



Board of Trustees Meeting- Second December Meeting

Town of Lake City

Dec 21, 2022 at 6:00 PM MST to Dec 21, 2022 at 8:00 PM MST

230 N Bluff St

Agenda

I. Regular Workshop

6:00 PM

- A. Discussion about Town of Lake City Short Term Rental Data and Research**
- B. Discussion about 2022 Budget Admendment**
- C. Discussion about Bonuses for Town Staff**
- D. Discussion about SRF Reimbursement Resolution**
- E. Discussion about Ordinance 2022-16 Design and Engineering Loan Agreement with CWRPDA**
- F. Discussion about Ordinance for Provision for Penalty**

II. Regular Meeting

7:00 PM

- A. Call to Order**
- B. Roll Call**
- C. Executive Session Pursuant to CRS § 24-6-402(4)(E) Determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators in regards to the Town Manager position**
- D. Executive Session Pursuant to CRS 24-6-402(4)(e)(I) for the purpose of determining positions relative to matters that may be subject to negotiations regarding the 3rd Street Construction Project.**
- E. Minutes**
- F. Bills Payable**
- G. Committee Reports**
 - 1. Lake San Cristobal Water Activity Enterprise**
 - 2. Historic Preservation Commission**
 - 3. Chamber of Commerce**
 - 4. Marketing Committee**
 - 5. DIRT**
 - 6. High Alpine Region Team**
 - 7. Region 10**
 - 8. Planning and Zoning**
 - 9. Town Manager Report**

10. Mayor/Trustee Reports

H. Correspondence Received

I. Citizen Communications

J. Additions to the Agenda

K. Action Items

1. Discussion and Possible Action to Approve Historic District Tax Credit Resolution 2022-14

2. Discussion and Possible Action to Approve SRF Reimbursement Resolution 2022-15

3. Discussion and Possible Action to Approve Ordinance 2022-16 Design and Engineering Loan Agreement with CWRPDA

4. Discussion and Possible Action to Approve 2023 Fee Schedule

5. Discussion and Possible Action to Approve Bonuses for Town Staff

6. Discussion and Possible Action to Approve Request for Water and Sewer Tap Variance at 809 Silver Street by Mark Henry

7. Discussion and Possible Action to Approve Request for Water and Sewer Tap Variance at 340 S Henson by Skip Tangner

8. Discussion and Possible Action to Appoint Lex Mulhall as Interim Town Manager

9. Discussion and Possible Action to Approve Alexander Mulhall as a Signatory for the Town at Community Banks of Colorado



Board of Trustees Meeting- Second December Meeting

Town of Lake City

230 N Bluff St

Dec 21, 2022 6:00 PM - 8:00 PM MST

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II. Regular Meeting

A. Call to Order

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D. Executive Session Pursuant to CRS 24-6-402(4)(e)(I) for the purpose of determining positions relative to matters that may be subject to negotiations regarding the 3rd Street Construction Project.

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Zoning Map of the Town of Lake City

Hinsdale County Colorado

July, 1991
Revised: MAY, 2022

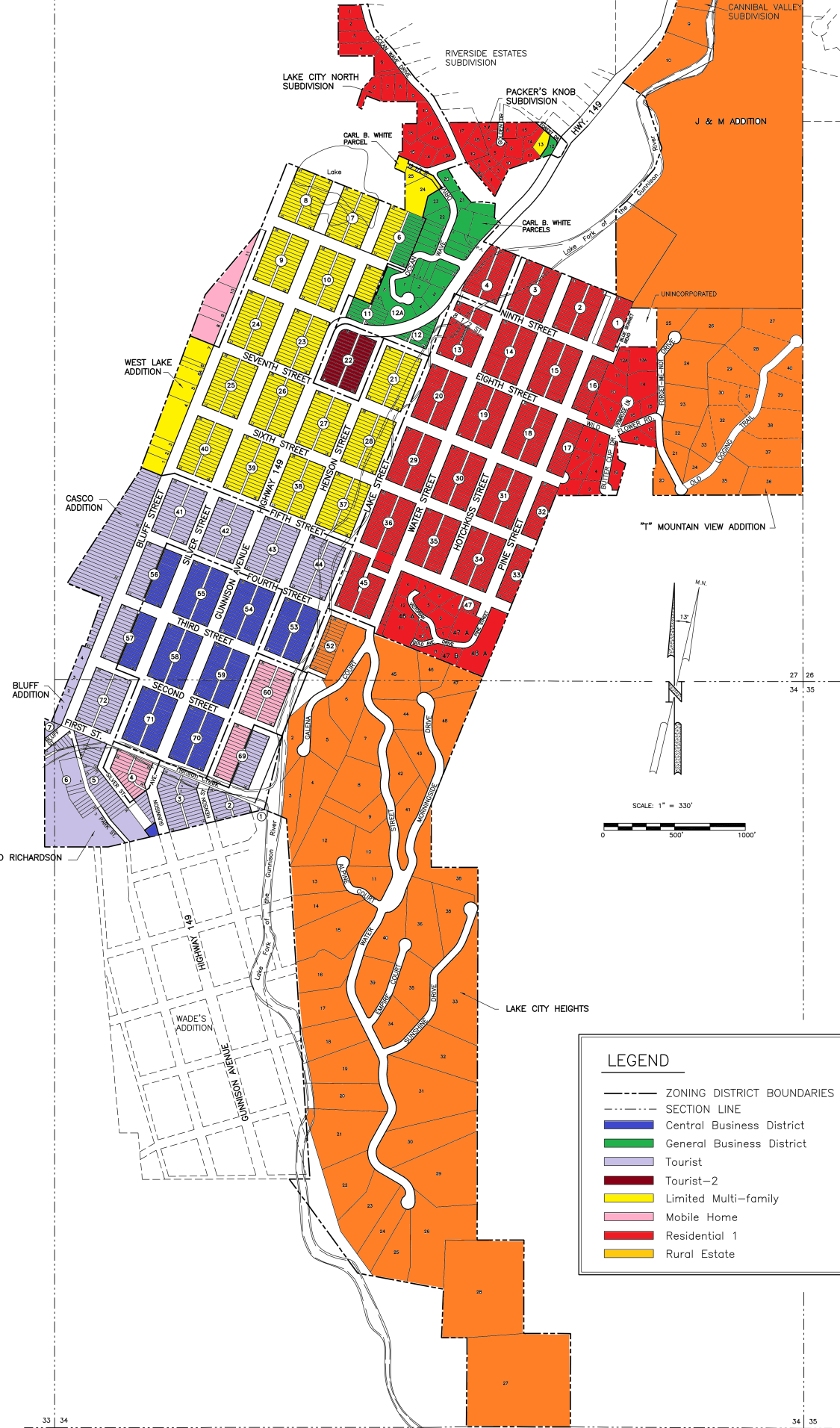
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SUBDIVISION

21 22
28 27

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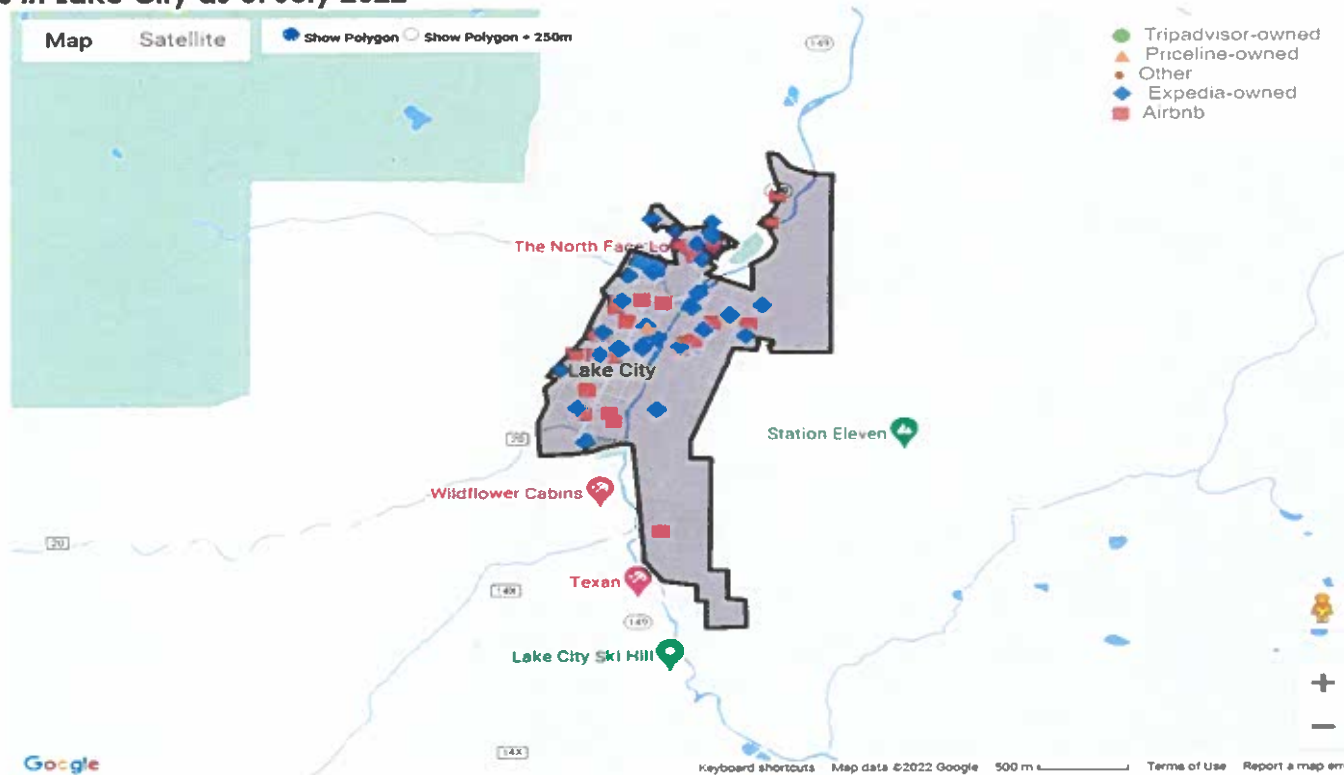


LEGEND

- ZONING DISTRICT BOUNDARIES
- SECTION LINE
- Central Business District
- General Business District
- Tourist
- Tourist-2
- Limited Multi-family
- Mobile Home
- Residential 1
- Rural Estate

...and in Lake City we have identified 69 listings, representing 61 unique rental units*

Short-term rentals in Lake City as of July 2022



* Granicus Host Compliance's pricing is based on the count of listings and rental units that would need to be analyzed and monitored for compliance. In terms of listings, this number is 116 as we will expand our search area by several hundred yards beyond the borders of Lake City to capture all relevant listings. Source: Granicus Host Compliance Proprietary Data

...and in the new custom shape file for Lake City
we have identified 109 listings, representing 89 unique rental units*

Short-term rentals in Lake City as of August 2022



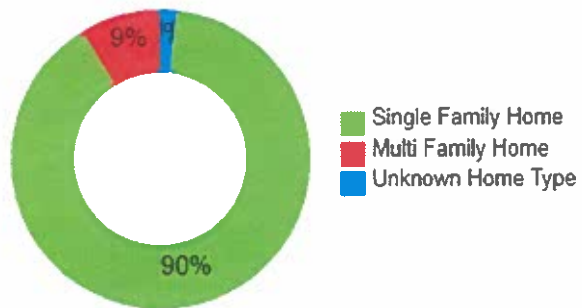
* Granicus Host Compliance's pricing is based on the count of listings and rental units that would need to be analyzed and monitored for compliance. In terms of listings, this number is 120 as we will expand our search area by several hundred yards beyond the borders of Lake City to capture all relevant listings. Source: Granicus Host Compliance Proprietary Data

Lake City STR Market Details

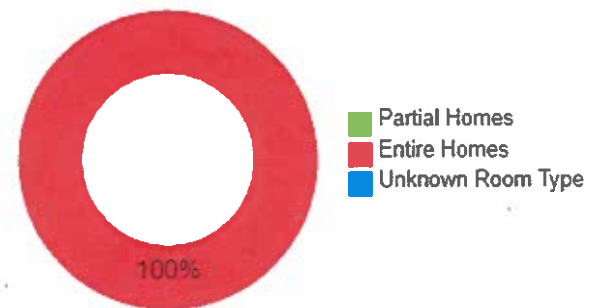
Median Nightly Rate
(USD)

\$199

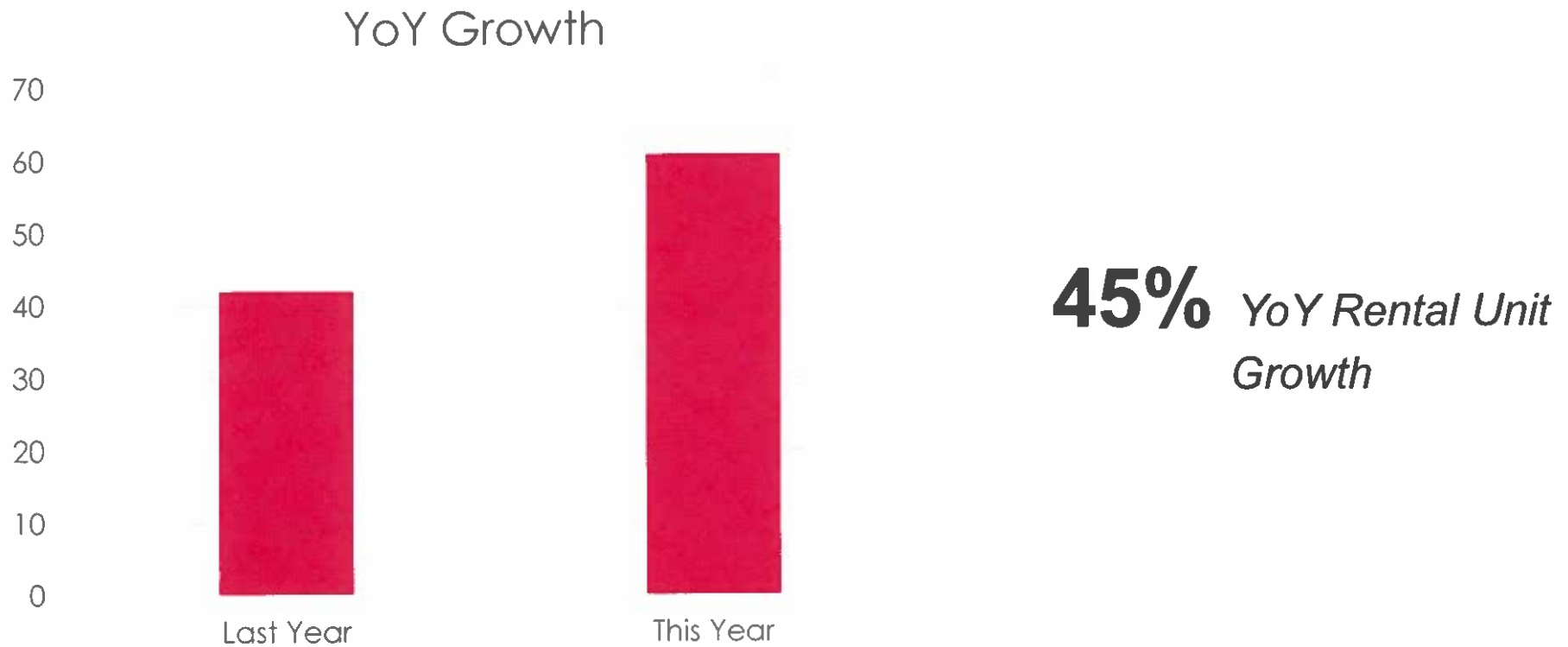
Listing Types



Unit Types



Counting only unique rental units, Lake City has seen 45% growth since last year



TOLC Short Term Rental Data Based on 12/22 Granicus, Aldna.co, and Tax Assessor Data

Residential Subdivisons	Single Family	Multi-Family	Commercial	Commercial Lodging	Short Term Rentals	Pending Applications	STR Totals + Pending
Ball Flats	106	1	0	0	10	2 + 2 Unidentified	14
Packer's Knob	10	0	0	0	3	1	4
Lake City North	16	0	3	0	7	0	7
T Mountain view	18	0	0	0	1	0	1
Lake City Heights	27	0	0	0	0	2	2
J&M Addition	1	0	0	0	0	0	0
West Lake Addition	5	0	1	1-Matterhorn	0	0	0
Limited-Multi-Family	98	3	1	1-Alpine Village=11 STR Units	12	0	12
Other Zones, CBD, GBD, T-1, T-2, MHR	91	5	67	4	10(Not Including Commercial)	0	10
Town of Lake City Total	375	8	72	6	43	7	50
					43 of 375 = 11.46%		50 of 375 = 13.33%

Residential Zones	Total Residential Units %	STR Permits Issued	Percentage of STR	Pending Applications	Pending Unidentified	Total Pending & Percentage	# Currently Advertising
Residential 1	133 of 375 = 35.47%	21	21 of 133 = 15.79%	3 (1 Advertising)	2 (2 Advertising)	26 of 133 = 19.55%	15
Rural Estate	46 of 375 = 12.27%	0	0.00%	2 (1 Advertising)	0	2 of 46 = 4.35%	0
Limited Multi-Family	106 of 375 = 28.27%	12	12 of 106 = 11.32%	0	0	12 of 106 = 11.32%	9
Total Units in Residential Zones	285 of 375 = 76%	33 (20 Advertising 12/22)	33 of 285 = 11.58%	5 (2 Advertising 12/22)	2 (2 Advertising 12/22)	40 of 285 = 14.04%	24 of 37 = 60% Advertising 12/22

Pending Applications	Application Status	Enforcement	Advertising	TOLC Total # Advertising Winter	TOLC Total # Advertising Summer
387 Alpine Court - Lake City Heights	Fee Paid-ReApplying in January	N/A	No	30 to 34	61
890 S.Water St. - Lake City Heights	Fee Paid But No Application	3rd Violation Notice	Yes - No Permit	(Includes Use By Right, No Commercial)	(Includes Use By right and Commercial)
700 Buttercup - Ball Flats	Fee Not Paid - No Application	2nd Violation Notice	Yes - No Permit		
711 Water St. - Ball Flats	Fee Paid-Application Submitted	N/A	No		
1215 Golden Road - Packers Knob	Applying in January	N/A	No		
Unidentified - Ball Flats	Fee Not Paid - No Application	Address Id in Progress	Yes - No Permit		
Unidentified - Ball Flats	Fee Not Paid - No Application	Address Id in Progress	Yes - No Permit		

Hinsdale County	Single Family	Multi-Family	Commercial	Commercial Lodging	Short Term Rentals	STR Percentage
Wade's Addition - County	88	2	6	4	15+	? Not Sure How Many Are Apart of Commercial Lodging

Surrounding Communties	Estimated # Active STR
Hinsdale County - Unincorporated	100 Summer/21 Winter
Creede	65 Winter
Gunnison	100 Winter
Ouray	144 Winter
Ridgway	129 Winter
Silverton	89 Winter
Powderhorn	3 Winter
Cimarron	23 Winter

RESOLUTION NO. 2021-06

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF LAKE CITY APPROPRIATING ADDITIONAL SUMS OF MONEY TO DEFRAY EXPENSES IN EXCESS OF AMOUNTS BUDGETED FOR THE GENERAL FUND AND WATER AND SEWER FUND.

WHEREAS, the Town of Lake City has received unanticipated revenues not assured at the time of the adoption of the 2020 budget; and

WHEREAS, the unanticipated revenues were derived from unappropriated surpluses in the General Fund and Water and Sewer Fund.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of the Town of Lake City:

Section 1. That the 2020 appropriation for the General Fund is hereby increased from \$552,223 to \$800,000.00 for the following purposes:

To provide monies to pay for the unanticipated installation of a backup generator for the Armory Building; for unanticipated expenses for the Historic Preservation Commission; for unanticipated remaining costs for the Armory Rehabilitation Project; for unanticipated costs for paving a portion of Silver Street; and for unanticipated costs for the 3rd Street rehabilitation project.

Section 2. That the 2020 appropriation for the Water & Sewer Fund is hereby increased from \$592,002.00 to \$1,242,000.00 for the following purpose:


To provide monies to pay for unanticipated remaining costs for the Sewer Line Rehabilitation Project.

ADOPTED, this 17th day of November, A.D., 2021.



Mayor

ATTEST:



Town Clerk

Staff Bonuses

Percentage of Salary

Alexander Mulhall: 4% \$1,852

Benjamin Hake: 3% \$1,650

Daniel File: 3% \$1,290

William Merfeld: 4% \$1,764

Jameson Johnston: 3% \$1,819

RESOLUTION 2022-15

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF LAKE CITY DECLARING ITS OFFICIAL INTENT TO REIMBURSE ITSELF WITH PROCEEDS OF A FUTURE BORROWING FOR CAPITAL EXPENDITURES TO BE UNDERTAKEN BY THE TOWN OF LAKE CITY; IDENTIFYING THE CAPITAL EXPENDITURES AND THE FUNDS TO BE USED FOR SUCH PAYMENT; AND PROVIDING CERTAIN OTHER MATTERS IN CONNECTION THEREWITH.

WHEREAS, the Town of Lake City, Colorado, acting by and through its Board of Trustees (the “Town”), in the County of Hinsdale and the State of Colorado (the “State”), is a political subdivision duly organized and existing pursuant to the constitution and laws of the State, and

WHEREAS, the Board of Trustees of the Town (the “Board”) is the governing body of the Town and each of its members has been duly elected and qualified; and

WHEREAS, the Board has determined that it is in the best interest of the Town to make certain capital expenditures which generally consists of renovation and improvements to the Waste Water Treatment Plant(collectively, the “Project); and

WHEREAS, the Board has been in contact with and made application to the State of Colorado Drinking Water Revolving Fund (“DWRF”) and the Colorado Water Resources and Power Development Authority in regard to the availability of a loan to fund the Project; and

WHEREAS, the Board intends and reasonably expects that the Town will borrow funds to finance the Project; will use a portion of such borrowed funds to reimburse the Town for capital expenditures paid or to be paid no earlier than 60 days before the date hereof; and will make such reimbursement no later than 18 months after the later of (a) the date the expenditure is paid or (b) the date the Project is placed in service (but in any event no more than 3 years after the date the expenditure is paid); and

WHEREAS, the Board desires to declare its official intent, pursuant to Treasury Regulations Section 1.150-2, to reimburse the Town for such capital expenditures with proceeds of one or more future borrowings by or on behalf of the Town.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF LAKE CITY THAT:

1. The Town hereby declares its reasonable official intention to incur indebtedness for the Project and to apply a portion of the proceeds thereof to reimburse the Town for the prior payment of capital expenditures for the Project.

2. The statements contained in this Resolution with respect to the reimbursement of the expenditures described in this Resolution are intended to be statements of official intent as required by, and in compliance with, Treasury Regulations Section 1.150-2.

3. The expenditures to be reimbursed pursuant to this Resolution have been paid within 60 days prior to the date hereof or will be paid on or after the date hereof (in each case from funds that are not proceeds of a borrowing) in connection with the Project.

4. The maximum principal amount of obligations expected to be issued for the Project is Three Hundred Thousand Dollars \$3,700,000.00.

5. The Town reasonably expects to reimburse the expenditures described in this Resolution with the proceeds of debt to be issued subsequent to the date hereof, but this Resolution does not constitute a binding obligation with respect to the issuance of such debt.

6. This Resolution shall take effect immediately.

APPROVED AND ADOPTED by the Board of Trustees of the Town of Lake City on this 21st day of December, 2022.

(Seal)

Dave Roberts, Mayor

ATTEST:

Alexander Mulhall, Town Clerk

**TOWN OF LAKE CITY, COLORADO
ORDINANCE NO. 2022-16**

A ORDINANCE OF THE BOARD OF TRUSTEES FOR THE TOWN OF LAKE CITY, COLORADO, APPROVING THE DESIGN & ENGINEERING LOAN AGREEMENT BETWEEN THE COLORADO WATER RESOURCES AND POWER DEVELOPMENT AUTHORITY AND THE TOWN OF LAKE CITY, ACTING BY AND THROUGH ITS WATER ACTIVITY ENTERPRISE AND AUTHORIZING THE MAYOR AND THE TOWN CLERK TO EXECUTE RELATED DOCUMENTS.

WHEREAS, the Town of Lake City, Colorado (the “Town”), is a political subdivision of the State of Colorado (the “State”), duly organized and existing as a statutory city under the laws of the State; and

WHEREAS, the members of the Board of Trustees of the Town (the “Board”) have been duly elected and qualified; and

WHEREAS, the Town has applied for funding from the Colorado Water Resources and Power Development Authority (the “CWRPDA”) for the design and engineering costs associated with wastewater treatment facility improvements and expansion (“Project”);

WHEREAS, the Board has determined that in order to finance all or a portion of the cost of the Project, it is necessary and advisable and in the best interests of the Town (i) to enter into a loan agreement with CWRPDA (the “Design & Engineering Loan Agreement”), pursuant to which CWRPDA shall loan the Town an amount of not to exceed \$300,000 without any interest and with the principal to be forgiven by the CWRPDA (the “Design & Engineering Loan”) for such purposes, and (ii) to issue a governmental agency bond (the “Design & Engineering Bond”) to CWRPDA evidencing the Town’s obligations under the Design & Engineering Loan Agreement; and

WHEREAS, the loan contemplated in the Design and Engineering Loan Agreement will be 100% forgiven at the time of the loan closing and will not constitute a multi-fiscal year obligation pursuant to TABOR; and

WHEREAS, the Board of Trustees finds and determines that it would be in the best interests of the Town and its residents to enter into the Design & Engineering Loan Agreement.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF LAKE CITY, COLORADO:

Section 1. Approval of Design & Engineering Loan Agreement. The Design & Engineering Loan Agreement between the Colorado Water Resources and Power Development Authority and the Town, a copy of which is attached hereto and incorporated herein as **Exhibit A**, is hereby approved and adopted, and the Mayor and the Town Clerk are authorized to execute the same on behalf of the Town.

Section 2. Direction to Take Authorizing Action. The appropriate officers of the Town and members of the Board are hereby authorized and directed to take all other actions

necessary or appropriate to effectuate the provisions of this Ordinance, including but not limited to such certificates and affidavits as may reasonably be required by the CWRPDA.

Section 3. Ratification and Approval of Prior Actions. All actions heretofore taken by the officers of the Town and members of the Board, not inconsistent with the provisions of this Ordinance, relating to the D&E Loan Agreement, or actions to be taken in respect thereof, are hereby ratified, approved, and confirmed.

Section 4. Severability. If any section, paragraph, clause, or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Ordinance, the intent being that the same are severable.

Section 5. Repealer. All orders, resolutions, bylaws, ordinances or regulations of the Town, or parts thereof, inconsistent with this Ordinance are hereby repealed to the extent only of such inconsistency.

Section 6. Ordinance Irrepealable. After the Bond is issued, this Ordinance shall constitute an irrevocable contract between the Town and the CWRPDA, and shall be and remain irrepealable until the Bond and the interest thereon shall have been fully paid, satisfied, and discharged. No provisions of any constitution, statute, charter, ordinance, resolution or other measure enacted after the issuance of the Bond shall in any manner be construed as impairing the obligations of the Town to keep and perform the covenants contained in this Ordinance.

Section 7. Recordation. A true copy of this Ordinance, as adopted by the Board, shall be numbered and recorded on the official records of the Town. The adoption and publication of this Ordinance shall be authenticated by the signatures of the Mayor and the Town Clerk, and by a certification of publication.

Section 8. Publication and Effective Date. This Ordinance after its passage on first and final reading shall be numbered, recorded, published and posted and the adoption, posting, and publication shall be authenticated by the signature of the Mayor and the Town Clerk. This Ordinance shall become effective thirty (30) days after publication

**INTRODUCED, READ BY TITLE, PASSED, AND ORDERED PUBLISHED
THIS 21ST DAY OF DECEMBER, 2022.**

TOWN OF LAKE CITY, COLORADO

BY: _____
Mayor

ATTEST:

Town Clerk

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

**AN ORDINANCE AMENDING SECTION 1-14 OF THE LAKE CITY TOWN
CODE REGARDING GENERAL PENALTY**

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, Section 1-14 of the Town Code sets forth the general penalty for violation within the Town as not to exceed \$300 fine or imprisonment not to exceed 90 days, or both fine and imprisonment; and

WHEREAS, C.R.S. § 31-10-113 limits punishment of municipal offenses by a fine not to exceed \$2,650, or imprisonment not to exceed 364 days, or both fine and imprisonment; and

WHEREAS, the Board finds it to be in the best interest of the Town and its residents to update the general penalty provision of the Town Code to comply with current State statute.

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

1. Section 1-14 of the Lake City Municipal Code shall be amended by removing the ~~strike through~~ language and adding the **bold underlined** language to read in its entirety as follows:

Sec. 1-14. General penalty; continuing violations.

- (a) It is a violation of this Code for any person to do any act which is forbidden or declared to be unlawful or to fail to do or perform any act required by this Code.
- (b) Whenever in this Code or any other ordinance of the town hereafter enacted or any section of an order, rule or regulation promulgated under the provisions of

this Code or any other ordinance hereafter enacted, any act is prohibited, made or declared to be unlawful, an offense, nuisance or misdemeanor, where no specific penalty is provided therefor, any person who is convicted of the violation of any such provision of the Code or other ordinance, or of such orders, rules or regulations shall be punished by a fine not to exceed ~~\$300.00~~ **\$2,650.00** or imprisonment not to exceed ~~90~~ **364** days, or both such fine and imprisonment. In addition, such person shall pay all costs and expenses in the case, including attorney's fees.

(c) Every day any violation of the Code, any other ordinance of the town or any order, rule or regulation promulgated under the provisions of this Code or ordinances continues shall constitute a separate offense. Violations of this Code may also be abated by injunctive or other equitable relief as allowed by law.

(d) Any delinquent fines and other charges due the town may be certified to the county treasurer, together with interest or penalties as allowed by law, to be collected similarly as ad valorem taxes with respect to the real or taxable personal property concerning which such delinquent fines and charges were assessed or incurred, or in any manner authorized under C.R.S. § 18-1.3-506.

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 21ST DAY OF DECEMBER, 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: 7:00 PM MDT

Meeting Start Date: 12/7/2022

Meeting End Time: 8:12 PM MDT

Meeting End Date: 12/7/2022

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

Agenda:

I. Public Hearing – Start Time 6:04pm

A. Public Comments Hearing on 2023 Budget

B. Motion made to continue public comments hearing to December 14, 2022 at 6:00pm by Trustee Bruce, seconded by Trustee Kendall. Motion passed with all present voting yes in a roll call vote.

Public Hearing – End Time 6:07pm

II. Regular Workshop – Start Time 6:08pm

A. WWTP Expansion Update

B. Discussion about Appointing Interim Town Manager

C. Discussion about Applying for Visa Community Credit Card for Municipalities

D. Discussion about Review of Request for Water and Sewer Tap Variance at 809 Silver Street by Mark Henry

E. Discussion about 2023 Fee Schedule

F. Review of Application for Transfer of Ownership of Tavern (City)Liquor License at 300 W. Third Street from Restless Spirits Ventures LLC to Wrangler Hospitality, LLC

Workshop – End Time 6:35 pm

III. Regular Meeting – Start Time 7:00pm

A. Call to Order

- B. Roll Call: Present: Mayor Roberts, Trustees Bruce, Kendall, and Woods. Absent: Trustees Hamel, Heaton, and Horn.
- C. Executive Session Pursuant to CRS 24-6-402(4)(e)(1) for the purpose of determining positions relative to matters that may be subject to negotiations regarding the 3rd Street Construction Project.
 - 1. Motion to enter into executive session made by Trustee Bruce, seconded by Trustee Kendall. Motion passed with all present voting yes in a roll call vote. Executive session start time 7:04pm.
 - 2. Motion to exit executive session made by Trustee Bruce, seconded by Trustee Kendall. Motion passed with all present voting yes in a roll call vote. Executive session end time 7:32pm.
- D. Approval of Minutes – November 16, 2022: Motion made by Trustee Woods, seconded by Trustee Bruce. Motion passed with all present voting yes in a roll call vote.
- E. Approval of Bills Payable totaling \$47,654.40. Motion made by Trustee Woods, seconded by Trustee Bruce. Motion passed with all present voting yes in a roll call vote.
- F. Employee Reports:
 - 1. Recreation Director (Hake)
 - 2. Public Works Director (Johnston)
 - 3. Town Clerk/Treasurer (Mulhall)
 - 4. Town Manager (Lipsey)
 - 5. Building Official (McNeese)
 - 6. Sheriff's Report (Kambish)
 - 7. Legal Report (Krob)
 - 8. Mayor/Trustees
- G. Correspondence Received - NONE
- H. Citizen Communication – NONE
- I. Additions to the Agenda
 - 1. Discussion and Possible Action to Approve Staff Applying for a Visa Community Credit Card for Municipalities. Motion made by Trustee

Bruce, seconded by Trustee Kendall. Motion passed with all present voting yes in a roll call vote.

IV. Action Items

- A. Discussion and Possible Action to Approve or Deny Ordinance 2022-08 Fence Ordinance. Motion made by Trustee Woods, seconded by Trustee Bruce. Motion passed with all present voting yes in a roll call vote.
- B. Discussion and Possible Action to Approve Requests for Donations for 2023 Budget. Motion made by Trustee Bruce, seconded by Trustee Kendall. Motion passed with all present voting yes in a roll call vote.
- C. Discussion and Possible Action to Approve 2023 Budget Resolution. Continued to December 14, 2022 at 6:00pm.
- D. Discussion and Possible Action to Approve 2023 Appropriation Resolution. Continued to December 14, 2022 at 6:00pm.
- E. Discussion and Possible Action to Approve 2023 Mill Levy Resolution. Continued to December 14, 2022 at 6:00pm
- F. Discussion and Possible Action to Approve Resolution for Capital Improvements Fund. Continued to December 14, 2022 at 6:00pm
- G. Discussion and Possible Action to Approve Vance Lipsey's Loan Forgiveness Agreement. Motion made by Trustee Woods, seconded by Trustee Bruce. Motion passed with all present voting yes in a roll call vote.
- H. Discussion and Possible Action to Approve Application for Transfer of Ownership of Tavern(City) Liquor License at 300 W. Third Street from Restless Spirits Ventures LLC to Wrangler Hospitality, LLC. Motion made by Trustee Kendall, seconded by Trustee Woods. Motion passed with all present voting yes in a roll call vote.
- I. Discussion and Possible Action to Approve MTC Ordinance. Motion made by Trustee Bruce, seconded by Trustee Woods. Motion passed with all present voting yes in a roll call vote.

Adjournment – 8:12 pm.

Mayor

ATTEST:

Town Clerk

Minutes

Meeting Name: Special BOT Budget Meeting

Meeting Start Time: 6:02 PM MDT

Meeting Start Date: 12/14/2022

Meeting End Time: 6:32 PM MDT

Meeting End Date: 12/14/2022

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

Agenda:

I. Public Hearing

A. Public Comment on 2023 Budget

1. Start Time 6:00pm
2. End Time 6:01pm

II. Special Meeting – Start time 6:02pm

A. Call To Order

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

C.

II. Action Items

A. Discussion and Possible Action to Approve 2023 Budget Resolution 2022-10.

Motion made by Trustee Bruce, seconded by Trustee Hamel. Motion passed with all present voting yes in a roll call vote.

B. Discussion and Possible Action to Approve 2023 Appropriation Resolution 2022-

11. Motion made by Trustee Hamel, seconded by Trustee Kendall. Motion passed with all present voting yes in a roll call vote.

C. Discussion and Possible Action to Approve 2023 Mill Levy Resolution 2022-12.

Motion made by Trustee Horn, seconded by Trustee Bruce. Motion passed with all present voting yes in a roll call vote.

- D. Discussion and Possible Action to Approve Capital Improvements Fund Resolution 2022-13, Motion made by Trustee Hamel, seconded by Trustee Heaton. Motion passed with all present voting yes in a roll call vote.
- E. Discussion about Staff Bonuses

Adjournment – 6:32 pm.

Mayor

ATTEST:

Town Clerk

Town of Lake City
Bills Payable
21-Dec-22

Vendor Name	Description	Invoice Amount	GL
1 Aflac	Aflac insurance	\$494.20	GF
2 Ben Hake	PR-4 Light towers for the ice walls reimbursement	\$379.46	GF
3 CenturyLink	Townhall phone and fax line	\$221.25	GF
4 CenturyLink	ski hill phone	\$57.51	GF
5 CenturyLink	wastewater telephone	\$111.61	WS
6 CenturyLink	well houses Telemetry	\$166.63	WS
7 CenturyLink	wvtp internet	\$59.95	WS
8 CONSOLIDATED CONSULTING SERVICES	Consulting services 3rd street drainage and pedestrian 7/16/22 - 10/15/22	\$48,959.92	GF
9 Cummins Sales and Service	Armory Backup Generator Full Service and Maintenance	\$1,413.92	GF
10 Dave Roberts	Mileage Region 10 166 x .625	\$103.75	GF
11 Dave Roberts	Mileage Dola Pueblo 430 x .625 and 1 meal	\$282.78	WS
12 Delta Building Center LLC	Storage shed for multi-purpose court behind armory	\$8,193.00	GF
13 DXP Enterprises, Inc.	Pump Kit Assembly - Backup	\$3,229.75	GF
14 Gunnison County Electric	679600 230 Silver	\$34.29	GF
15 Gunnison County Electric	1905200 160 Spring st Restroom	\$133.76	GF
16 Gunnison County Electric	2218400 230 Bluff st	\$398.74	GF
17 Gunnison County Electric	2311100 Lake City Ice Wall - CR20	\$352.46	GF
18 Gunnison County Electric	2361100 North Ice wall	\$518.48	GF
19 Gunnison County Electric	1287001 5th & Henson Xmas lights	\$37.14	GF
20 Gunnison County Electric	664300 Ski lift	\$53.98	GF
21 Gunnison County Electric	18401 #3 pump in county yard	\$1,108.46	WS
22 Gunnison County Electric	155301 #2Pump on Henson Creek	\$1,489.57	WS
23 Gunnison County Electric	23800 Lake City Substation water tank	\$35.50	WS
24 Gunnison County Electric	551001 Water Tank Hill	\$205.38	WS
25 Gunnison County Electric	155201 Sewer Plant	\$2,621.24	WS
26 Gunnison County Electric	1637000 Sewer Plant MTR house North Hotchkiss st	\$58.86	WS
27 Hinsdale County	Chamber shared dumpster half	\$105.00	GF
28 Hinsdale County	PW Dump fees	\$89.85	WS
29 Jameson Johnston	25' 18 guage trouble light for meter pit at 621 water street	\$18.12	GF
30 Jameson Johnston	Mileage Dola Presentation in Pueblo	\$275.00	WS
31 Lake City Auto	PR-Propane	\$23.10	GF
32 Lake City Auto	PW- Propane	\$22.00	WS
33 Lake City Auto	PW- Gas	\$40.04	WS
34 Lake City Computer Solutions	CDWG office support 09/6/22	\$135.60	GF
35 Michael Morris Amon	Ice wall electric panel	\$2,000.00	GF
36 Monty's Auto Parts	PW- Belt for motor vehicle	\$30.49	WS
37 Offcenter Designs LLC	Lake City Ice and Ski Hill Tees and Sweatshirts, 108 total	\$2,345.60	GF
38 SGS North America, Inc	PW-Endothall and disposal fee	\$139.42	WS
39 SGS North America, Inc	PW- WWTP test, dissolved solids, suspended solids	\$305.37	WS
40 SGS North America, Inc	PW-water tests for pesticides/herbicides	\$1,148.43	WS
41 State of Colorado	Ski Hill - Annual Licensing Inspections	\$1,074.25	GF
42 Timberline Craftsman	Ice Climbs Festival prizes	\$750.00	GF
43 Timberline Craftsman	Punisher Glove	\$78.00	GF
44 Tomichi Materials LLC	PR-Concrete for multi-purpose court behind the armory	\$13,570.00	GF
45 Town of Lake City	Ski Hill Cash Box	\$370.00	GF
46 USA Blue Book	PW- Water wells operating supplies	\$351.04	WS
47 USA Blue Book	PW-Danger sign, detectable burial tape	\$73.74	WS
48 Utah's Inc.	PR- Armory and parks trash removal 10/31/22-11/21/2022	\$315.00	GF
49 Vance Lipsey	Mileage to Gunnison to get open house food, 111 Miles x .625	\$69.38	GF
50 Verizon	BOT iPads	\$109.14	GF
51 Verizon	Employee cell phones	\$177.90	GF
52 Verizon	PW Tablet internet	\$45.02	WS
53 Wilbur Ellis	PW- Water Wells Sodium Hypochloride 440 Gallons	\$3,731.20	WS
54 Wildpeak Creative	Ice wall signs, Donation signs, metal map sign	\$695.56	GF
55 Wildpeak Creative	Ice wall and Ski Hill Marketing	\$472.50	GF
56 Wildpeak Creative	Ski Hill Stickers x 400	\$284.44	GF
57 Xerox Financial Services	Lease Payment on new xerox printer in town office	\$240.31	GF
Total Bills Payable December 21, 2022:		\$99,807.09	

ATTEST:

MAYOR

TOWN CLERK



Vance Lipsey <townmanager@townoflakecity.co>

LC WW Trustee update

Joanne Fagan <jfagan@ccs84.com>

Mon, Dec 19, 2022 at 7:31 PM

To: Vance Lipsey <townmanager@townoflakecity.co>

Cc: "michellepierce@centurytel.net" <michellepierce@centurytel.net>, Jameson Johnston <jamesonjohnston@townoflakecity.co>, Alexander Mulhall <alexandermulhall@townoflakecity.co>

Vance,

Rather than give an oral report this week, would you please share with the Trustees the following:

At the meeting a couple of weeks ago, I indicated that staff would be presenting the Trustees with proposals for the equipment package for the wastewater treatment plant. Before the proposals were submitted, we received several concerns about the short time in which to prepare the proposal. Rather than extending the proposal due date, we decided to withdraw the request for proposals and let the proposers share all their concerns. We have received one extensive list of comments and are awaiting another. We hope to have the new request for proposals out this week and have them due in late January for presentation to the Trustees at the 2/1 meeting. In the interim we are looking for way to start to advertise the construction contract so we don't get behind on that timeline, tho that may be unavoidable.

If you or the trustees have questions, I should be around Wed evening, just text or call.

Thanks

joanne



Alexander Mulhall <alexandermulhall@townoflakecity.co>

Food Truck info and application

Will Rodenbusch <will@bushwhacklodge.com>

Mon, Dec 19, 2022 at 12:38 PM

To: Alexander Mulhall <alexandermulhall@townoflakecity.co>, Jodi Linsey <Jodi@silverthreadphd.org>

Thanks Lex! Adding Jodi for a couple questions.

I am hoping to open the food shed this summer and would also like to potentially open a food truck adjacent to it. We plan to make tacos in the food truck and possibly thai food in the trailer. The question is whether this is one business or two if they are both the same LLC on the same site? If it is two, can I be manager for both?

Second question is a chicken and egg problem. If I win the lotto I plan to buy a prebuilt food trailer. Obviously, I do not want to buy that unless I can use it. Is there a way to get through the paperwork without the actual trailer?

I might have to bow out anyways because March may be too late to rev up anyhow. But still considering it.

Thanks,
Will

[Quoted text hidden]



Alexander Mulhall <alexandermulhall@townoflakecity.co>

Re: Food Truck Stuff

Jodi Linsey <Jodi@silverthreadphd.org>

Mon, Dec 19, 2022 at 3:19 PM

To: Will Rodenbusch <will@bushwhacklodge.com>, Alexander Mulhall <alexandermulhall@townoflakecity.co>

I'm sorry, I must have misunderstood your question. I thought that question was about the work that needs to be done to get licensed. It appears that the Town is requiring that all food trucks that want to operate in the Town of Lake City be appropriately licensed before application to them for permission to be in town. We may be able to get the shed licensed but I would need to know more about the model you plan on for the shed before I would be able to make a determination about the type of license I would issue. I do have establishments in Creede that are in permanent locations but are licensed as mobile units due to how they are set up to operate. As far as something else, such as a separate food truck, I would not be able to license it without going through the process.

So, I am not 100% sure what the Town's process will look like. I know what my processes look like and it does seem that they want potential establishments to have completed my processes and have received their license to operate before applying to them, unless they are licensed in another jurisdiction in which case I would review their licensing and make sure that everything is proper.

In brief, you may be able to license the shed as a 'mobile unit' or as a 'restaurant' depending on your setup. You will need to have a 'truck' in hand before we can start the review process unless you are purchasing a brand new unit and can provide me with specs to begin a review. I don't have anything to do with the Town's lottery or licensing except that I will gladly share information with them upon request.

Jodi Linsey (she / her)
Environmental Health, STPHD
Senior Services, Hinsdale County
970.944.0321

On Mon, Dec 19, 2022 at 1:44 PM Will Rodenbusch <will@bushwhacklodge.com> wrote:

Hi Jodi,

Just to make sure I understand, I need to have the trailer before I can be a candidate for the lottery?

I will put together a drawing for the shed. I tried to get someone to help install the vent hood but sounds like that will have to wait until May. Do I need to push to get that done sooner to be able to open in June? I think that was the big concern the last time we looked at it.

Will

On Mon, Dec 19, 2022 at 2:27 PM Jodi Linsey <Jodi@silverthreadphd.org> wrote:

Hey Will,

Just saw your email to Lex about your ideas for food service.

- I will need to have a plan review for anything that you want to put in the shed as it sat empty for many years and I know that there is a lot of work that needs to be done.
- Yes, an actual food truck would need to have a separate retail food license. Licenses are specific to place and owner. Mobile unit licenses are specific to unit and owner.
- No, we could not do a plan review until you purchase a truck. It would definitely be easier if you bought a new one that was built to FDA standards, but as that does not seem likely then we would need to have the truck and whatever plans for renovations to review.

Please let me know if you have any further retail food questions.

Jodi Linsey (she / her)
Environmental Health, STPHD
Senior Services, Hinsdale County
970.944.0321

TOWN OF LAKE CITY, COLORADO

RESOLUTION NO. 2022- 14

**A RESOLUTION OF THE TOWN OF LAKE CITY BOARD OF TRUSTEES
AUTHORIZING HISTORY COLORADO TO ACT AS THE REVIEWING
ENTITY FOR THE STATE INCOME TAX CREDIT PROGRAM FOR
QUAILFYING PROJECTS PURSUANT TO C.R.S. §39-22-514.5**

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 Board of Trustees and the Historical Preservation Commission support the creation of incentives to assist in the preservation and protection of historically significant resources; and

WHEREAS, Colorado House Bill 14-1311 (C.R.S. §39-22-514.5, as amended) was signed into law May 14, 2014, establishing tax credits for historic structures throughout the state; and

WHEREAS, the provisions of C.R.S. § 39-22-514.5(5.5)(c) require that each Certified Local Government adopt a resolution stating whether such Certified Local Government will act as a reviewing entity; and

WHEREAS, the Town passed Resolution 1023 in 2018 electing to have the Town Board of Trustees serve as the Certified Local Government reviewing entity, and the Town Board of Trustees subsequently created the Historical Preservation Commission to advise the Board on such matters; and

WHEREAS, the Town Board of Trustees and the Historical Preservation Commission, as the Town of Lake City’s official agency for the identification and protection of historic resources, wish to transfer review of state income tax credits to History Colorado (The State of Colorado); and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF LAKE CITY, COLORADO AS FOLLOWS:

1. The Town of Lake City, through the Historical Preservation Board, hereby agrees to transfer review of state income tax credits to History Colorado (The State of Colorado) for purposes of C.R.S.§ 39-22-514.5.
2. The Board designates, authorizes, and directs the Mayor or his designee to execute all documents and take all steps necessary to accomplish the such transfer of review.

3. Severability. If any article, section, paragraph, sentence, clause, or phrase of this Resolution 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 Resolution. The Board of Trustees hereby declares that it would have passed this resolution and each part or parts thereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

4. Repeal. Existing resolutions or parts of resolutions covering the same matters embraced in this Resolution are hereby repealed and all resolutions or parts of resolutions inconsistent with the provisions of this Resolution are hereby repealed.

PASSED AND ADOPTED AT A REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE TOWN OF LAKE CITY ON THIS 21st DAY OF DECEMBER, 2022.

ATTEST:

TOWN OF LAKE CITY, COLORADO

Alexander Mulhall, Town Clerk

BY: _____
Dave Roberts, Mayor

RESOLUTION 2022-15

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF LAKE CITY DECLARING ITS OFFICIAL INTENT TO REIMBURSE ITSELF WITH PROCEEDS OF A FUTURE BORROWING FOR CAPITAL EXPENDITURES TO BE UNDERTAKEN BY THE TOWN OF LAKE CITY; IDENTIFYING THE CAPITAL EXPENDITURES AND THE FUNDS TO BE USED FOR SUCH PAYMENT; AND PROVIDING CERTAIN OTHER MATTERS IN CONNECTION THEREWITH.

WHEREAS, the Town of Lake City, Colorado, acting by and through its Board of Trustees (the “Town”), in the County of Hinsdale and the State of Colorado (the “State”), is a political subdivision duly organized and existing pursuant to the constitution and laws of the State, and

WHEREAS, the Board of Trustees of the Town (the “Board”) is the governing body of the Town and each of its members has been duly elected and qualified; and

WHEREAS, the Board has determined that it is in the best interest of the Town to make certain capital expenditures which generally consists of renovation and improvements to the Waste Water Treatment Plant(collectively, the “Project); and

WHEREAS, the Board has been in contact with and made application to the State of Colorado Drinking Water Revolving Fund (“DWRF”) and the Colorado Water Resources and Power Development Authority in regard to the availability of a loan to fund the Project; and

WHEREAS, the Board intends and reasonably expects that the Town will borrow funds to finance the Project; will use a portion of such borrowed funds to reimburse the Town for capital expenditures paid or to be paid no earlier than 60 days before the date hereof; and will make such reimbursement no later than 18 months after the later of (a) the date the expenditure is paid or (b) the date the Project is placed in service (but in any event no more than 3 years after the date the expenditure is paid); and

WHEREAS, the Board desires to declare its official intent, pursuant to Treasury Regulations Section 1.150-2, to reimburse the Town for such capital expenditures with proceeds of one or more future borrowings by or on behalf of the Town.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF LAKE CITY THAT:

1. The Town hereby declares its reasonable official intention to incur indebtedness for the Project and to apply a portion of the proceeds thereof to reimburse the Town for the prior payment of capital expenditures for the Project.

2. The statements contained in this Resolution with respect to the reimbursement of the expenditures described in this Resolution are intended to be statements of official intent as required by, and in compliance with, Treasury Regulations Section 1.150-2.

3. The expenditures to be reimbursed pursuant to this Resolution have been paid within 60 days prior to the date hereof or will be paid on or after the date hereof (in each case from funds that are not proceeds of a borrowing) in connection with the Project.

4. The maximum principal amount of obligations expected to be issued for the Project is Three Hundred Thousand Dollars \$3,700,000.00.

5. The Town reasonably expects to reimburse the expenditures described in this Resolution with the proceeds of debt to be issued subsequent to the date hereof, but this Resolution does not constitute a binding obligation with respect to the issuance of such debt.

6. This Resolution shall take effect immediately.

APPROVED AND ADOPTED by the Board of Trustees of the Town of Lake City on this 21st day of December, 2022.

(Seal)

Dave Roberts, Mayor

ATTEST:

Alexander Mulhall, Town Clerk

**TOWN OF LAKE CITY, COLORADO
ORDINANCE NO. 2022-16**

A ORDINANCE OF THE BOARD OF TRUSTEES FOR THE TOWN OF LAKE CITY, COLORADO, APPROVING THE DESIGN & ENGINEERING LOAN AGREEMENT BETWEEN THE COLORADO WATER RESOURCES AND POWER DEVELOPMENT AUTHORITY AND THE TOWN OF LAKE CITY, ACTING BY AND THROUGH ITS WATER ACTIVITY ENTERPRISE AND AUTHORIZING THE MAYOR AND THE TOWN CLERK TO EXECUTE RELATED DOCUMENTS.

WHEREAS, the Town of Lake City, Colorado (the “Town”), is a political subdivision of the State of Colorado (the “State”), duly organized and existing as a statutory city under the laws of the State; and

WHEREAS, the members of the Board of Trustees of the Town (the “Board”) have been duly elected and qualified; and

WHEREAS, the Town has applied for funding from the Colorado Water Resources and Power Development Authority (the “CWRPDA”) for the design and engineering costs associated with wastewater treatment facility improvements and expansion (“Project”);

WHEREAS, the Board has determined that in order to finance all or a portion of the cost of the Project, it is necessary and advisable and in the best interests of the Town (i) to enter into a loan agreement with CWRPDA (the “Design & Engineering Loan Agreement”), pursuant to which CWRPDA shall loan the Town an amount of not to exceed \$300,000 without any interest and with the principal to be forgiven by the CWRPDA (the “Design & Engineering Loan”) for such purposes, and (ii) to issue a governmental agency bond (the “Design & Engineering Bond”) to CWRPDA evidencing the Town’s obligations under the Design & Engineering Loan Agreement; and

WHEREAS, the loan contemplated in the Design and Engineering Loan Agreement will be 100% forgiven at the time of the loan closing and will not constitute a multi-fiscal year obligation pursuant to TABOR; and

WHEREAS, the Board of Trustees finds and determines that it would be in the best interests of the Town and its residents to enter into the Design & Engineering Loan Agreement.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF LAKE CITY, COLORADO:

Section 1. Approval of Design & Engineering Loan Agreement. The Design & Engineering Loan Agreement between the Colorado Water Resources and Power Development Authority and the Town, a copy of which is attached hereto and incorporated herein as **Exhibit A**, is hereby approved and adopted, and the Mayor and the Town Clerk are authorized to execute the same on behalf of the Town.

Section 2. Direction to Take Authorizing Action. The appropriate officers of the Town and members of the Board are hereby authorized and directed to take all other actions

necessary or appropriate to effectuate the provisions of this Ordinance, including but not limited to such certificates and affidavits as may reasonably be required by the CWRPDA.

Section 3. Ratification and Approval of Prior Actions. All actions heretofore taken by the officers of the Town and members of the Board, not inconsistent with the provisions of this Ordinance, relating to the D&E Loan Agreement, or actions to be taken in respect thereof, are hereby ratified, approved, and confirmed.

Section 4. Severability. If any section, paragraph, clause, or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Ordinance, the intent being that the same are severable.

Section 5. Repealer. All orders, resolutions, bylaws, ordinances or regulations of the Town, or parts thereof, inconsistent with this Ordinance are hereby repealed to the extent only of such inconsistency.

Section 6. Ordinance Irrepealable. After the Bond is issued, this Ordinance shall constitute an irrevocable contract between the Town and the CWRPDA, and shall be and remain irrepealable until the Bond and the interest thereon shall have been fully paid, satisfied, and discharged. No provisions of any constitution, statute, charter, ordinance, resolution or other measure enacted after the issuance of the Bond shall in any manner be construed as impairing the obligations of the Town to keep and perform the covenants contained in this Ordinance.

Section 7. Recordation. A true copy of this Ordinance, as adopted by the Board, shall be numbered and recorded on the official records of the Town. The adoption and publication of this Ordinance shall be authenticated by the signatures of the Mayor and the Town Clerk, and by a certification of publication.

Section 8. Publication and Effective Date. This Ordinance after its passage on first and final reading shall be numbered, recorded, published and posted and the adoption, posting, and publication shall be authenticated by the signature of the Mayor and the Town Clerk. This Ordinance shall become effective thirty (30) days after publication

**INTRODUCED, READ BY TITLE, PASSED, AND ORDERED PUBLISHED
THIS 21ST DAY OF DECEMBER, 2022.**

TOWN OF LAKE CITY, COLORADO

BY: _____
Mayor

ATTEST:

Town Clerk

2023

LAKE CITY, COLORADO SCHEDULE OF FEES AND CHARGES

Code Section	Description	Fee	
Chapter 4--ANIMALS			
4-25	Boarding fees for impounded dogs, per full or partial day	\$50.00	
4-28	License fees for dogs		
	Neutered males and spayed females, per year	\$5.00	
	Unneutered males and unsprayed females, per year	\$15.00	
Chapter 5--BUILDINGS AND BUILDING REGULATIONS			
5-95	Factory built structure siting permit application fee	\$10.00	
5-119	Building permit fees (calculated based on valuation schedule)		Commercial valuation schedule
5-119	Administrative fee for building permit extensions	\$25.00	
5-119	Plan review fee (% of building permit fee)	10%	
5-119	Mechanical permit fee	\$25.00	
	Plus % of installed equipment costs (not including labor)	2%	
5-119	Modular building fees (calculated based on valuation schedule)		
5-119	Additional plan review (changes, revisions, additions), per hour	\$50.00	
5-119	Third party consultants (plan review, inspections, etc.)	Actual cost	
Chapter 6--BUSINESSES AND BUSINESS REGULATIONS			
6-22	Annual license fee for hotels, motels, tourist cabins and trailer courts having two or less rental units	\$10.00	
6-22	Annual license fee for other businesses and occupations	\$25.00	
Chapter 10--FLOODS			
10-34	Variance application fee	\$25.00	
	Flood Plain Development Review Application Fee	\$250.00	
Chapter 12--HISTORIC PRESERVATION			
	Certification of Appropriateness	\$50.00	
Chapter 17--STREETS, SIDEWALKS AND OTHER PUBLIC PLACES			
17-52	Excavation and encroachment (Oct '17) permit application fee	Major \$200 Minor \$100 PB 10%	
17-147	Building moving permit fee (does not include the estimated costs which the town will incur for the safety of persons and the preservation of property and for any services required by the town in connection with said permit)	\$15.00	
Chapter 19--SUBDIVISIONS			
19-5	Preliminary plat filing fee (does not include costs incurred for legal, engineering or other services or costs in processing the subdivision and reviewing the plat)	\$100.00	
19-8	Minor subdivision plat submission	\$50.00	
19-10	Replat or amended plat submission	\$50.00	

2022

LAKE CITY, COLORADO SCHEDULE OF FEES AND CHARGES

Chapter 21–UTILITIES			
21-21	Deposit for water or sewer service	\$340.00	
21-22	Administrative fee for deferral of requirements for separate water and sewer taps	\$500.00	
21-23	Water plant investment fee		
	3/4" or smaller tap	\$6,000.00	
	1" tap	\$10,667.00	
	1 1/2" tap	\$24,000.00	
	2" tap	\$42,667.00	
	3" tap	\$96,000.00	
	4" tap	\$170,667.00	
21-23	Sewer plant investment fee		
	3/4" or smaller tap	\$7,000.00	
	1" tap	\$10,244.00	
	1 1/2" tap	\$28,000.00	
	2" tap	\$49,778.00	
	3" tap	\$112,000.00	
	4" tap	\$199,111.00	
21-24	Inspection fee for taps, service lines and service facilities	\$50.00	each
21-31	3/4" meter	\$1,453.38	
	1" meter	\$1,767.22	
	<i>Any meter size greater than 1", please contact Public Works</i>		
21-32	Metered water service rate (every two months for the first 13,999 gallons of metered water use per bi-monthly period), plus	\$80.00	
	per 1,000 gallons of water used over 13,999 and up to 17,999 gallons	\$3.00	
	per 1,000 gallons of water used over 17,999 and up to 23,999 gallons	\$4.25	
	per 1,000 gallons of water used over 23,999 gallons	\$5.50	
21-32	Metered sewer service rate (every two months for the first 13,999 gallons of metered water use per bi-monthly period), plus	\$80.00	
	per 1,000 gallons of water used over 13,999 gallons (for all metered customers other than single-family residences)	\$4.25	
21-34	Shut-off fee for Request to Shut Off Service and to Abandon Taps	\$100.00	
21-34	Shut-off and Reconnect Fee for Delinquent Accounts	\$100.00	
21-61	Telephone occupation tax	\$250.00	
21-91	New CATV system permit application fee (not to exceed \$2,000.00)	Actual costs	
21-93	Application fee for renewal of existing CATV system permit (not to exceed \$2,000.00)	Actual costs	
21-147	Administrative fee to offset town expenses for electric franchise	\$500.00	
Chapter 23–ZONING			
23-5	Conditional use permit, Vacation Rental annual fee	\$375.00	
23-5	Conditional use permit, Food Truck annual fee	\$250.00	
23-16	Application fee for permit to keep horses, burros, donkeys and mules	\$50.00	
23-16	Application fee for permit to keep miniature horses	\$100.00	
	Renewal fee for permit to keep miniature horses, annual	\$100.00	
23-16	Permit fee for horse-drawn carriage business, annual	\$100.00	
23-18	Sign permit, base fee	\$25.00	
	Plus, per square foot of sign surface area	\$1.00	
23-20	Application fee for amendment to zoning regulations	\$100.00	

2022

LAKE CITY, COLORADO SCHEDULE OF FEES AND CHARGES

23-23	Application fee for request for approval of a conditional use, change in a nonconforming use, or other action required to be reviewed	\$100.00	
23-25	Application fee for mobile home or travel home park construction permit	\$100.00	
23-26	Site specific development plan review fee	\$500.00	

2022

LAKE CITY, COLORADO SCHEDULE OF FEES AND CHARGES

Recreation			
	Weight Room per year	\$120.00	
	Weight Room per year - under the age of 18	\$40.00	
	Weight Room per month	\$20.00	Effective 1-1-2023
	Ski Hill Lift Ticket w/ Rentals	\$30.00	
	Minor Ski Hill Lift Ticket w/ Rentals	\$20.00	
	Ski Hill Season Pass	\$100.00	
Facility Rentals			
Armory Main Hall:			
	1-6 Hours	\$20.00	Hour
	6hrs +/-day	\$200.00	Flat Fee
Armory Multi Purpose Room:			
	1-6 Hours	\$20.00	Hour
Armory Commercial Kitchen:			
	1-6 Hours	\$25.00	Hour
Town Park:			
	1-6 Hours	\$20.00	Hour
	6hrs +/-day	\$200.00	Flat Fee
Memorial Park:			
	1-6 Hours	\$20.00	Hour
	6hrs +/-day	\$200.00	Flat Fee
	Monthly Food Truck Rental	\$250.00	
	6 Month Food Truck Rental	\$1500.00	
Memorial Park Concession Stand:			
	1-6 Hours	\$10.00	Hour
	6hrs +/-day	\$60.00	Flat Fee
Memorial Park Beach Gazebo:			
	1-6 Hours	\$20.00	Hour
	6hrs +/-day	\$200.00	Flat Fee
Pumphouse Park:			
	Monthly Food Truck Rental	\$250.00	
	6 Month Food Truck Rental	\$1500.00	
Ski Hill:			
	Monthly Food Truck Rental	\$250.00	
	6 Month Food Truck Rental	\$1500.00	
Refundable cleaning/damage deposits (separate checks):			
	Armory Main Hall	\$500.00	
	Armory Kitchen	\$500.00	
	Armory Multi Purpose	\$200.00	
	Town Park	\$300.00	
	Memorial Park	\$300.00	
	Memorial Park Concession	\$200.00	

2022

LAKE CITY, COLORADO SCHEDULE OF FEES AND CHARGES

Photocopies – Black & White, 8 ½ x 11, 1 side	\$0.35	
Photocopies – Black & White, 8 ½ x 14, 1 side	\$0.45	
Photocopies – Black & White, 11 x 17, 1 side	\$0.60	
Copy of Meeting Recording on zip drive	\$15.00	
Research & Retrieval Fees - per hour for requests requiring more than one hour of staff time.	\$40.00	
Requests that are estimated to exceed 2 hours of staff time will require a deposit equal to the estimated hours of staff time needed times the hourly rate.		

Staff Bonuses

Percentage of Salary

Alexander Mulhall: 4% \$1,852

Benjamin Hake: 3% \$1,650

Daniel File: 3% \$1,290

William Merfeld: 4% \$1,764

Jameson Johnston: 3% \$1,819



Certificate of Occupancy

Permit #: 22T Remodel 0065

Description of Structure: Garage Remodel

Pursuant to the provisions of the 2012 edition of the International Residential Code (IRC) as amended and adopted by Hinsdale County & the Town of Lake City, CO, a certificate of occupancy is hereby issued per Section R110.3 of the IRC. This certificate of occupancy is hereby issued on this 23rd day of July, 2020 to:

**Property Owner Name: Mark Henry
6002 Island Harbor Rd. Sebastian Florida 32958**

For the residence located at:

**Site Address, 809 Silver St. Lake City, CO, 81235
Legal Description**

*An automatic sprinkler system is **not** provided. An automatic sprinkler system is **not** required. This structure has been inspected and found to be in compliance with the 2012 IRC and other applicable codes in force on the date the permit was issued.*

Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of the adopted codes or other ordinances of the jurisdiction.

Additional conditions or stipulations for this Certificate of Occupancy are as follows:

(Conditions and/or comments)

Gabe McNeese 12/7/2022

Gabe McNeese

Building Official, Hinsdale County and Town of Lake City, CO

Application for refund and documentation, if applicable, from the Building Use Tax Fund must be made within ninety (90) days from the date of this Certificate of Occupancy.

USE TAX PAID TO DATE: \$

From: **mark henry** mhenry351@gmail.com
Subject: **Water sewer tap fee deferral**
Date: **Nov 22, 2022 at 11:28:50 AM**
To: **Mark Henry** mhenry351@gmail.com

Town of Lake City,

**Regarding property located at 809 Silver street Lake City Colorado 81235.
Legal description: Town of Lake city, block 9, lot 12-13, Hinsdale county**

This letter will serve as application for deferral of water sewer tap fees. I am asking for a variance/deferral of water and sewer separate tap fees. On 8/24/2022 I applied for and was issued a building permit for the conversion to living space of an existing detached garage on my property. The water and sewer taps to serve this building were installed in the summer of 2021 while excavating for the added garage (shown as proposed garage on site plan). These water and sewer taps were tied into the existing main cabins taps. Both the Building inspector (Gabe McNeese) and the public works director (Jameson Johnston) were aware of my plan to convert the existing garage into living space. Both Jameson and Gabe visited the job site to be sure I was burying the water line deep enough to prevent freezing. I only learned of the variance/deferral requirement on 9-26-2022 when Gabe McNeese visited the site for what I thought would be the final inspection on the garage conversion.

I now understand the reason for the variance/deferral requirement outlined in the Lake city code of ordinances. I do not plan on selling separately the garage or any other building on the property. I also don't believe the property is sub dividable. Although I don't think it is necessary, I would be agreeable to recording a deed restriction stating that the property may not be divided without separating the water and sewer taps from the main residence. I have included a site plan drawing/schematic showing the buildings and the water and sewer lines.

Please contact me if you need any further information regarding this matter

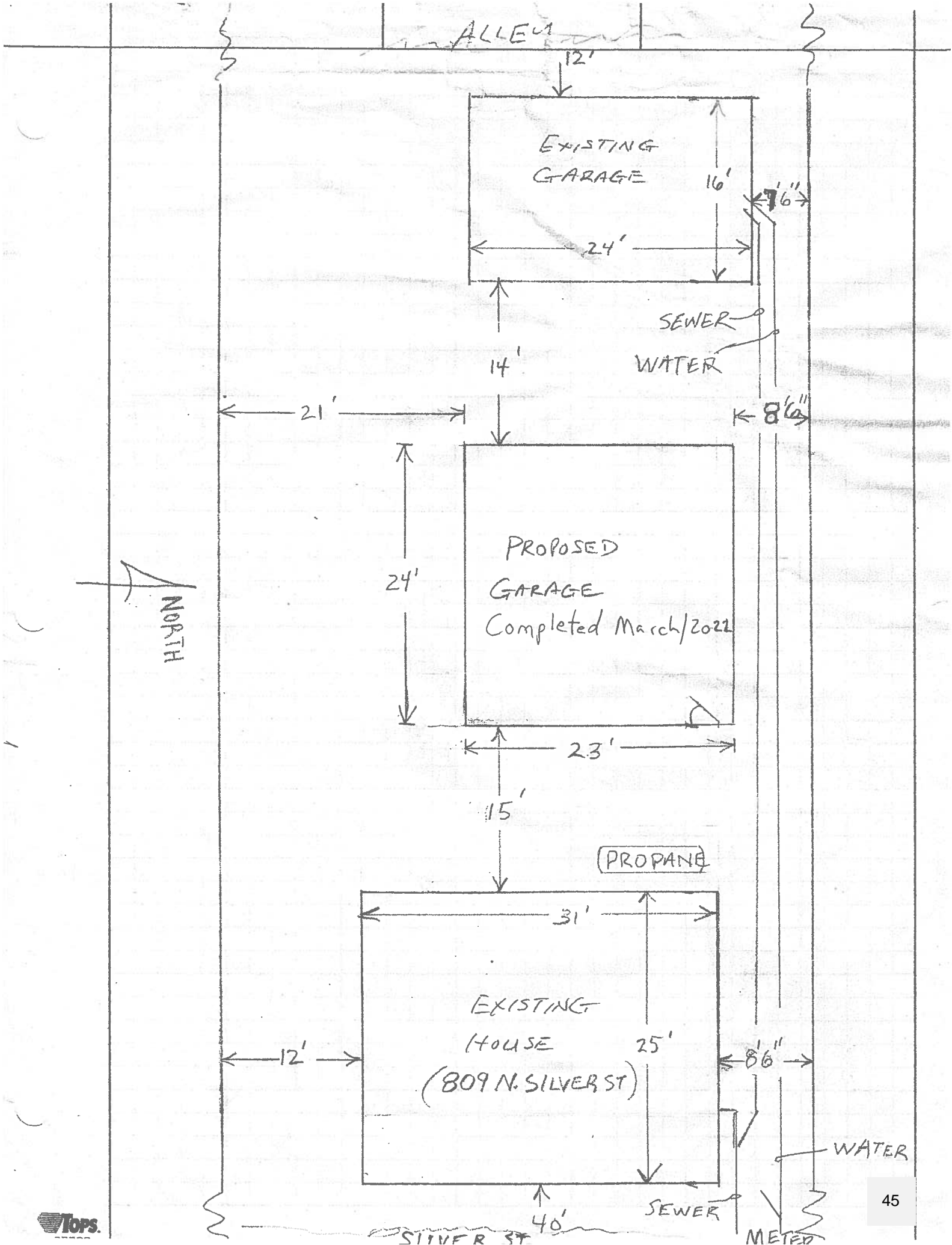
Mark Henry

mhenry351@gmail.com

239-253-2333



MARK HENRY



BUILDING PERMIT No. 22TCARAGE Addition

HINSDALE COUNTY & LAKE CITY

0065

MUST BE POSTED CONSPICUOUSLY AT JOB SITE

on the site described as follows:

809 SILVER ST

This permit authorizes a building ~~mobile home~~ to be

Addition to Existing
GARAGE

constructed
~~added onto~~
~~remodeled~~
 repaired
 moved and placed

All work shall conform to the information set forth on the application for this permit, the approved plans and specifications, and comply with the county building code and regulations as well as all other applicable codes, laws and regulations.

Opal M. Deere
Building Inspector

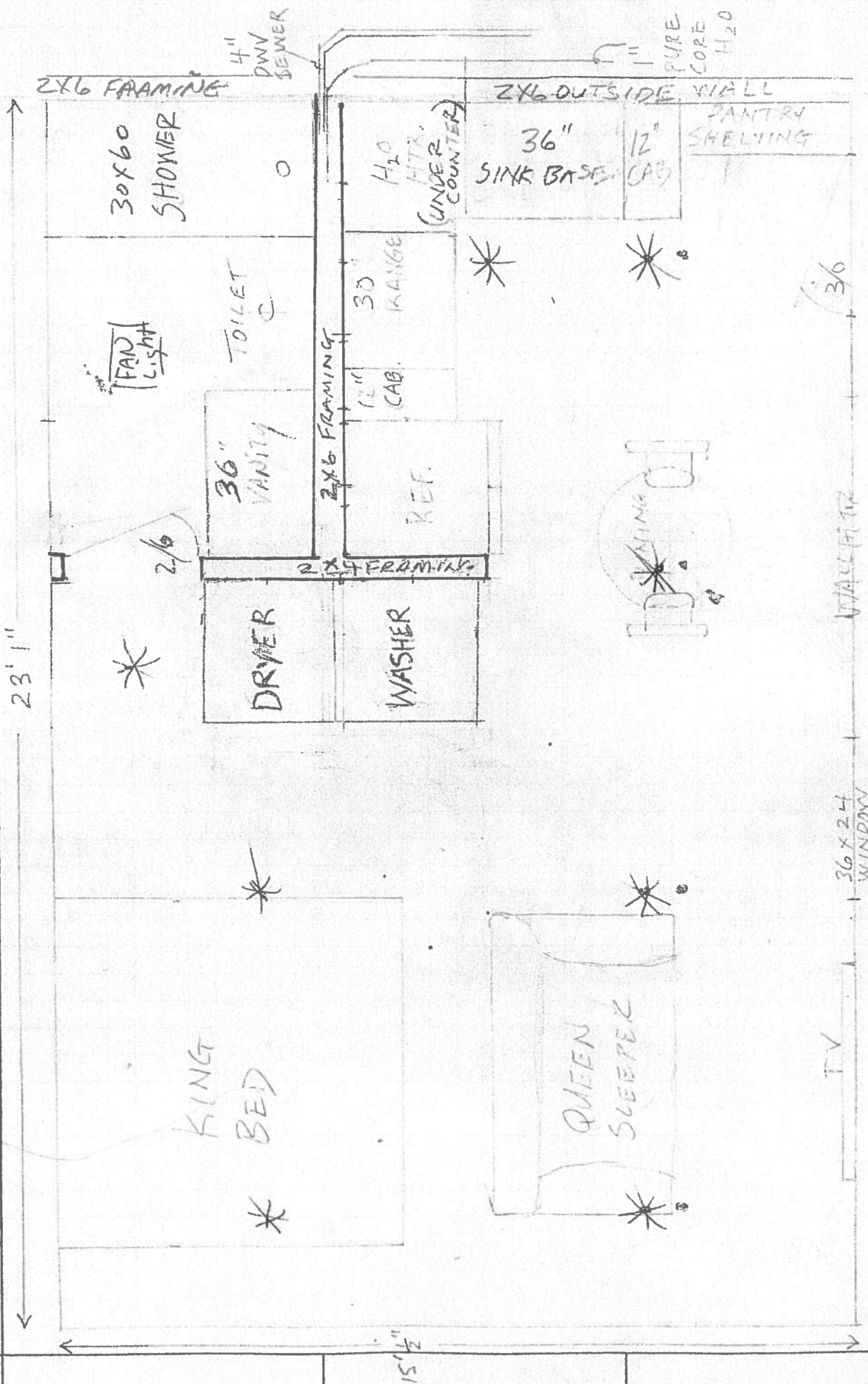
9/1/2022
Date

INSPECTION RECORD Inspection requests must be received at least one working day in advance.

FOUNDATION	FRAME & ROUGH MECH.	SPECIAL INSPECTIONS	FINAL
soils, excavation, footings, forms, rebar, stemwall, flood hazard area items.	beams, girders, headers, studs, plates, joists, rafters, trusses, siding, roofing, ducting, venting, insulations, chimneys fireproofing, etc.	electrical rough in Approved, Date _____ _____ INSPECTOR	Electrical final Approved, Date _____ _____ INSPECTOR
		plumbing rough in Approved, Date _____ _____ INSPECTOR	Plumbing Final Approved, Date _____ _____ INSPECTOR Sewage system approved Water supply Driveway approach Road cuts accepted
Approved, Date _____ _____ INSPECTOR	Approved, Date _____ _____ INSPECTOR	Approved, Date _____ _____ INSPECTOR	Approved, Date _____ _____ INSPECTOR

REMARKS:
 Correction orders
 Stop work orders issued
 Stop work orders released
 Special conditions
 Etc.

INCLUDED WITH YEAMIT APPLICATION



SCALE: 1CM=1 FT

NORTH

22T Addition 0a5

Hinsdale County
POB 277
Lake City, CO 81235
970-944-2225
building@hinsdalecountycolorado.us

Permit #

Hinsdale

22T Addition 0005

Use Tax Declaration
Hinsdale County or Town of Lake City

PROJECT LOCATION

Physical Address: 809 SILVER ST LAKE CITY CO 81235

Legal Description:

Parcel #(s):

Subdivision:

OWNER/APPLICANT INFORMATION

Owner: MARK HENRY
Mailing Address: 6002 Island Harbor Rd
Sebastian FL 32958
E-mail: mhenry351@gmail.com
Phone: 289-253-2333

Applicant/Contractor: OWNER
Mailing Address:
E-mail:
Phone:

FILING STATUS

Exempt/Non-Exempt:

Reason Exempt:

Colorado Exemption #:

FEES

Total Valuation: 6,812,000
Permit Fee: 146.93

Materials Costs (attach documentation): 3,406.00
Use Tax: 136.24

ACKNOWLEDGEMENTS

I acknowledge the Use Tax filing status noted above and agree to abide by the provisions and regulations of the Hinsdale County Use Tax Resolution. I understand that I am responsible for maintaining adequate accounting records that are subject to audit for three (3) years after issuance of final Certificate of Occupancy to substantiate my Use Tax return payment. I understand I have ninety (90) days from issuance of the Certificate of Occupancy to apply in writing to the County Treasurer for any refund owed from the Building Use Tax Fund. I will submit receipts for building supplies bought outside Hinsdale County showing taxes paid. (Use Tax Refund Application is available from the Hinsdale County Building Official or the Hinsdale County Treasurer).

Owner/Applicant Signature(s)

Date:

8.24.22

PAYMENT

Received (initial): *me*

Payment Check #: 198

Date: 8.24.2022

Receipt#:

COUNTY USE ONLY

CO Date:

Request Date:

Refund Amount:

Receipt/Check #:

Treasurer's Approval Signature:

Date:

Hinsdale County
POB 277
Lake City, CO 81235
970-944-2225
building@hinsdalecountycolorado.us



Permit #

22T Addition 00025

PROJECT LOCATION
(Site Plan Required)

Physical Address: 809 SILVER ST LAKE CITY CO 81235

Legal Description:

Parcel #(s):

Subdivision:

OWNER/APPLICANT INFORMATION

Owner: MARK HENRY
Mailing Address: 6002 Island Harbor Rd
Sebastian FL 32958
E-mail: Mhenry351@gmail.com
Phone: 239-2053-2333

Applicant/Contractor: OWNER
Mailing Address:
E-mail:
Phone:

ARCHITECT/ENGINEER

Name(s) / Firm:

Mailing Address:

E-mail:

Phone:

CO License #:

PROJECT DESCRIPTION
(Plans and Specifications Required)

Project Description: Addition / GARAGE Existing

Town or County: TOWN Zoning District: LMF

Setbacks:

Lot Size:

IBC/IRC Occupancy Classification: IRC

IBC Construction Type:

Total Living Area (sq. ft.): 346.00

Garage/Basement/Deck/Porch Area (sq. ft.):

Stories: 1

Height:

Bedrooms: 1

Bathrooms:

Exterior Finish / Interior Finish: WOOD / DRYWALL

Roofing Material: METAL

VALUATION & FEES

Total Valuation: 6,812.00

Materials Costs (attach documentation): 3,400.00

Permit Fee: 146.93

Use Tax: 136.24

PERMIT ACKNOWLEDGEMENTS

I hereby certify that construction will be in strict accordance with all codes and ordinances of Hinsdale County or the Town of Lake City and the plans and specifications submitted with this application. Separate permits may be required for other aspects of work for the project. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of this permit does not presume to give authority to violate or cancel the provisions of any other federal, state, or local law regulating construction or the performance of construction.

Owner/Applicant Signature(s):

Date: 8.24.22

PAYMENT/REVIEW

Application Received (initial) Date: 9/11/2022

Plan Review/Date: N/A

Payment Check #: 199 Date: 8/24/2022

Permit Approved/Denied: Approved

Permit Issued/Date: 9/10/22

Building Official Signature: April M. Ware

Reason:

Date: 9/12/2022

1/1/17



Permit Worksheet - Use Tax/Permit Fee Calculations

Permit #	22T Addition 0065	Owner	Mark Henry
Site Address	809 Silver St. Lake City	Address	Same
Date	8/19/2022	Contractor	Mark Henry

*Directions: Enter square footage for 'Construction/Dwelling Type'. Enter multiple categories if necessary for garage or deck if applicable.
For additions, remodels, accessory structures etc. enter estimated valuation OR estimated materials cost (then enter 2X estimate for valuation).*

Construction/Dwelling Type	Square Ft.	Valuation	Materials	Use Tax
SFR			\$0.00	\$0.00
SFR - Round Log			\$0.00	\$0.00
Garage-Frame			\$0.00	\$0.00
Garage-Masonry			\$0.00	\$0.00
Car Port			\$0.00	\$0.00
Basement-Semi-finished			\$0.00	\$0.00
Basement-Unfinished			\$0.00	\$0.00
Wooden Deck(s)			\$0.00	\$0.00
Other (addition, remodel, accessory)			\$6,812.00	\$136.24
	S.F. OR Materials Estimate (enter estimate in D19)			
Total			\$6,812.00	\$136.24

Total Valuation Categories	Permit Fee
\$1.00 to \$500.00	\$0.00
\$500.00 to \$2000.00	\$0.00
\$2000.00 to \$40,000.00	\$121.93
\$40,000.00 to \$100,000.00	\$0.00
\$100,000.00 to \$500,000.00	\$0.00
\$500,000 to \$1,000,000	\$0.00
\$1,000,000 to \$5,000,000	\$0.00
\$5,000,000 and above	\$0.00
	Permit Total
	\$121.93
	Plan Review
	\$25.00

Mechanical Equipment Value
Mechanical Permit Fee

Use Tax Total	\$136.24 Check Payable to Hinsdale County
Permitting Total	\$146.93 Check Payable to Hinsdale County or Town of Lake City

November 5, 2022

Town of Lake City
P.O. Box 544
Lake City, Colorado 81235

Re: Proposed Water and Sewer Variance
340 South Henson St.
Lake City, Colorado 81235

Dear Town of Lake City:

On September 22, 2022, TFP L.L.C. purchased lots 10, 11, 12, 13, and 14 of Block 4 and a portion of land adjacent to said lots in Wade's Addition known altogether as 340 S. Henson St, Lake City, CO 81235. TFP L.L.C. is an entity owned by Cecil (Skip) and Kay Tangner. The property consists of a main house and a small out building very close to the main house. The small building was built by the previous owner, Shelley McGehee, to house her large pipe organ. The structure has electricity but no sewer or water. We would like to add the necessary utilities to convert the previous organ room to a small full time rental for a Lake City resident.

The above lots that we purchased mainly consists of lowland on the side of the river opposite the main house or land under the river that can not be built on. The lot with the two structures is full and cannot be subdivided so the small building cannot be sold separately.

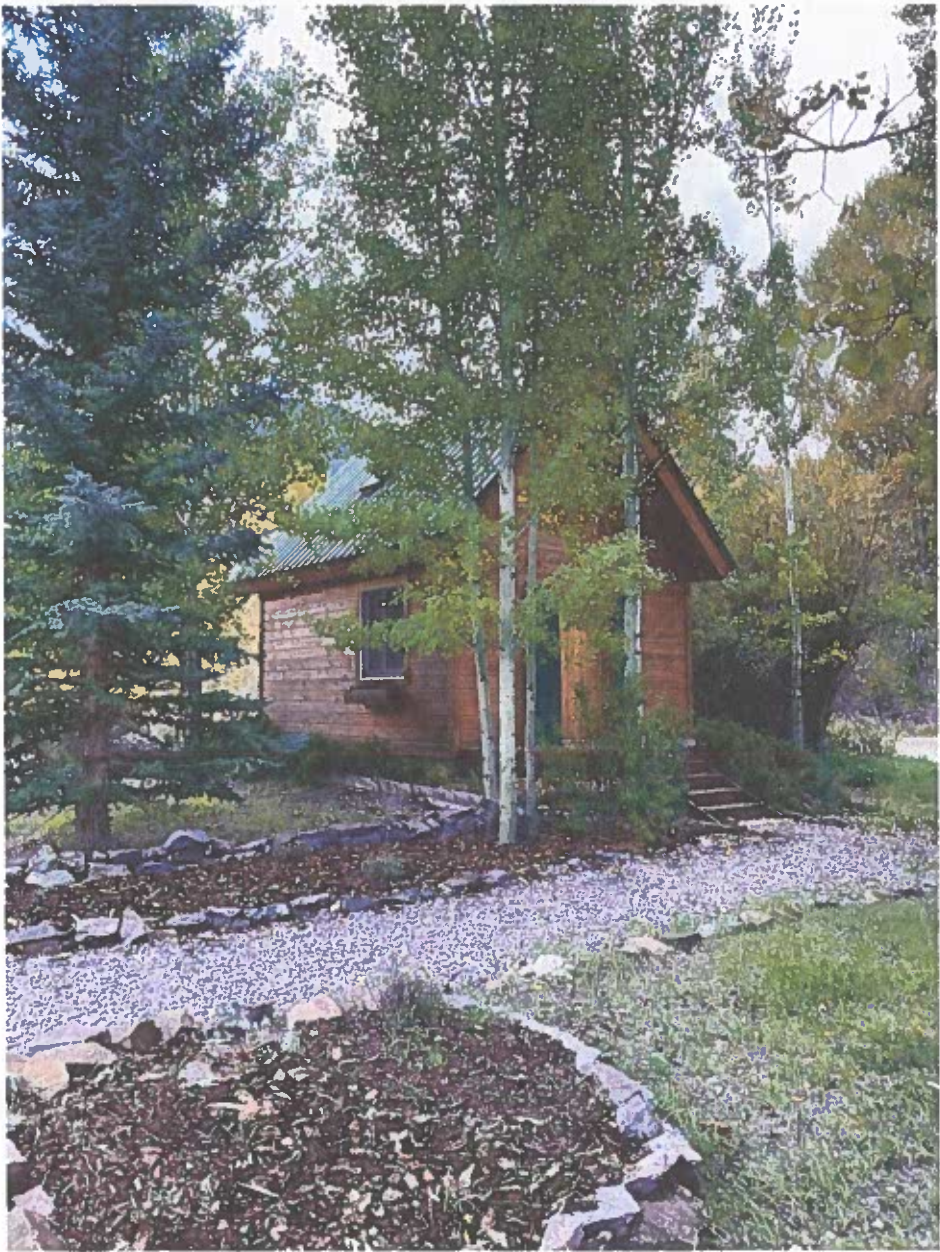
We are requesting the town of Lake City to consider allowing us a variance from the requirement of installation of separate water and sewer service to the tiny structure since it is so close to the main house and can never be sold as a separate structure.

Thanks for considering our request. You can contact me for any reason at 405 650-4495 or my email address, skiptangner@gmail.com. We are hoping we can improve the small house located on this beautiful lot to make it available to a local resident in need of affordable housing.

Sincerely yours,







TFP L.L.C.
By: Skip Tangner
3101 via Esperanza
Edmond, OK 73013

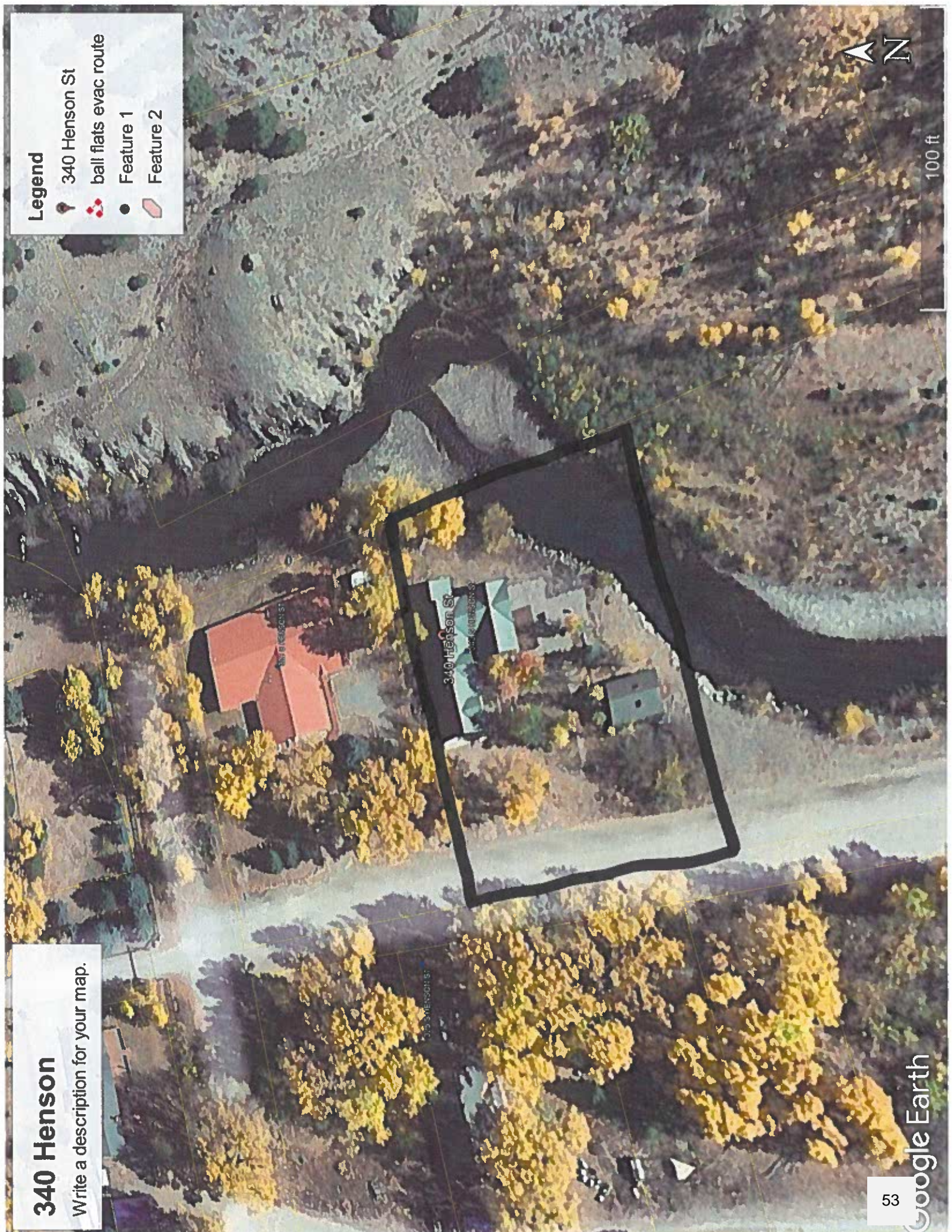


340 Henson

Write a description for your map.

Legend

-  340 Henson St
-  ball flats evac route
-  Feature 1
-  Feature 2



Plat of

Plat of
Lots 10 through 14, Block 4,
Wade's Addition to the Town of Lake City
Hinsdale County, Colorado



Legal Description of Surveyed Parcel

Lot 10, Block 4, Wade's Addition to the Town of Lake City and the portion of land... according to the official plat of Wade's Addition to the Town of Lake City as the same is recorded in the office of the Hinsdale County Clerk and Recorder.

340 South Henson Street

General Notes:
1. This information used to locate the property boundaries...
2. The information used to locate the property boundaries...
3. The information used to locate the property boundaries...



Property Line
Scale: 1" = 100 feet
Elevation
George Henson, Colorado P.E. # 23902



Alexander Mulhall <alexandermulhall@townoflakecity.co>

Tangner Plat of 340 S Henson Street

Jameson Johnston <jamesonjohnston@townoflakecity.co>

Fri, Dec 2, 2022 at 1:33 PM

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

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

From: Jameson Johnston <jamesonjohnston@townoflakecity.co>

Date: Fri, Dec 2, 2022 at 1:32 PM

Subject: Re: Tangner Plat of 340 S Henson Street

To: A Danielle Worthen <danielle@hallrealty.net>

In regards to the property 340 S Henson street,

It is my opinion to the board to allow this deferral/variance. Although the costumer may not have noted a hardship of the close proximity of the river, I do feel that is relevant. The detached building sits on it own two lots but the lots are not buildable due to the river. I propose that we allow the connection but with a deed restriction that if the property is ever divided that taps must be separated. However if the property is ever sold with all 4 lots separation is not necessary. According to the map the it looks like if an addition is built on the outlying building it could potentially be on the same lots as the house. Adding an additional tap for the current size of the outlying building seems a bit excessive. I know the current owner plans to make this an affordable housing, and I would have to assume that an addition is necessary to accomplish this. As long as a responsible size addition is constructed, I don't see a problem or a reason to upgrade the tap size. Any questions in regards to this please contact me.

Jameson Johnston

jamesonjohnston@townoflakecity.co

9708647684

[Quoted text hidden]

--

Jameson Johnston

Town of Lake City

Public Works Director

(970)964-7684

(970)944-2351

--

Jameson Johnston

Town of Lake City

Public Works Director

(970)964-7684

(970)944-2351

Surveyed

Plat of
Lots 10 through 14, Block 4,
Wade's Addition to the Town of Lake City
Hinsdale County, Colorado



Legal Description of Surveyed Parcel

Lot 10 - 1/4 Sec. 10, Block 4, Wade's Addition to the Town of Lake City and the portion of the
addition to Lot 10 - 1/4 Block 4, Wade's Addition to the Town of Lake City lying between the west
boundary of the addition to Lot 10 - 1/4 Block 4, Wade's Addition to the Town of Lake City and the
office of the Hinsdale County Clerk and Register

340 South Henson Street

General Notes:
1. The information used to locate the property boundaries shown here is based on the record Plat of Wade's Addition to the Town of Lake City and the portion of the addition to Lot 10 - 1/4 Block 4, Wade's Addition to the Town of Lake City and the portion of the addition to Lot 10 - 1/4 Block 4, Wade's Addition to the Town of Lake City lying between the west boundary of the addition to Lot 10 - 1/4 Block 4, Wade's Addition to the Town of Lake City and the office of the Hinsdale County Clerk and Register as recorded in the Hinsdale County Clerk and Register's office on 08/27/15 at 11:14:15 AM.
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Property Line
Surveyed
Scale: 1" = 100'
NAD 83
Elevation
23562

George Howard
Colorado P.S. # 23562



340 Henson St.

Lot 10

Blk 4

(McGehee - 222254)

Wades Addition

CORNER BLOC

HUNT-McGehee
RES.

SWR SRVC Drops from SCL 40
@ 3' TO SDR 35 @ 5'-8"

31'-6"

60'-3"

57'-0"

CORNER BLOC

SWR TAP
5'-8" DEEP

SWR MAIN
8" SDR 35

CORNER LOT
48



Alexander Mulhall <alexandermulhall@townoflakecity.co>

Tangner Plat of 340 S Henson Street

Jameson Johnston <jamesonjohnston@townoflakecity.co>

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Town of Lake City

Public Works Director

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