Short term rentals negatively affecting what we invested into our subdivision Lake City Heights , in a peaceful and private quality of life. Our property rights .

To reiterate (**Rural Estate District is intended to provide a quiet, low density development for single-family residences**)

However the coming crisis is even bigger than our subdivision or any other on Lake City.

In other resort towns allowing short term rentals in residential neighbors properties it is not only taking high end large homes off the long term rental market,

but also taking the smaller affordable homes off the long term rental market. Residences that are small and affordable for working people who are residents to rent.

This resulting in critical housing shortages ; that are squeezing working men and woman and families out of available

rental housing. This causes chaos in the labor force serving the towns, as people have no where to live, examples such teachers, restaurant workers, construction workers and so on.This impacts greatly and negatively the community as a whole by labor shortages all areas . Short term profits result often in the drastic drop in quality of life for the entire town.

All you have to do is research it and you will see examples . The sewage plant ,pond also needs to be able to handle the influx of renters often are packing a short term rentals, overpopulating them for their capacity. One family rents, but 2 or 3 might come to share the costs .

I hope the town trustees consider a moratorium on short term rentals.

Please Read this article it is one of many pertaining to many resort towns.

<https://www.pbs.org/newshour/nation/vacation-towns-limit-short-term-rentals-amid-housing-crisis>

respectfully

Gregory Ochocki

225 Alpine Ct / Lake City Heights Hinsdale CO

Alexander Mulhall <alexandermulhall@townoflakecity.co>

To: Gregory <lakebear@centurytel.net>

Wed, Aug 31, 2022 at 12:44 PM

Received

[Quoted text hidden]

--

Alexander Mulhall
Town Clerk/Municipal Court Clerk
Town of Lake City
PO Box 544
Lake City, CO 81235
(970)944-2333



Alexander Mulhall <alexandermulhall@townoflakecity.co>

Short term rental

2 messages

Gregory <lakebear@centurytel.net>

Wed, Aug 31, 2022 at 8:28 PM

To: Alexander Mulhall <alexandermulhall@townoflakecity.co>, Vance Lipsey <townmanager@townoflakecity.co>, daveroberts@townoflakecity.co

Cc: henrywoods@townoflakecity.co, Diane Bruce <dianebruce@townoflakecity.co>, tomjim1947@gmail.com, Martha Rogers <mfrogers51@gmail.com>, johnrsmart54@gmail.com

Since you have now received multiple letters against this short term rental from adjacent neighbors

I truly hope we can agree for code enforcement to respect or property rights as agreed contract when we purchased in Lake City Heights without lawyers.

10/19/2022

Town of Lake City Trustees,

As we are full time residents of Lake City Heights, we are opposed to short-term rentals in our Subdivision.

Short term rentals belong in motels, RV parks, B & B's and cabins that are set up to care for 2-3-4 day stays. We purchased our land and built our house in a quiet, peaceful subdivision and we would prefer it to stay that way. Please vote to deny any short term rentals in Lake City Heights.

Respectfully Submitted,

Cindy & Alan Rae
215 - Salena Ct.

273 Alpine Ct.
Lake City, CO 81235

Mr. Alexander Mulhall
Lake City Town Clerk
PO Box 544
Lake City, CO 81235

Dear Mr. Mulhall:

We received a certified letter from Dr. David Pampe informing me of his application for special permit pursuant to Lake City Municipal Code Section 23.5 for his property located at 387 Alpine Ct. With this letter, we are exercising our right to protest this application. We are the closest property to his location, and we are very concerned about the traffic and noise short-term rentals might cause. We are also very concerned that granting this permit would set a negative precedent for our neighborhood. At worse, having several short-term rentals in our neighborhood could result in devaluation of our property.

The house in question is large and short-term rentals could include several families with many vehicles. It could also be rented by several people as a "party house" which could create a lot of noise and possibly damage to our neighborhood. To our knowledge, there are no other short-term rental homes in Lake City Heights.

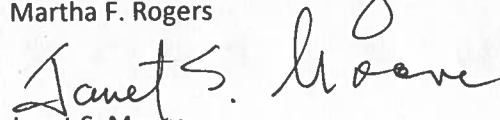
We believe that Lake City Heights is classified as a "Rural Estate District" that is intended to provide a quiet, low-density development for single-family residences. From our perspective, having short-term rental property just next door to our house is not in keeping with this intent.

We would like to be informed via email (mfrogers51@gmail.com, janetsmoore51@gmail.com) of when this matter will be discussed by the city management. We would like to attend in-person if we are in town, or via zoom if that is possible.

Sincerely,



Martha F. Rogers



Janet S. Moore

To the Town of Lake City

Re: 387 Alpine Court

I wish to formally object to my neighbor's petition to use their new home at 387 Alpine Ct. for short term rentals in Lake City Heights. I believe anyone attempting to turn their home into a VRBO or any sort of short term rental is required to notify **all of their neighbors**. To my knowledge, only one neighbor has been notified of this effort and I only learned of it because of their diligence. It looks as though an obvious effort has been made to skirt this 20 day requirement and scoot the request through with very little notification to those citizens who live in Lake City Heights full time. I'm not sure who is responsible for this notification process, but it has failed miserably in this instance and therefore needs to be an additional reason to DENY this request to turn the home into a short term rental!

While this notification failure is a big red flag anchoring my objection, it is certainly not my only concern.

In no particular order:

*This is a very large house with the potential **for many guests** or extended family members.

*Many guests comes with the very real potential for large trailers and multiple vehicles and recreational vehicles

*I believe this effort flies in the face of existing Lake City Heights HOA restrictions.

*I have concerns about increased noise, loud music and ATV's speeding around in the neighborhood.

*I built my house in Lake City Heights for the express purpose of being out of the busy part of town. I paid a premium to build in this area for the express purpose of maintaining standards to protect that peace and beauty.

In summary, I vociferously object to allowing this house at 387 Alpine Court be turned into a short term rental.

Sincerely,
Tom Moore
256 Water St.
Lake City, CO



Alexander Mulhall <alexandermulhall@townoflakecity.co>

Rental application 387 Alpine Court Lake City

Martha Rogers <mfrogers51@gmail.com>

Sun, Aug 28, 2022 at 2:44 PM

To: alexandermulhall@townoflakecity.co

Cc: lakebear@centurytel.net, "janetsmoore51@gmail.com" <janetsmoore51@gmail.com>

Hello, Mr. Mulhall. I received a copy of the email sent to you by my neighbor, Greg Ochocki and Anne Barrie. I, too, would like to protest this application. I have not received the notice of application form mentioned by Greg. It may have gone to my winter home address in Decatur, GA. I am not there at present, so please send an application to my Lake City residence at [273 Alpine Court](#).

One of the main reasons I bought property in the Lake City Heights development is that it is a residential neighborhood and very quiet, not a lot of traffic. I am quite concerned that having rental property (especially short term rentals) will obliterate my peace and quiet. I live within feet of the house that would be rented and I definitely do not want this house used as a short term rental. There are only 4 houses that abut Alpine Court. Greg/Annie and me/Jan own 2 of them and are really opposed to such a permit.

I have been a property owner in Lake City for over 20 years. I love Lake City and wouldn't want to spend my summers anywhere else. I ask that you please, please not grant this permit.

Thanks for your consideration,
Martha Rogers and Jan Moore

----- Forwarded message -----

From: **Gregory** <lakebear@centurytel.net>

Date: Sat, Aug 27, 2022 at 3:13 PM

Subject: Fwd: Rental application 387 Alpine Court Lake City

To: <mfrogers51@gmail.com>

Begin forwarded message:

[Quoted text hidden]

--

Martha F. Rogers, MD
Research Professor Emeritus
Emory University
mfrogers51@gmail.com
404-358-1033

Sept. 20, 2022

We Bruce & Rhonda Griffin, Griffin Family Trust,
would like to protest the property at 387 Alpine Ct.
to be used as Rental property.

Bruce Griffin
Rhonda Griffin
401 Empire Ct.

405-880-7980 text



Alexander Mulhall <alexandermulhall@townoflakecity.co>

Fwd: Short Term Rental Application for 387 Alpine Court

1 message

Gregory <lakebear@centurytel.net>

Wed, Aug 31, 2022 at 7:33 PM

To: Alexander Mulhall <alexandermulhall@townoflakecity.co>

Begin forwarded message:

From: Malinda Smart <malindasmart3@gmail.com>
Subject: Short Term Rental Application for 387 Alpine Court
Date: August 31, 2022 at 5:07:43 PM MDT
To: alexandermulhall@townoflakecity.co
Cc: John Smart <johnrsmart54@gmail.com>

Mr. Alexander Mulhall,

This response is in reference to a Notice of Application for Special Permit Pursuant to Lake City Municipal Code Section 23.5. The property in question is [387 Alpine Court](#) Lake City, Co. 81235.

I am Malinda Smart and my husband is John Smart. We own property at 425 Water Street in Lake City, Co. 81235. Our home is located adjacent and to the south side of said property. We are hereby stating our PROTEST to the application for short-term/overnight lodging. We are in no way in agreement to this application for the property to be used in this commercial capacity.

Please acknowledge receipt of this email.

Respectfully,

John and Malinda Smart

101 N. FM 2353
Unit 101-506
Graford, Texas 76449
214-679-2137 Malinda
214-679-2138 John
Sent from my iPad



Alexander Mulhall <alexandermulhall@townoflakecity.co>

387 Alpine Court STR Application Public Hearing

Gary Witt <garywitt29@icloud.com>

Wed, Oct 19, 2022 at 3:34 PM

To: townmanager@townoflakecity.co, alexandermulhall@townoflakecity.co

Cc: Buffy Witt <whatyahurd@gmail.com>

Dear Town of Lake City:

I am writing to strongly oppose the proposed short-term rental permit for the address of 387 Alpine Court in Lake City Heights.

As a fellow Lake City Heights resident, I am well aware that every homeowner in Lake City Heights agreed and signed on the restrictions and covenants associated with living in this community. Those restrictions specifically state only single family dwellings can be constructed on any lot within the subdivision, as well as places a restriction on transferances and leases affecting homes within Lake City Heights.

Lake City Heights is a quiet, rural and low-density development. I am not savvy enough to comment on zoning restrictions but it seems if zoning regulations also argue against a short term rental scenario within our community.

With the number of part-time and seasonal homeowners living in Lake City Heights, opening Pandora's box and considering approval of a short-term rental permit has the potential to cause significant disruption and destruction to the quiet and rural community, which is exactly the scenario the covenant agreement was intended to prevent.

Please reject this short term rental permit, and set the precedent going forward that short term rental permits will not be allowed within the subdivision of Lake City Heights.

Sincerely,

Gary Witt
303 N Water St
Lake City Heights
303-883-0407



Alexander Mulhall <alexandermulhall@townoflakecity.co>

Short Term Rental in Lake City/Lake City Heights

Kristen Breeden <kristenabreeden182@gmail.com>

Thu, Oct 27, 2022 at 12:18 PM

To: "alexandermulhall@townoflakecity.co" <alexandermulhall@townoflakecity.co>, "townmanager@townoflakecity.co" <townmanager@townoflakecity.co>, "daveroberts@townoflakecity.co" <daveroberts@townoflakecity.co>, "dianebruce@townoflakecity.co" <dianebruce@townoflakecity.co>, "jessekendall@townoflakecity.co" <jessekendall@townoflakecity.co>, "triphorn@townoflakecity.co" <triphorn@townoflakecity.co>, "henrywoods@townoflakecity.co" <henrywoods@townoflakecity.co>

To whom it may concern:

Greetings to you all in Lake City,

My name is Kristen Breeden, and I am the owner of the property that is adjacent to property that is in discussion for Short Term Rental, located in Lake City Heights (LCH), [387 Alpine Court, LC, CO](#).

While my property is not located in LCH, it is adjacent to the property in question. I have two parcels of lands, and am specifically referencing the one adjacent to the property in question.

"Lots 1,2,3, and 4, Block 4, Wade's Addition, to the 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 a perpetual, non-exclusive easement for ingress and egress to and from said Lots 1 through 4, Block 4, Wade's Addition over that part of the existing road lying ten feet within **Lot 16, Lake City Heights**, along the northerly boundary thereof, and for the benefit of **Lot 15, Lake City Heights**, and Lots 1 through 4, inclusive Block 4, Wade's Addition, over and across that part of the existing road lying ten feet within **Lot 16, Lake City Heights**, along the northerly boundary thereof, County of Hinsdale, State of Colorado."

As a legal owner of property in Hinsdale County, I am voicing my opposition to the application for Short Term Rental at the property located at [387 Alpine Court, Lake City, CO](#).

There are several reasons for my objection, and I will list them here:

1. SAFETY. My property is very long, and sits on a high cliff over the Lake Fork of the Gunnison River. I am very concerned with people (especially children), and or pets, crossing the property line and then accidentally falling down the cliff. While I will certainly have to have professionally installed 'No Trespassing' signs erected, it is a known fact that many people ignore or choose not to see 'no trespassing' signs, and cross onto other people's property, whether intentionally or accidentally. I am very concerned with unsupervised children wanting to go 'play at the river' not realizing it is a good 50' drop off in many areas. The thought of installing a fence along the entire property line, especially adjacent to the property in question is unsavory relating to my costs, as well as the aesthetic value. But to reduce any chance of someone crossing onto my property, I would certainly entertain that option.

2. NOISE. Unfortunately, many people that rent for short term are entertaining a lot of people, and the noise from additional vehicles, which could include RVs, OHVs, and large trucks could impact our neighborhood in a negative way.

3. SPACE. Alpine Court is a small cul-de-sac with no room for RVs, trailers, etc. The potential for guests parking along Water Street, on a blind curve and hill, is an especially dangerous possibility.

My house is located on Lots 1-6 on Block 3, (adjacent to above property) and I am concerned with trespassers walking next to, and on my house property. The deck and house have a trail and easy access to the river. I am dismayed and very concerned that random people may wander all over my property.

There are other concerns; trash not properly disposed of, pets not contained, but I have listed the ones that are most important to me. Safety, Noise and Space.

As an added note, I did not receive any notifications from the applicant or County regarding this application. It is my understanding that all adjacent property owners should have been notified.

Please let me know if you have any questions regarding my property location, or any other specifics. I have been coming to Lake City since 1986, and cherish my family time in Lake City.

If necessary, I can try to participate in the Zoom meeting, but I'm hopeful you won't need me to do that, I apologize in advance for my lack of technical knowledge.

Warm Regards,

Kristen A Breeden

Town of Lake City, Colorado

Regular Meeting
October 19, 2022

Name - Please Print Name

Name - Signature
ADDRESS

Tom Moore	256 S. WATER ST
Schuyler Dehman	514 Sunshine Dr.
Carol Robinson	514 Sunshine Dr.
A. Danielle Worthen	325 Lake St.
Jan Smith	SILVERWORLD
Ed Smith	327 Morningside Dr.
Amanda Smith	" "
Ed & Robyn Charkeard	559 S. Water St.
JACQUELYN WOODHART	331 N Gunnison Ave
JOE FOX	401 N Gunnison Ave

Town of Lake City, Colorado

Regular Meeting
~~September 21, 2022~~ 10/19/2022

Name - Please Print Name

Name - Signature

Martha Rodgers

Dan Krob

David Pompeu - owner of property

Pat

Michelle Pierce

Stepha McCormick

George

Buffy With

Cindy

LFVC

Dennis Brannon

TOWN OF LAKE CITY
BILLS PAYABLE
11/2/2022

Vendor Name	Description	Invoice Amount	GL
1 Aflac	Aflac insurance	\$494.20	GF
2 Alpine Loop Technical Consulting LLC	TA - Technical and networking consulting	\$175.00	GF
3 Alpine Surveying	Survey of 621 water street and Property beside the medical center	\$3,482.00	GF
4 Arborist Services	PR-Tree removal	\$6,840.00	GF
5 Ben Hake	PR-Home depot wire for ice wall	\$116.00	GF
6 Big State Industrial Supply	PW-Mini cut off wheel, grit flap discs, disposable wipers 250 pack	\$652.32	WS
7 Blue Spruce Building Materials, Inc	SA- Snow Removal supplies	\$45.94	GF
8 Card Member Service	TA-Adobe Acrobat Annual Subscription	\$179.88	GF
9 Card Member Service	TA-Zoom	\$41.16	GF
10 Card Member Service	Google suite	\$132.00	GF
11 Card Member Service	Next trust billflash 09/31 Billing	\$422.45	GF
12 Card Member Service	Vance-Manager training in denver food, gas, and lodging	\$373.93	GF
13 Card Member Service	PR- Ice wall parts	\$1,181.33	GF
14 Card Member Service	PR-Recreation supplies	\$398.46	GF
15 Card Member Service	PR-Amazon Ski Hill operating supplies	\$280.79	GF
16 Card Member Service	PR-Garmin September - Ski hill	\$34.95	GF
17 Card Member Service	Garmin October	\$34.95	GF
18 Card Member Service	PR-Sirius radio	\$23.56	GF
19 Card Member Service	The Country Store - HPC snacks for visit with History colorado	\$20.58	GF
20 Card Member Service	3rd Street Colorado Concrete	\$3,000.00	GF
21 Card Member Service	3rd street colorado concrete	\$2,595.87	GF
22 Card Member Service	PW-Grainger R&M Supplies WW	\$514.32	WS
23 Card Member Service	PW- UPS freight	\$299.72	WS
24 Card Member Service	PW- Dickies clothing	\$432.08	WS
25 Card Member Service	PW-Aramark clothing	\$144.33	WS
26 Card Member Service	PW-Google microsoft app for tablet	\$6.99	WS
27 Card Member Service	PW-Wagner Rents MV R&M supplies	\$818.31	WS
28 Card Member Service	PW- Rene's garage	\$30.00	WS
29 Card Member Service	PW-CRWA training registration for Jameson and Willy	\$155.00	WS
30 CEBT	Health Insurance for Town Employees	\$4,996.80	GF
31 Department of Interior/BLM	PR -BLM Permit lake city ice climbing festival	\$5.00	GF
32 Fullmer's Ace Hardware	PR-Brush knife	\$34.99	GF
33 Fullmer's Ace Hardware	SA-Backpack blower for snow removal	\$359.99	GF
34 Fullmer's Ace Hardware	PR-Mechanic calfskin, poly scoop, stiff polybrush	\$190.95	GF
35 Fullmer's Ace Hardware	PR-Blue Gloves	\$17.99	GF
36 Fullmer's Ace Hardware	3rd st - Garden sprayer	\$24.99	GF
37 Fullmer's Ace Hardware	PW-Cryder Shadow clothing	\$159.99	WS
38 Hinsdale Title Company	GF-Purchase of employee housing 621 Water Street	\$179,759.71	GF
39 Hinsdale Title Company	WS-Purchase of 621 Water street for employee housing	\$179,759.71	WS
40 IIMC	IIMC Full Membership Fee Lex	\$185.00	GF
41 Michelle Pierce	Consulting Services - October	\$1,375.00	GF
42 Montrose Landscape Consulting	PR-Sprayed Spruce Trees in Lake City	\$3,000.00	GF
43 Mountain Enterprises Construction	PR-Pouring the concrete slab armory back court	\$13,500.00	GF
44 NAPA Auto Parts	PR-Black cable ties, posts for round top repairs	\$45.85	GF
45 Nunatak Alternative Energy Solutions	PR-Roundtop Site assessment	\$1,080.00	GF
46 Passageways	OnBoard annual subscription	\$4,180.00	GF
47 Region 10 League	Region 10 Visionary/Mammoth Broadband Project Match	\$35,797.50	GF
48 SGS North America, Inc	WWTP- Biochemical oxygen demand, suspended solids tests	\$233.33	WS
49 SGS North America, Inc	WWTP- nitrogen, phosphorus, inorganic test	\$229.21	WS
50 UNCC	PW- RTL Transmissions	\$24.70	WS
51 USA Blue Book	PW-Stenner Pump tub and hach	\$788.72	WS
52 Western Gravel Constructors, LLC	3rd st wine cellar materials	\$5,542.73	GF
53 Western Gravel Constructors, LLC	3rd St. Partial Payment 6	\$67,748.32	GF

Total Bills Payable November 2, 2022: \$521,966.60

MAYOR

ATTEST:

TOWN CLERK

Monthly Report

September and October 2022

Lake City Parks and Recreation

Ski Hill –

Don and Danny have been working for several weeks now getting the ski hill ready for the season. They've been doing the pre-season maintenance checks. They replaced a rubber liner on one of the towers. The wire rope inspector, Nipper Alsup, was also here early this year to complete that required inspection. The Alsup's have been doing our wire rope inspections for free for as long as I've been here and before, saving us thousands and thousands of dollars. We are still waiting for the main Tramway Board inspection. I had to order 3 new platters for the lift to replace our aging ones. The disc golf baskets will be removed probably around Thanksgiving.

Armory –

The Halloween Carnival will be held on Friday October 28th in the armory and the Trick or Treating will be done on the 31st as usual. The concrete pad behind the armory was completed on October 20 and 21 by a collaboration with most of the local contractors, public works, and parks and rec. It took 11 people two full days to do both pours. The concrete was approximately \$18,000 and the labor \$13,500. We also spent about \$5000 more for forms and rebar. The total was close to \$36,500 and we had budgeted about \$42,000. We also had enough concrete to pour a sidewalk along the entire end of the armory on the bluff street side. I installed one of the bike racks that DIRT had purchased on that sidewalk. We need to wait about a month to put the ice rink on top of the pad.

The school is in the process of donating the Town a suburban for parks and rec use. The cost for insurance is minimal at about \$121 per year from CIRSA. CIRSA also told me that we could let other entities use the vehicle for trail shuttles. They advised us to do background checks on any drivers that aren't town employees.

Ice Wall –

We have been working for many weeks on the new ice wall expansion. It is getting close to completion. We still need the pump culvert installed and some insulation on about 200 feet of pipe. On October 24th we turned on the beer garden ice wall pumps and we are making ice in that section now. I will probably start ice farming on the pumphouse park wall the first week of November. We received an \$8000 donation from the Hill family for the ice wall expansion.

Trees –

Tyler was here trimming trees October 17 and 18. He removed two huge pine trees, one that was dead and the other was 117' tall and the top had broken off of it and hit a house over the summer. These two large trees ate up the tree trimming budget for the year.

Parks –

Thanks to the help of public works, the steep banks that were left from the third street project were removed at the north end of the town park. They also build a flower planter around the lamp post to replace the crumbling stone one. I did end up planting flowers on the one corner of the park in a space created by the third street project. I also met with the architect from DOLA when he was here and showed him our bathrooms in the Town Park that need replaced and he is working on a plan. They said that there may be grants now up to \$250,000 for a bathroom project.

Public Works Report

October, 2022

For the month of October, the Town of Lake City produced 12,809,000 gallons of safe drinking water and the Wastewater Treatment Plant processed 2,126,512 gallons of wastewater. For the same period last year the Town produced 11,544,100 gallons of water and processed 2,106,460 gallons of wastewater.

Water : In preparation for winter we began with winterizing both Town parks sprinkler systems and shut down Town park bathrooms. Danny completed the read on the 26th and the high usage list was analyzed the same day. We did find a few leaks because of the read but we also found another leak prior to the meter. These leaks will be repaired before the winter sets in. Towards the end of the month the fire department started the annual flow testing. I look forward to their report. Willy and I took a class on the new lead and copper rule that are coming in to play. This is going to require a lot of work for Public Works and property owners. It is very complicated process but we have to prove what all service lines are made out of. If any lines are constructed out of lead, copper or galvanized pipe they have to be replaced. I am not concerned about lead pipes but there are defiantly galvanized and copper lines in the system. It also affects our sample site pool. We will also have to run an educational campaign so that our costumers understand the new rule changes.

Wastewater: We had a costumer with a sewer issue that needed a complete replacement. The work was completed and hopefully that costumer will not have any more issues. This month was full of meetings regarding the upcoming wastewater plant project. I have been helping Joanne with anything she needs to the project. I know we have to put together a presentation to hopefully get some grant money for the project. This will be vital to the project. I would like to thank Joanne and Michelle for their work on this matter.

Streets and Alleys: Much of our time has been spent trying to get 3rd street finished up. We worked on many of the punch list items such as: retaining wall at the bank, cleaning and resealing all the concrete, removals of improper concrete, grade work, asphalt patching, clean up, and pouring concrete. I feel the project is in a good spot now, and we can return to doing our normal duties. We did acquire some hot mix from 3rd street and were able to get a few patches done in the Ballflates as well. Now we will work on other sections of Town and get ready for winter.

Other: We assisted Ben with trying to get the ice wall set up. We ran in to a few issues but we are working through them. We also assisted with concrete pad at the Armory. I am very happy to see that get done before winter. Another time consuming issue we have been dealing with is the upcoming fiber projects. Both Visionary and Amego.net are working to put in fiber. This is very difficult due to the size of the projects and the scope of work needed just for the planning phase.

Respectfully Submitted,
Jameson Johnston
Public Works Director

TOWN OF LAKE CITY
 COMBINED CASH INVESTMENT
 OCTOBER 31, 2022

COMBINED CASH ACCOUNTS

999-102-000-000	CASH (CHECKING)	14,667.52
999-104-100-000	SAVINGS (MONEY MARKET ACCOUNT)	2,841,550.95
999-104-200-000	CERTIFICATES OF DEPOSIT	30,535.16
999-104-300-000	COLOTRUST	209,312.58
999-175-000-000	CASH CLEARING - UTILITIES	2,249.79
		3,098,316.00
	TOTAL COMBINED CASH	3,098,316.00
999-100-000-000	CASH ALLOCATE TO OTHER FUNDS	(3,098,316.00)
		.00
	TOTAL UNALLOCATED CASH	.00

CASH ALLOCATION RECONCILIATION

100	ALLOCATION TO GENERAL FUND	1,520,373.89
300	ALLOCATION TO CONSERVATION TRUST FUND	(740.00)
600	ALLOCATION TO WATER & SEWER FUND	1,578,682.11
		3,098,316.00
	TOTAL ALLOCATIONS TO OTHER FUNDS	3,098,316.00
	ALLOCATION FROM COMBINED CASH FUND - 99-100-000-000	(3,098,316.00)
		.00
	ZERO PROOF IF ALLOCATIONS BALANCE	.00

TOWN OF LAKE CITY
 BALANCE SHEET
 OCTOBER 31, 2022

GENERAL FUND

ASSETS

100-100-000-000	CASH IN COMBINED FUND	1,520,373.89	
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		<u>1,584,946.99</u>

LIABILITIES AND EQUITY

LIABILITIES

100-200-000-000	FACILITY RENTAL DEPOSITS	557.00	
100-201-000-000	ENCROACHMENT DEPOSITS	3,650.00	
100-203-000-000	DEPOSITS FOR W&S SERVICE	5,780.00	
100-216-000-000	ACCRUED WAGES	6,096.46	
100-217-000-000	MEDICARE PAYABLE	497.82	
100-217-100-000	FEDERAL WITHHOLDING PAYABLE	2,983.02	
100-217-200-000	STATE WITHHOLDING PAYABLE	1,303.00	
100-217-300-000	RETIREMENT PAYABLE	193.41	
100-217-400-000	ACC INSURANCE PAYABLE	13,142.32	
100-222-100-000	DEFERRED PROPERTY TAXES	64,217.00	
	TOTAL LIABILITIES		98,420.03

FUND EQUITY

100-280-000-000	FUND BALANCE	1,243,554.09	
100-280-100-000	CREATED BY POSTING	128,000.00	
100-280-400-000	EMERGENCY RESERVE-TABOR	21,842.00	
	REVENUE OVER EXPENDITURES - YTD	93,130.87	
	BALANCE - CURRENT DATE	1,486,526.96	
	TOTAL FUND EQUITY		<u>1,486,526.96</u>
	TOTAL LIABILITIES AND EQUITY		<u>1,584,946.99</u>

TOWN OF LAKE CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2022

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>TAXES</u>					
100-311-000-000	1,265.84	63,049.87	64,176.00	1,126.13	98.3
100-312-000-000	585.58	3,970.14	5,000.00	1,029.86	79.4
100-313-100-000	110,751.41	495,886.89	500,000.00	4,113.11	99.2
100-314-100-000	172.55	3,162.23	3,000.00	(162.23)	105.4
100-314-200-000	153.85	956.68	900.00	(56.68)	106.3
100-314-300-000	.00	.00	30,000.00	30,000.00	.0
100-316-100-000	.00	.00	10,000.00	10,000.00	.0
100-319-000-000	56.90	181.41	500.00	318.59	36.3
TOTAL TAXES	112,986.13	567,207.22	613,576.00	46,368.78	92.4
<u>PERMITS AND FEES</u>					
100-321-100-000	103.75	4,253.75	2,000.00	(2,253.75)	212.7
100-322-100-000	6,527.27	15,638.17	11,000.00	(4,638.17)	142.2
100-322-110-000	161.00	161.00	100.00	(61.00)	161.0
100-322-200-000	.00	12,275.00	1,900.00	(10,375.00)	646.1
100-322-400-000	75.00	1,805.00	1,000.00	(805.00)	180.5
TOTAL PERMITS AND FEES	6,867.02	34,132.92	16,000.00	(18,132.92)	213.3
<u>INTERGOVERNMENTAL REVENUE</u>					
100-334-000-000	.00	920,643.41	1,051,020.00	130,376.59	87.6
100-334-100-000	.00	55,107.66	1,500.00	(53,607.66)	3673.8
100-334-300-000	.00	49,515.90	35,041.29	(14,474.61)	141.3
100-335-100-000	1,470.00	4,228.50	1,500.00	(2,728.50)	281.9
100-335-200-000	5,216.43	23,163.23	25,000.00	1,836.77	92.7
TOTAL INTERGOVERNMENTAL REVENUE	6,686.43	1,052,658.70	1,114,061.29	61,402.59	94.5
<u>RECREATION REVENUE</u>					
100-341-300-000	.00	50.00	.00	(50.00)	.0
100-341-800-000	.00	1.80	.00	(1.80)	.0
100-347-800-000	480.00	10,875.00	2,000.00	(8,875.00)	543.8
100-347-810-000	.00	16,202.00	9,000.00	(7,202.00)	180.0
100-347-811-000	.00	3,274.50	1,000.00	(2,274.50)	327.5
100-347-812-000	.00	1,000.00	.00	(1,000.00)	.0
100-347-820-000	.00	1,903.00	2,000.00	97.00	95.2
100-347-825-000	8,675.00	13,541.50	1,000.00	(12,541.50)	1354.2
TOTAL RECREATION REVENUE	9,155.00	46,847.80	15,000.00	(31,847.80)	312.3

TOWN OF LAKE CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2022

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>COURT REVENUE</u>					
100-351-000-000 COURT FINES	797.00	9,442.00	1,500.00	(7,942.00)	629.5
100-351-100-000 COURT COSTS	.00	25.00	.00	(25.00)	.0
TOTAL COURT REVENUE	797.00	9,467.00	1,500.00	(7,967.00)	631.1
<u>OTHER REVENUE</u>					
100-361-100-000 EARNINGS ON DEPOSITS	570.79	4,210.07	2,000.00	(2,210.07)	210.5
100-362-200-000 RENTS FROM BUILDINGS	.00	4,978.66	3,000.00	(1,978.66)	166.0
100-364-000-000 REFUNDS	.00	310.29	.00	(310.29)	.0
100-366-100-000 HISTORIC PRESERVATION COA	150.00	650.00	500.00	(150.00)	130.0
100-369-000-000 MISCELLANEOUS REVENUES	100.00	1,493.50	1,000.00	(493.50)	149.4
TOTAL OTHER REVENUE	820.79	11,642.52	6,500.00	(5,142.52)	179.1
<u>SOURCE 37</u>					
100-370-000-000 TRANSFER FROM OTHER FUNDS	.00	.00	15,445.00	15,445.00	.0
TOTAL SOURCE 37	.00	.00	15,445.00	15,445.00	.0
TOTAL FUND REVENUE	137,312.37	1,721,956.16	1,782,082.29	60,126.13	96.6

TOWN OF LAKE CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2022

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>TOWN ADMIN</u>					
100-411-100-111 SALARIES - BOT	900.00	4,550.00	8,000.00	3,450.00	56.9
100-411-100-144 FICA--MEDICARE - BOT	13.06	62.40	130.50	68.10	47.8
100-411-100-145 PERA - BOT	132.58	658.77	1,250.00	591.23	52.7
100-411-100-330 PUBLICITY, DUES, & SUBS.- BOT	.00	50.00	500.00	450.00	10.0
100-411-100-347 COMPUTER HARDWARE/SOFTWARE BOT	.00	1,307.59	4,000.00	2,692.41	32.7
100-411-100-350 PROFESSIONAL SERVICES- BOT	1,425.00	34,675.00	82,125.00	47,450.00	42.2
100-411-100-370 TRAVEL AND MEETINGS - BOT	.00	3,243.10	1,500.00	(1,743.10)	216.2
100-411-100-397 CONTRACT PAYMENTS- BOT	.00	19,898.83	.00	(19,898.83)	.0
100-411-100-400 BOT DONATIONS	.00	7,500.00	105,500.00	98,000.00	7.1
100-411-100-495 MISCELLANEOUS EXPENSES-BOT	7.31	121.08	300.00	178.92	40.4
100-411-400-111 SALARIES -TOWN ADMIN	4,815.68	29,218.26	59,510.00	30,291.74	49.1
100-411-400-142 WORKMEN'S COMPENSATION - TOWN	.00	4,821.50	10,000.00	5,178.50	48.2
100-411-400-143 HEALTH INSURANCE - TOWN ADMIN	1,665.60	15,181.36	7,500.00	(7,681.36)	202.4
100-411-400-144 FICA-MEDICARE - TOWN ADMIN	69.20	409.28	870.00	460.72	47.0
100-411-400-145 PERA - TOWN ADMIN	709.36	9,393.46	11,345.00	1,951.54	82.8
100-411-400-210 OFFICE SUPPLIES - TOWN ADMIN.	.00	656.83	1,000.00	343.17	65.7
100-411-400-220 OPERATING SUPPLIES- TOWN ADMIN	111.91	1,310.02	1,300.00	(10.02)	100.8
100-411-400-230 R & M SUPPLIES - TOWN HALL	.00	8.38	200.00	191.62	4.2
100-411-400-311 POSTAGE - TOWN ADMIN.	60.00	312.27	700.00	387.73	44.6
100-411-400-320 PRINTING AND COPYING	383.50	2,612.61	3,000.00	387.39	87.1
100-411-400-330 PROF DUES, SUBS, AND MEMBERSHI	1,389.11	18,432.62	1,500.00	(16,932.62)	1228.8
100-411-400-331 LEGAL NOTICES - TOWN HALL	926.40	3,930.00	3,000.00	(930.00)	131.0
100-411-400-345 TELEPHONE/INTERNET - TOWN HALL	221.25	2,257.90	5,000.00	2,742.10	45.2
100-411-400-346 EMPLOYEE CELL PHONES	287.16	2,684.51	4,000.00	1,315.49	67.1
100-411-400-347 COMPUTERS AND SOFTWARE TA	3,000.00	9,976.70	16,000.00	6,023.30	62.4
100-411-400-350 PROFESSIONAL SERVICES-TOWN HAL	490.00	4,026.93	2,000.00	(2,026.93)	201.4
100-411-400-352 LEGAL SERVICES	10,395.00	12,199.50	15,000.00	2,800.50	81.3
100-411-400-354 AUDITING - TOWN HALL	10,000.00	28,675.00	8,000.00	(20,675.00)	358.4
100-411-400-360 R & M SERVICES - TOWN HALL	.00	.00	500.00	500.00	.0
100-411-400-370 TRAVEL, TRAINING, MEETING-TOWN H	1,155.12	5,336.16	2,000.00	(3,336.16)	266.8
100-411-400-495 MISC. EXPENSES - TOWN HALL	.00	2,048.10	2,000.00	(48.10)	102.4
100-411-400-510 INSURANCE - TOWN HALL	2,714.99	13,574.95	22,000.00	8,425.05	61.7
100-411-400-947 OFFICE EQUIPMENT - TOWN HALL	.00	24.99	500.00	475.01	5.0
TOTAL TOWN ADMIN	40,872.23	239,158.10	380,230.50	141,072.40	62.9
<u>MUNICIPAL COURT</u>					
100-412-100-111 SALARIES - MUNICIPAL COURT	1,200.00	6,600.00	6,000.00	(600.00)	110.0
100-412-100-144 FICA-MEDICARE-MUNICIPAL COURT	17.40	87.00	87.00	.00	100.0
100-412-100-145 PERA - MUNICIPAL COURT	176.76	954.18	510.00	(444.18)	187.1
100-412-100-330 PUBLICITY,SUBS,DUES - M. COURT	.00	.00	20.00	20.00	.0
100-412-100-370 TRAVEL & MEETINGS - M. COURT	100.00	100.00	750.00	650.00	13.3
100-412-100-495 MISC. EXPENSES - M. COURT	.00	.00	1,000.00	1,000.00	.0
TOTAL MUNICIPAL COURT	1,494.16	7,741.18	8,367.00	625.82	92.5

TOWN OF LAKE CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2022

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ELECTIONS</u>					
100-414-000-111	.00	5,540.00	5,000.00	(540.00)	110.8
100-414-000-220	.00	1,881.10	2,500.00	618.90	75.2
100-414-000-352	.00	.00	500.00	500.00	.0
TOTAL ELECTIONS	.00	7,421.10	8,000.00	578.90	92.8
<u>COMMUNITY FAC & PARKS</u>					
100-419-400-220	3,835.86	8,862.21	13,000.00	4,137.79	68.2
100-419-400-223	279.66	2,451.73	2,300.00	(151.73)	106.6
100-419-400-230	9.97	910.07	2,500.00	1,589.93	36.4
100-419-400-341	544.80	7,049.99	6,200.00	(849.99)	113.7
100-419-400-344	.00	20,161.10	15,000.00	(5,161.10)	134.4
100-419-400-356	415.81	19,990.95	6,500.00	(13,490.95)	307.6
100-419-400-360	250.00	11,697.90	22,000.00	10,302.10	53.2
100-419-400-361	1,852.50	6,776.75	9,000.00	2,223.25	75.3
TOTAL COMMUNITY FAC & PARKS	7,188.60	77,900.70	76,500.00	(1,400.70)	101.8
<u>STREETS & ALLEYS PROGRAMS</u>					
100-431-400-230	193.94	2,435.51	5,000.00	2,564.49	48.7
100-431-400-231	.00	15,204.70	12,000.00	(3,204.70)	126.7
100-431-400-350	.00	1,010.00	.00	(1,010.00)	.0
100-431-400-360	.00	.00	3,000.00	3,000.00	.0
100-431-400-365	.00	178.04	.00	(178.04)	.0
100-431-400-370	.00	165.62	15,000.00	14,834.38	1.1
100-431-400-452	.00	1,460.00	3,000.00	1,540.00	48.7
100-431-400-453	.00	12,030.00	8,000.00	(4,030.00)	150.4
100-431-500-230	.00	.00	5,000.00	5,000.00	.0
100-431-500-360	.00	11,114.85	25,000.00	13,885.15	44.5
100-431-800-111	3,264.29	21,871.61	31,000.00	9,128.39	70.6
100-431-800-143	.00	1,050.84	5,608.80	4,557.96	18.7
100-431-800-144	49.10	305.17	450.00	144.83	67.8
100-431-800-145	508.23	3,267.88	4,410.00	1,142.12	74.1
100-431-800-146	26.46	1,297.55	1,300.00	2.45	99.8
100-431-800-340	35.50	325.77	500.00	174.23	65.2
TOTAL STREETS & ALLEYS PROGRAMS	4,077.52	71,717.54	119,268.80	47,551.26	60.1
<u>DEPARTMENT 432</u>					
100-432-000-350	.00	210.40	.00	(210.40)	.0
TOTAL DEPARTMENT 432	.00	210.40	.00	(210.40)	.0

TOWN OF LAKE CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2022

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>DEPARTMENT 436</u>					
100-436-000-360 ROUND TOP REPAIR & MAINT SERV	1,776.02	1,776.02	1,500.00	(276.02)	118.4
100-436-000-495 MISCELLANEOUS EXPENSES	.00	100.00	.00	(100.00)	.0
TOTAL DEPARTMENT 436	1,776.02	1,876.02	1,500.00	(376.02)	125.1
<u>RECREATION</u>					
100-451-100-111 SALARIES - REC DEPT	7,340.85	56,936.04	80,560.00	23,623.96	70.7
100-451-100-112 PT SEASONAL	270.00	4,621.50	9,900.00	5,278.50	46.7
100-451-100-143 HEALTH INSURANCE - REC DEPT	832.80	12,597.49	18,696.00	6,098.51	67.4
100-451-100-144 FICA-MEDICARE - REC DEPT	108.72	861.64	1,250.00	388.36	68.9
100-451-100-145 PERA - REC DEPT	1,121.08	8,823.71	12,900.00	4,076.29	68.4
100-451-100-224 RECREATION SUPPLIES - REC.	829.50	9,380.08	10,000.00	619.92	93.8
100-451-100-360 R & M SERVICES - RECREATION	155.88	930.71	15,000.00	14,069.29	6.2
100-451-100-370 TRAVEL, TRAINING AND MEETINGS	208.75	1,876.71	1,500.00	(376.71)	125.1
100-451-100-496 MISCELLANEOUS - RECREATION	.00	25.25	.00	(25.25)	.0
100-451-200-111 SALARIES - SKI HILL	576.00	7,456.75	9,500.00	2,043.25	78.5
100-451-200-144 FICA-MEDICARE - SKI HILL	8.35	83.26	140.00	56.74	59.5
100-451-200-145 PERA - SKI HILL	84.84	876.24	1,500.00	623.76	58.4
100-451-200-220 OPERATING SUPPLIES - SKI HILL	.00	1,476.30	6,000.00	4,523.70	24.6
100-451-200-230 R & M SUPPLIES - SKI HILL	1,562.37	2,899.13	2,500.00	(399.13)	116.0
100-451-200-330 PUBLICITY, SUBS, DUES -SKI HILL	23.56	664.33	600.00	(64.33)	110.7
100-451-200-341 ELECTRICITY - SKI HILL	57.41	792.88	2,500.00	1,707.12	31.7
100-451-200-345 TELEPHONE - SKI HILL	57.51	575.18	400.00	(175.18)	143.8
100-451-200-350 PROFESSIONAL SVS - SKI HILL	.00	.00	400.00	400.00	.0
100-451-200-358 INSPECTIONS - SKI HILL	.00	781.85	1,500.00	718.15	52.1
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	57.17	600.00	542.83	9.5
100-451-200-593 PERMITS - SKI HILL	.00	549.00	1,000.00	451.00	54.9
TOTAL RECREATION	13,237.62	112,265.22	177,446.00	65,180.78	63.3
<u>MARKETING</u>					
100-455-100-330 MARKETING-PUB, SUBS & DUES	.00	.00	1,000.00	1,000.00	.0
100-455-100-340 MARKETING-MAIN STREET	.00	5,000.00	5,000.00	.00	100.0
TOTAL MARKETING	.00	5,000.00	6,000.00	1,000.00	83.3
<u>HISTORIC PRESERVATION</u>					
100-460-100-370 TRAVEL, TRAINING AND MEETINGS	.00	.00	1,500.00	1,500.00	.0
TOTAL HISTORIC PRESERVATION	.00	.00	1,500.00	1,500.00	.0

TOWN OF LAKE CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2022

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>CONTRACT PAYMENTS</u>					
100-480-310-397 CONTRACT PAYMENTS, LAW ENFORCE	20,648.00	61,944.00	85,592.00	23,648.00	72.4
100-480-330-397 CONTRACT PAYMENTS, BUILDING IN	5,304.50	15,913.50	21,218.00	5,304.50	75.0
TOTAL CONTRACT PAYMENTS	<u>25,952.50</u>	<u>77,857.50</u>	<u>106,810.00</u>	<u>28,952.50</u>	<u>72.9</u>
<u>CAPITAL IMPROVEMENTS</u>					
100-485-000-810 CAP IMP STREETS & ALLEYS	35,465.67	1,027,677.53	1,240,000.00	212,322.47	82.9
TOTAL CAPITAL IMPROVEMENTS	<u>35,465.67</u>	<u>1,027,677.53</u>	<u>1,240,000.00</u>	<u>212,322.47</u>	<u>82.9</u>
TOTAL FUND EXPENDITURES	<u>130,064.32</u>	<u>1,628,825.29</u>	<u>2,125,622.30</u>	<u>496,797.01</u>	<u>76.6</u>
NET REVENUE OVER EXPENDITURES	<u>7,248.05</u>	<u>93,130.87</u>	<u>(343,540.01)</u>	<u>(436,670.88)</u>	<u>27.1</u>

TOWN OF LAKE CITY
 BALANCE SHEET
 OCTOBER 31, 2022

CONSERVATION TRUST FUND

ASSETS

300-100-000-000	CASH IN COMBINED FUND	(	740.00)	
300-104-100-000	SAVINGS (MONEY MARKET ACCOUNT)		32,962.16	
300-132-000-000	DUE FROM OTHER GOVERNMENTS	(	4,086.08)	
	TOTAL ASSETS			<u>28,136.08</u>

LIABILITIES AND EQUITY

FUND EQUITY

300-280-000-000	FUND BALANCE	28,080.13		
	REVENUE OVER EXPENDITURES - YTD	55.95		
	BALANCE - CURRENT DATE		<u>28,136.08</u>	
	TOTAL FUND EQUITY			<u>28,136.08</u>
	TOTAL LIABILITIES AND EQUITY			<u>28,136.08</u>

TOWN OF LAKE CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2022

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	6.77	55.95	20.00	(35.95)	279.8
TOTAL OTHER REVENUE	6.77	55.95	20.00	(35.95)	279.8
TOTAL FUND REVENUE	6.77	55.95	4,020.00	3,964.05	1.4

TOWN OF LAKE CITY
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 10 MONTHS ENDING OCTOBER 31, 2022

CONSERVATION TRUST FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>CONSERVATION TRUST EXPENDITURE</u>					
300-452-000-365 CAPITAL IMPROVEMENT PROJECTS	.00	.00	30,000.00	30,000.00	.0
TOTAL CONSERVATION TRUST EXPENDITURE	.00	.00	30,000.00	30,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	30,000.00	30,000.00	.0
NET REVENUE OVER EXPENDITURES	6.77	55.95	(25,980.00)	(26,035.95)	.2

TOWN OF LAKE CITY
BALANCE SHEET
OCTOBER 31, 2022

WATER & SEWER FUND

ASSETS

600-100-000-000	CASH IN COMBINED FUND	1,578,682.11	
600-115-000-000	CUSTOMER ACCOUNTS RECEIVABLE	72,058.37	
600-160-000-000	LAND	76,697.00	
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	
	TOTAL ASSETS		6,661,091.91

LIABILITIES AND EQUITY

LIABILITIES

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	10,184.81	
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	
	TOTAL LIABILITIES		1,355,641.03

FUND EQUITY

600-280-000-000	FUND BALANCE	3,604,686.50	
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	85,594.78	
	BALANCE - CURRENT DATE		5,305,450.88
	TOTAL FUND EQUITY		5,305,450.88
	TOTAL LIABILITIES AND EQUITY		6,661,091.91

TOWN OF LAKE CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2022

WATER & SEWER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTERGOVERNMENTAL REVENUE</u>					
600-334-000-000 GRANTS	.00	.00	260,000.00	260,000.00	.0
TOTAL INTERGOVERNMENTAL REVENUE	.00	.00	260,000.00	260,000.00	.0
<u>WATER & SEWER REVENUE</u>					
600-341-800-000 CHARGES FOR SERVICES	.00	446.31	.00	(446.31)	.0
600-344-100-000 WATER SALES	61,618.58	305,759.21	350,000.00	44,240.79	87.4
600-344-200-000 SEWER REVENUES	54,996.33	203,614.50	260,000.00	56,385.50	78.3
600-344-300-000 WATER TAP CONNECTION CHARGES	.00	39,000.00	5,000.00	(34,000.00)	780.0
600-344-400-000 SEWER TAP CONNECTION CHARGES	.00	31,703.38	5,000.00	(26,703.38)	634.1
600-344-500-000 WATER METERS	.00	17,466.29	1,500.00	(15,966.29)	1164.4
600-344-600-000 INSPECTION FEES	.00	50.00	.00	(50.00)	.0
TOTAL WATER & SEWER REVENUE	116,614.91	598,039.69	621,500.00	23,460.31	96.2
<u>SOURCE 36</u>					
600-361-000-000 EARNINGS ON DEPOSITS	.00	1,631.27	500.00	(1,131.27)	326.3
600-361-100-000 EARNINGS ON ACCTS RECEIVABLE	388.07	1,875.44	2,000.00	124.56	93.8
600-369-000-000 MISCELLANEOUS REVENUES	.00	1,826.43	.00	(1,826.43)	.0
TOTAL SOURCE 36	388.07	5,333.14	2,500.00	(2,833.14)	213.3
TOTAL FUND REVENUE	117,002.98	603,372.83	884,000.00	280,627.17	68.3

TOWN OF LAKE CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2022

WATER & SEWER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT	
<u>WATER & SEWER EXPENDITURES</u>						
600-433-100-350	PROFESSIONAL SERVICE W&S ADMIN	.00	3,915.00	.00 (	3,915.00) .0
600-433-410-221	CHEMICALS - WATER WELLS	.00	19,693.04	14,000.00 (	5,693.04) 140.7
600-433-410-229	OPERATING SUPPLIES-WATER WELLS	.00	317.00	1,500.00	1,183.00 21.1	
600-433-410-230	R & M SUPPLIES - WATER WELLS	.00	12.46	1,000.00	987.54 1.3	
600-433-410-312	FREIGHT - WATER WELLS	.00	192.15	3,000.00	2,807.85 6.4	
600-433-410-341	ELECTRIC POWER/PROPANE-WW	2,864.16	22,643.33	36,500.00	13,856.67 62.0	
600-433-410-345	TELEMETRY-WATER WELL	.00	1,324.54	2,850.00	1,525.46 46.5	
600-433-410-350	PROF & ENG SVCS - WATER WELLS	.00	.00	250.00	250.00 .0	
600-433-410-358	TESTS - WATER WELLS	.00	5,913.78	6,000.00	86.22 98.6	
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	220.00	2,500.00	2,280.00 8.8	
600-433-410-600	LAKE SAN CRISTOBAL	.00	14,271.50	14,271.50	.00 100.0	
600-433-440-229	OPERATING SUPPLIES- WATER DIST	.00	77.48	2,000.00	1,922.52 3.9	
600-433-440-230	R&M SUPPLIES-WATER DIST.	.00	5,864.89	3,000.00 (	2,864.89) 195.5
600-433-440-350	PROFESSIONAL SVS - WATER DIST.	.00	836.30	5,000.00	4,163.70 16.7	
600-433-440-360	R & M SERVICES - WATER DIST.	.00	14,861.81	21,000.00	6,138.19 70.8	
600-433-510-230	R & M SUPPLIES - SEWER COLL	.00	873.87	3,000.00	2,126.13 29.1	
600-433-510-360	R & M SERVICES - SEWER COLL	.00	19,008.01	15,000.00 (	4,008.01) 126.7
600-433-530-221	CHEMICALS - WWTP	.00	9,872.76	6,750.00 (	3,122.76) 146.3
600-433-530-229	OPERATING SUPPLIES - WWTP	.00	2,530.31	3,500.00	969.69 72.3	
600-433-530-230	R & M SUPPLIES - WWTP	33.99	559.41	1,000.00	440.59 55.9	
600-433-530-312	FREIGHT - WWTP	.00	2,003.29	1,000.00 (	1,003.29) 200.3
600-433-530-341	ELECTRIC POWER - WWTP	2,737.51	27,023.25	32,500.00	5,476.75 83.2	
600-433-530-344	PROPANE - WWTP	377.32	8,519.99	4,000.00 (	4,519.99) 213.0
600-433-530-350	PROFESSIONAL SVS - WWTP	.00	1,411.70	5,000.00	3,588.30 28.2	
600-433-530-358	TESTS - WWTP	832.53	5,336.28	7,000.00	1,663.72 76.2	
600-433-530-359	DUMP CHARGES - WWTP	784.23	3,699.03	2,000.00 (	1,699.03) 185.0
600-433-530-360	R & M SERVICES - WWTP	.00	211.00	.00 (	211.00) .0
600-433-530-593	PERMITS - WWTP	.00	1,732.39	1,600.00 (	132.39) 108.3
600-433-600-111	SALARIES - W & S ADMIN	21,299.19	140,276.04	188,200.00	47,923.96 74.5	
600-433-600-142	WORKMENS COMP - W & S ADMIN	.00	5,756.50	10,000.00	4,243.50 57.6	
600-433-600-143	HEALTH INSUR - W & S ADMIN	2,498.40	31,775.25	32,000.00	224.75 99.3	
600-433-600-144	FICA--MEDICARE - W & S ADMIN	309.65	1,941.47	2,750.00	808.53 70.6	
600-433-600-145	PERA - W & S ADMIN	3,194.39	20,490.08	26,800.00	6,309.92 76.5	
600-433-600-229	OPERATING SUPPLIES-W & S ADMIN	2,965.62	7,563.66	1,000.00 (	6,563.66) 756.4
600-433-600-230	CLOTHING-W & S ADMIN	231.22	558.23	1,000.00	441.77 55.8	
600-433-600-231	FUEL - W & S ADMIN	647.24	5,742.64	5,000.00 (	742.64) 114.9
600-433-600-320	PRINTING - W & S ADMIN	130.26	914.73	.00 (	914.73) .0
600-433-600-331	LEGAL NOTICES - W & S ADMIN	.00	3,066.20	.00 (	3,066.20) .0
600-433-600-335	DUES, SUBSCRIPTIONS -W&S ADMIN	21.29	2,865.35	600.00 (	2,265.35) 477.6
600-433-600-345	TELEPHONE - W & S ADMIN	111.60	1,171.99	1,200.00	28.01 97.7	
600-433-600-346	INTERNET - W & S ADMIN	271.60	1,574.38	.00 (	1,574.38) .0
600-433-600-352	LEGAL SERVICES - W & S ADMIN	.00	367.50	10,000.00	9,632.50 3.7	
600-433-600-360	R&M SERVICES - W & S ADMIN	11.86	11.86	.00 (	11.86) .0
600-433-600-361	MV R&M SERVICES - W & S ADMIN	997.27	5,339.66	10,000.00	4,660.34 53.4	
600-433-600-370	TRAVEL & MEETINGS- W & S ADMIN	.00	56.25	3,500.00	3,443.75 1.6	
600-433-600-495	MISC EXPENSES - W & S ADMIN	7.40	2,499.14	2,500.00	.86 100.0	
600-433-600-510	INSURANCE-W & S ADMIN	2,796.73	8,226.71	11,000.00	2,773.29 74.8	
600-433-600-753	ADMIN OPERATING COSTS FROM GEN	.00	.00	15,445.00	15,445.00 .0	
TOTAL WATER & SEWER EXPENDITURES		43,123.46	413,122.21	517,716.50	104,594.29	79.8

TOWN OF LAKE CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2022

WATER & SEWER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>DEBT</u>					
600-470-200-620 DEBT INTEREST	3,465.01	6,984.64	6,985.00	.36	100.0
TOTAL DEBT	3,465.01	6,984.64	6,985.00	.36	100.0
<u>W&S CIP</u>					
600-700-000-130 WWTP - MODIFICATIONS	.00	32,403.00	1,250,000.00	1,217,597.00	2.6
600-700-000-140 CAP IMP NEW VEHICLE	.00	47,261.20	.00	(47,261.20)	.0
600-700-000-160 CAP IMP WATER STATION	.00	18,007.00	30,000.00	11,993.00	60.0
TOTAL W&S CIP	.00	97,671.20	1,280,000.00	1,182,328.80	7.6
TOTAL FUND EXPENDITURES	46,588.47	517,778.05	1,804,701.50	1,286,923.45	28.7
NET REVENUE OVER EXPENDITURES	70,414.51	85,594.78	(920,701.50)	(1,006,296.28)	9.3

TOWN OF LAKE CITY
BALANCE SHEET
OCTOBER 31, 2022

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>

Town Clerk Report

October 2022

Total Cash Receipts: \$194,321.80

August Sales Tax: \$110,751.41

W&S Payments: \$62,636.96

3rd QTR MVSA: \$1,470.00

Sept. Property Tax: \$1,265.84

Citations: \$797.00

Gym: \$480

I will be trained and given access to the Granicus address verification software and data next Monday.

I will be giving a presentation of the data and information that I have gathered about short term rentals in Lake City by the first meeting in December.

The owners of the property at 890 South Water Street contacted me on Monday and have started the short term rental application process. I received part of the application today.

I will be going to the CMJA conference next week from Thursday till Saturday in Glenwood Springs.

I worked on providing data and information to Joanned for the Waste Water Treatment Plant Loan which took a good 12 hours of work to put together.

Town Manager Report

- Met with CHFA and Engineers as well as other community members to discuss the workforce housing needs next to the medical center.
- Went briefly to the winter tourism workshop to discuss ideas for businesses in the winter
- Met with representatives of the town and county for the flood plain study
- Working with Dan Krob on drafting a lease up for the house of 621 Water St
- Title paperwork should be ready for November 7th closing date.
- Continue to Work on the 2023 Budget.
- Working on CDPHE Loan with Michelle, Lex, and Joanne which will be submitted in November.
- New DVR was bought for the Security Cameras as the old one is no longer usable.



BUILDING DEPARTMENT
Gabe McNeese
311 N. Henson St., Lake City, CO, 81235.
Phone: 970-901-9570, email gabem@hinsdalecountycolorado.us

TOWN OF LAKE CITY MONTHLY MEETING

October, 2022

October has been one busy place for the building department, with a total of nine new permits for town, and an additional eleven for the county, this is the third most permitted month of the year. Last year town had a total of thirty-five permits, and as of today we just signed off on number forty-one. Overall permit numbers are up from last year, I just signed off on permit number one hundred and eleven.

Downtown is finally finishing up with concrete walkway pours around exits, and the new pickle ball court just behind the Town office. The work Jamison and crew have done is amazing, especially around the boardwalk at the bank, and the small highlights around the Downtown Park.

I will have Veteran's Park looking good for our up-coming Veterans Day Celebration, which will be on November 11th. I look forward to a busy November, as I see plenty of new projects people are attempting to squeeze in before winter finally arrives. I myself am getting ready for winter around my office and the County Court House, putting lawn care equipment away and doing some last-minute clean-up.

Sincerely,

Gabe McNeese.

Sheriff's Report

October 2022

BOCC/ BOTT

10/5: Sheriff's Office personnel completed POST required Low-Light Firearms training. This training builds and evaluated individuals' skill pertaining to the use of firearms in diminished light conditions.

10/9: Late in the evening, Deputy Pantleo received a call of an intoxicated male with a handgun in the 600 block of N. Henson St. Pantleo and Sheriff Kambish arrived at the address to find, what appeared to be an empty house. Contacting dispatch Pantleo was informed the reporting party (RP) was parked at the Country Store. After making contact with the RP Pantleo learned a group of several people, including small children had rented the house for a weekend getaway. During the afternoon a male began drinking heavily, and in the later hours got into an argument with his wife over caring for their infant child. The male then walked out of the house and retrieved a handgun from a vehicle parked outside, and returned to the house. The other individuals inside the house feared for their safety, gathered their children and fled, calling 911. Pantleo and Kambish, with Undersheriff Kaminski in-route, returned to the house in order to contact the male suspect who was reported to still be inside. After several minutes of calling into the house, the man came to the front door. After speaking with Pantleo it was determined the man had retrieved the firearm in an apparent attempt to intimidate his wife. The man was arrested for prohibited use of a weapon/ domestic violence, and was transported to the Gunnison County jail. This case was later dismissed with prejudice by the District Attorney's Office.

10/11: Undersheriff Kaminski responded to a vicious dog at the medical center. Callers reported an aggressive dog was in the parking lot, not allowing people to enter the medical center. When Kaminski arrived, he exited his vehicle as was immediately accosted by the dog as it charged towards him. Fearing for his safety, Kaminski drew his sidearm but refrained from its use as the dog retreated. Shortly after, the owner of the dog exited the medical center and was able to get the dog back into the vehicle it had escaped from. Upon conversing with the owner, it appeared the dog had been secured inside the vehicle with a second dog, and was able to squeeze through a partially open window. Seeing as the dog had not attacked anyone, and that the owner had made a reasonable effort to keep the dog contained, Kaminski decided to issue a written warning to the owner informing him and future incident would result in a citation.

10/17: Deputy Zeckser was called to the Town office for a couch that had been illegally dumped in the alley between the armory and the bank. After speaking with town employees, Zeckser went to the bank in an attempt to find video evidence of the dumping. No information was gathered from the video, nor could Zeckser locate any witnesses.

10/17: Deputy Pantleo responded to a call of dog bite occurring in the Ball Flats neighborhood. After speaking with the victim dog's owner Pantleo discovered the owner was walking the dog through the alley between Water and Pine St. near 5th St. when a dog attacked. The victim dog sustained an injury to its hind quarter. After speaking with the owner of the other dog, the parties decided they would prefer to handle the matter civilly, and no citation was issued.

10/20: Deputy Zeckser represented the Sheriff's Office in South Fork for their annual Chili cook-off. Zeckser took the award for best decorations. Although not winning, his "On Target" chili was a hit.

Multiple dates: Various Sheriff's Office personnel have responded multiple times to a petty neighbor dispute regarding a fence being replaced on a property in the 500 block of N. Henson St. In addition to one of the neighbors attempting to cut the fence down, it seems a civil lawsuit has also been filed.

10/23: At around 4:30pm SO personnel received information stating there was an SOS beacon activated at around 1420 hours. The beacon was showing to be at the summit of Engineer Pass. At around 1800 hours Hinsdale County SAR deployed to the beacon from our side of Engineers Pass as Ouray County SAR deployed from the back side. Ouray County was unable to make it to the top due to heavy snowfall but our SAR team made it to the top and made contact with the individual at around 1930 hours. Upon contact, the patient (69 years old male and reported missing at around 1200 hours that afternoon from the Black Bear Trail head in Ouray County) was said to have been medically okay at the time but likely would not have survived the night as he was already experiencing extreme cold and was unable to set up his camping gear as a result. SAR personnel stated it was around 10 degrees and "snowing sideways" on top of the fresh 1-2 feet of snow that had already fallen. The patient was then transported back to Lake City and provided housing by a SAR member before being picked up by his girlfriend and reporting party of the incident the next day. The incident was SAR's 35th mission for 2022.

10/24: Sheriff's Office personnel held Active Shooter Response training in cooperation with Lake City Community School.

10/24: Deputy Zeckser and Undersheriff Kaminski responded to a call of a bear in a vehicle in the San Juan Estates sub-division. Upon arrival SO staff found a young bear had gained access to a camper van but was unable to find its way out. With some coaxing, the bear extricated itself from the vehicle and fled the scene. No damage was reported.

10/27: Undersheriff Kaminski and Sheriff Kambish responded to a residence on Golden Fleece Rd., in the Park Creek subdivision, for possible domestic violence in progress. Home owners witnessed, through a video security system, two individuals arguing. Feeling the situation may spin out of control they called Gunnison dispatch to report the incident. Upon arriving Kaminski and Kambish made contact with a male and female party who were hired to paint the interior of the house. After interviewing both parties, it was discovered there was only a verbal argument and no crime was committed.

10/31: Deputy Zeckser represented the Sheriff's office at the town's Trunk or Treat event.

Citations for October:

Violated Traffic law on OHV (Careless): 1

Operated OHV where prohibited: 1

Speeding (motor vehicle): 2



Alexander Mulhall <alexandermulhall@townoflakecity.co>

Sold MLS Information - 153 Galena Court in Lake City Heights

A Danielle Worthen <danielle@hallrealty.net>
To: Alexander Lex Mulhall <alexandermulhall@townoflakecity.co>

Fri, Oct 21, 2022 at 10:06 AM

Good morning Lex,

Please share the following information with the Mayor, Trustees and Town Attorney as it may pertain and give some insight to the history of short term vacation rentals in the Lake City Heights Subdivision.

Linked below is the Sold MLS information for [153 Galena Court](#) in Lake City Heights formerly owned by Robert Borsh. It sold in September 2016. As the Team Murphy listing states in the Remarks Section, it was in the short term vacation rental market at the time of the sale in 2016.

<http://cren.paragonrels.com/publink/default.aspx?GUID=e292982f-b4b9-4fbc-905c-515aba7cfb25&Report=Yes>

It is my understanding that Lakeview Property Management was the vacation rental manager for the formerly owned Borsh home, in addition to the formerly owned Willette home at 286 North Water Street. The Texan Resort has had the 890 South Water Street home in their short term vacation rental market for more than 15 years and it remains listed in the 2023 rental market on their website.

I've also attached the digital plat that I emailed you yesterday for the Lake City Heights Subdivision with reception number 78542 stating the 5 Deed Restrictions.

Thank you for your efforts in compiling information to be reviewed.
Danielle

A. Danielle Worthen
Owner/Broker Associate
Hall Realty, Inc.
P.O. Box 280
Lake City, CO 81235
970-944-8100 Office
www.hallrealty.net



CONFIDENTIALITY NOTICE: The information contained in this email and attached document(s) may contain confidential information that is intended only for the addressee(s). If you are not the intended recipient, you are hereby advised that any disclosure, copying, distribution, or the taking of any action in reliance upon the information is prohibited. If you have received this email in error, please immediately notify the sender and delete it from your system.

 **Lake City Heights Plat Reception-78542.pdf**
922K

Vance Lipsey

825 N Gunnison Ave Unit 3 Lake City, CO 81235 | (615)497-9867 | lipseyvs@gmail.com

Town of Lake City
Board of Trustees
230 N Bluff St
Lake City, CO 81235
October 13th, 2022

Dear Board of Trustees,

Please accept this letter as notice of my resignation from my position as Town Manager. I will not be renewing my contract for 2023 and my last day will be December 23rd. Many of you may not know that I have been dealing with a lot personally and it is in my best interest to be near family in Texas. After the last meeting it was clear that it was the best interests for both parties for me move on. I do not want to be a distraction and thus will move on to further my career. My one request for the board is that we can negotiate the loan that was given to me and work out something that is best for both parties.

It has been a pleasure working with you and your team over the last few months. I wish for continued growth and I wish you much success. I would like to help with the transition of my Management duties so that systems continue to function smoothly after my departure. I will make certain that all reporting and records are updated before my last day of work.

Thank you again for the opportunity to work for the Town of Lake City. I wish you and your staff all the best and I look forward to staying in touch with you.

Sincerely,

A handwritten signature in black ink that reads "Vance Lipsey". The signature is written in a cursive style with a large, sweeping flourish at the end.

Vance S. Lipsey

October 29, 2022

Colorado Tourism Office
1600 Broadway, Ste. 2500
Denver, CO 80202

RE: Letter of support for the Lake Fork Valley Conservancy's Dark-Sky Initiatives

This letter is provided in support of the Lake Fork Valley Conservancy (LFVC), well known for its dark-sky initiatives and advocacy for protecting the nocturnal environment, for their Colorado Dark Sky Certification Mentor Program grant proposal.

The LFVC has established public astronomy programs stemming from their 58-acre Lake Fork Earth & Sky Center, designated as a Dark-Sky Park by the International Dark-Sky Association. The weekly summer programs have been popular with residents and visitors over the past two years. The Town of Lake City recognizes the opportunity to increase shoulder and off-season tourism in Lake City by increasing program offerings related to dark skies during those seasons. The first step to reaching the off-season market is to host an event to enhance the established local interest in Dark-Sky programs and extend the local network to the regional and statewide levels. The LFVC and Chamber of Commerce are in the planning stages of hosting a star festival in 2023, and this grant would help them achieve their goal.

Furthermore, the Board of Trustees supports the joint effort of the LFVC and Hinsdale County to reclaim an abandoned US Forest Service campground at the top of Slumgullion Pass, which is about 20 minutes by car from the Town of Lake City. The proposed layout for this site includes a public stargazing deck, an astronomy-themed campground, and roll-off roof observatory building. This site would generate national attention due to the superior quality of night sky viewing from this location. The LFVC's goal is to obtain a Dark-Sky Sanctuary designation for this site, which fulfills the primary purpose of the Mentor Program.

The Board of Trustees is pleased to support the opportunity to further astrotourism while protecting the natural environment and fully supports the LFVC in their endeavor to grow the interest, awareness, and protection of dark skies in Lake City and Hinsdale County.

Sincerely,

SIGNATURE

NAME
TITLE

Proposal for Professional Auditing Services

Green & Associates, LLC

PO Box 865
Longmont, CO 80502
720-839-6458

Green & Associates LLC

Certified Public Accountants & Business Consultants

TABLE OF CONTENTS

- Transmittal Letter
- About the Firm
- Quality Control
- Commitment to Service
- Approach to the Engagement
- Timeline
- Resume of Engagement Team
- Peer Review Report

Green & Associates LLC

Certified Public Accountants & Business Consultants

October 25, 2022

Dear Town of Lake City:

We appreciate the opportunity to propose our audit services for the Town of Lake City. We can deliver an audit of your financial statements in accordance with Generally Accepted Auditing Standards in a quality and timely manner. We understand the work to be performed, and are confident that our firm and its staff possess the necessary skills and qualifications in order to provide you with services in the highest quality and timeliest manner possible. We have the staff and resources to meet the deadlines of your organization.

Green & Associates, LLC was founded on the idea of offering quality audits at a reasonable price while providing service above and beyond most firms. We believe in immediately returning client inquiries and are available for questions throughout the year. We are committed to meeting your timeline for the audit and being responsive to your priorities.

We work with your team to minimize the disruption during the audit process. This is accomplished through prior planning, open communication, and consistency from year to year of the audit team. The consistency of the audit team greatly reduces the amount of time you spend updating new auditors on the nature of your entity while the clear communication reduces the time responding to requests for documentation and will expedite the entire audit process. This also eliminates most of the last-minute surprises and allows you to plan your time more efficiently. We are confident that we can offer your organization the highest level of client care.

We can commit to you that our firm's approach to client service will continue to surpass your expectations for years to come. Our qualifications and credentials are presented in the attached proposal for your convenience. We are confident that the services our firm can provide the Town of Lake City will demonstrate that we are highly qualified. We are committed to resolving issues promptly, responding to requests immediately and meeting with you regularly.

We believe that our firm can provide the Town of Lake City a high quality, efficient audit of their financial statements at a fair price. Please call me regarding any questions that you may have. I look forward to hearing from you and hope that Green & Associates, LLC can be of service to you.

Sincerely,



David Green, CPA
Managing Member

PO Box 865
Longmont, CO 80502

Green & Associates • LLC

PHONE (720) 839-6458
www.GreenCPAfirm.com

About the Firm

Green & Associates, LLC is located in Longmont, CO and was established with the primary focus to be in providing auditing, accounting and taxation services to not for profits and governmental clients. The firm is properly licensed to practice in Colorado and Wyoming. The firm consists of one CPA and one general accountant who are involved in the audits and accounting of governmental and non-profit entities.

The firm is a member of the Colorado Society of Certified Public Accountants, the AICPA and the Special Districts Association of Colorado in order to remain current on the areas affecting our clients. Based on the skill level and experience of the staff in place we are confident that we can provide the Town of Lake City with the services requested in the timeframe they are desired. Green & Associates, LLC and all members of the firm are independent of Town of Lake City.

Quality Control

The firm is committed to the highest level of competency and requires each professional to undergo a minimum of 40 hours of continuing education in audit and accounting annually with at least 24 of those hours in the area of governmental and non-profit accounting and auditing during the reporting period. All professionals associated with the firm are members of the Colorado Society of CPA's and the AICPA. The firm and all professional staff are properly licensed by the Colorado State Board of Accountancy. Additionally, the firm is licensed by the Wyoming State Board of Accountancy to practice.

The firm participates in the AICPA peer review program. During the most recent inspection dated January 23, 2020 the firm received the highest rating possible, a rating of "Pass." A copy of the report is attached to this proposal. The peer review consisted of audits performed under governmental auditing standards, single audit – Uniform Guidance (formerly A-133), and general governmental and non-profit engagements. The firm carries professional liability insurance through AON insurance Services in the amount of \$500,000 / \$1,000,000, which exceeds the amounts required by the Colorado State Board of Accountancy. Neither the firm nor any staff member associated with the firm are under any disciplinary sanctions or investigations by the State Board of Accountancy, and have not been subject to any of the above in the past. The firm has not been subject of any Federal or State desk reviews.

Commitment to Service

The top priority at Green & Associates, LLC, is to provide our clients with the highest level of service and to help them identify and solve the problems facing their organization, enabling them meet or exceed their objectives. This is accomplished through a strict adherence to deadlines and by maintaining clear and open lines of communication to continue to meet the needs of our clients even as their business changes. In the course of carrying out an engagement we generate insights and develop information which results in improved controls and greater efficiencies leading to a higher level of financial reporting for our clients. At the conclusion of each engagement we provide a formal letter that will summarize any suggestions we may have.

Approach to the Engagement

Our audit of your basic financial statements will be performed in accordance with Generally Accepted Auditing Standards (GAAS) as set forth by the American Institute of Certified Public Accountants (AICPA).

Green & Associates, LLC takes a risk-based approach to every audit and tailors its approach to each specific engagement. We start by gaining a thorough understanding of your entity, the risks affecting the entity and managements approach to addressing those risks. Once these areas are determined we look at each individual risk and determine its risk of material misstatement to the financial statements through either errors or fraud and whether that risk relates to specific assertions or to significant account balances, classes of transactions or disclosures. We will also discuss with your staff and review documentation within the organization to determine specific laws, regulations and contracts as they relate to the organization. We will compare this with our knowledge of the governmental industry and evaluate additional laws and regulations that may apply to the organization. Based on the results of our planning and risk assessment we will determine a specific audit approach to be applied to each area.

Throughout the process of understanding your entity we will gain a thorough understanding of the internal controls that are in place. Based on our understanding of these controls we will assess their effectiveness and determine whether it is efficient to test these controls, and if effective rely on these controls, or if a testing methodology utilizing substantive tests would be more appropriate. To the extent that we perform substantive testing we will utilize statistical sampling to assist us in these procedures as considered necessary. Sample sizes are determined once planning is completed based on the risks identified in the audit area in order to achieve a high level of assurance.

As part of every audit we utilize analytical procedures throughout the audit beginning in the planning phases extending through the final review of the financial statements. We will utilize the information from your accounting system to evaluate relationships and to look for trends that are natural to each set of accounts. Analytical procedures are utilized in combination with the reliance of internal controls and the performance of substantive testing. Typical analytical procedures applied include but are not limited to:

- Comparison to prior years balances
- Comparison to expected balances based on our understanding of the entity
- Assessment of relevant ratios as they relate to specific accounts
- Comparison of budgeted balances to actual balances

We communicate closely and regularly with management and accounting staff during the audit process. From preliminary audit planning and field work, through delivery of reports and communication of internal control related materials, we strive to keep you informed. All proposed audit adjustments and management comments will be delivered to management prior to the presentation of the audit to the Board. This gives them an opportunity to be discussed and ensures there will be no surprises. A formal management letter will be issued when the audit is finalized. We believe this combination of communication, testing and planning results in an effective, cost efficient, independent audit, performed in a timely manner. There are no audit problems anticipated.

Resume of the Engagement Team

David Green, CPA (Engagement Partner)

Colorado License Number: 23825

Education: Bachelor of Science, Accounting, Colorado State University.

Licenses: Certified Public Accountant (Colorado)

Professional Organizations: Colorado Society of Certified Public Accountants
Special Districts Association of Colorado
American Institute of Certified Public Accountants

Continuing Education:

David continually participates in ongoing continuing education that is focused on governmental and nonprofit auditing practices. He consistently obtains continuing education credits in excess of those required for licensure. This includes annual updates in the areas of GASB pronouncements, auditing standards and Uniform Guidance (A-133) audit procedures. Special attention is given to areas with changes each year. This includes over 180 hours of continuing education over the past three years.

Experience:

Over 19 years of audit, taxation, general accounting and financial analysis experience in governmental, not for profit and for profit sectors. David has a wide range of governmental experience that includes extensive experience auditing all types of municipalities and special districts including water, sanitation, and metro districts. David also has performed many engagements that are required to be performed under OMB circular A-133 and Uniform Guidance. David has extensive knowledge of internal controls and their application in order to form a solid financial reporting system within organizations.

Sample of Current Similar Clients, David Green engagement partner:

Town of Palmer Lake
Town of Silver Plume
Coal Creek Canyon Fire Protection District
Lake City Fire Protection District
Lake Fork Health Service District

Fee Schedule

Our fees are based on the time spent on the engagements and are estimated based on our staff's previous experience in the industry. Our goal is to help you control your costs and to provide an effective independent audit in the most efficient manner possible. We are available year-round to assist with basic inquiries that may arise or to undertake additional services if needed. We do not bill for basic inquiries that arise during the year and believe that this access to our firm is one of the core values it was founded upon. If significant additional services are desired, they would be provided based on our standard hourly rate of \$250 per hour. If additional costs are necessary, they would be identified prior to commencement of those services.

We believe that maintaining the continuity of staff on an engagement is a key item in the efficiency of an audit and which will minimize any disruption to the client. The consistency of staff can be assured from year to year because we are utilizing members with a vested interest in the firm. The engagement partner will be present during field work regardless of the number of staff that is employed within the firm. Because the engagement team has a vested interest in the success of the firm and its reputation their actions will always reflect the highest level of professionalism and dedication to quality. We make it a point to only take on engagements within the skill levels of the firm and that can be performed within the required deadlines and are confident that Town of Lake City meets this criterion.

Proposed Audit Fees

Audit of financial statements for the year ending December 31, 2022 - \$14,700

The above fees represent a **maximum not to exceed price** for audit services for each year and should an increase in fees become necessary based on additional work required this will be disclosed to management immediately and in writing prior to its commencement. It is not anticipated that an increase in fees will be needed. The fees are based on the understanding that the overall condition of the Town of Lake City financial and accounting records are excellent and we will receive the support necessary for the preparation of requested schedules and other supporting documentation. The above fees represent a firm commitment good for 60 days. We would be available to begin audit procedures at time that is coordinated with your staff.

Report on the Firm's System of Quality Control

January 23, 2020

To the Owner of Green & Associates LLC and the Peer Review
Committee of the Colorado Society of Certified Public Accountants:

We have reviewed the system of quality control for the accounting and auditing practice of Green & Associates LLC (the firm) in effect for the year ended November 30, 2019. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at www.aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control and the firm's compliance therewith based on our review.

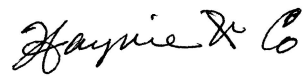
Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Green & Associates LLC in effect for the year ended November 30, 2019, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)* or *fail*. Green & Associates LLC has received a peer review rating of *pass*.

A handwritten signature in cursive script that reads "Haynie & Co".

Haynie & Company PC