

**WORK SESSION**

**I. ITEMS FOR DISCUSSION ONLY:**

- a. Presentation by Todd Mayer regarding proposal to purchase property in North Creede;
- b. Discussion regarding regulation of short-term rentals within the City of Creede;
- c. Discussion regarding the possible regulation of RVs within City limits;
- d. Discussion regarding the utilization of the City's SRF Loan for past and future phases of the wastewater collection system project;
- e. Discussion regarding the creation of an events committee for the purpose of inter-agency coordination of events;
- f. Discussion regarding the creation of designated staging areas for OHV trailers;
- g. Discussion regarding the purchase of digital speed limit signs that flash "slow down" or similar if driver is exceeding speed limit;

---

# Mayer Investments, LLC

---

April 4, 2023

City of Creede  
Board of Trustees, Town Manager

---

Greetings,

My wife Jodie Mayer and myself, Todd Mayer as owners on Mayer Investments, LLC would like to ask your consideration to sell two parcels of City of Creede land to us. This land is adjacent to our home in North Creede with an address of 177 Forest Service Road 502, Tract 31R and Tract 31R-2. Our current West property line is right at the edge of our porch so we would like to purchase a 9.84 feet X 70.0 feet strip of land to give us a small buffer on the West side of our home. We would also like to purchase a 22.0 feet X 25.0 feet section of land on the South side of Forest Service Road 502 that would square up with our property on the north side of the road. Both sections of land are shown on the attached replat map that I had done back in 2018 and are highlighted in yellow. I labeled this replat map "Exhibit A and Exhibit A-1". The total area of land we are asking to purchase is 1,239 square feet.

In 2018 when this survey and replat was drawn up, I met with the BOT at that time on 3/20/2018. In the meeting they agreed that the replat could be approved as long as the exact land area was calculated and that there was a price set for the value of the land. This replat never ended up getting done because the Dawson's, my neighbor to the East did not agree with the boundaries as surveyed and would not accept my offer to convey the property to them at no charge. At that time, I just let it be and now my neighbors have had 5 years to prove different, which they have not been able to do.

---

Fast forward to today, I now would like to complete this replat but instead of conveying Tract 31R-1B to my East neighbors I would like to keep it in Mayer Investments, LLC but as a separate section of property from my home. This would clear up their encroachment on to the property that our home is on. As for Tract 31R-2B I would also like to keep it in Mayer Investments, LLC but also as a separate section of property on its own.

The main reason for doing all of this is so that if in the future we were to decide to sell this home the property boundaries for it would be all straightened out and we could obtain a clear ILC. As you can see with the current ILC ( labeled "Exhibit B" ) it shows my neighbors improvements encroach onto the property my house is on.

I have been in discussions over the past year or longer with the Town manager Mr. Louis Fineburg. My original discussions with him were to try and buy larger parcels of land (approx. 31.0 feet X 70.0 feet and 25.0 feet X 43.0 feet, that is why the attached appraisal ( "Exhibit C" ) shows larger parcels. It is now my intention to just use the replat that was drawn up in 2018. Louis also wanted to make sure that there was no city owned utilities on the property which with the help of Scott Johnson we were able to determine that there are not any city utilities located on the property we wish to purchase. He also asked for an appraisal to be completed which is attached as "Exhibit C" as described above.

The property appraised for \$4.46 per sq. ft. I would like to make an offer of \$5.00 per sq. ft. for the 1,239 sq. ft. for a total price of \$6,195.00.

Please let me know if the City will consider this transaction as I hate to move forward and spend additional money on this unless I have a commitment from the City. Please also let me know what the next steps are that are required from the City to get this accomplished and if you need any additional information from us.

Thank you very much for your time and consideration.

---

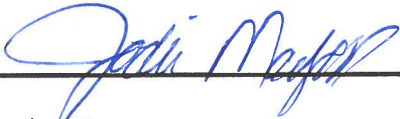
Sincerely,

Mayer Investments, LLC



---

Todd Mayer

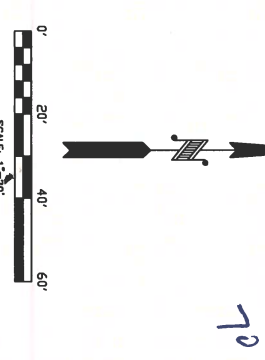
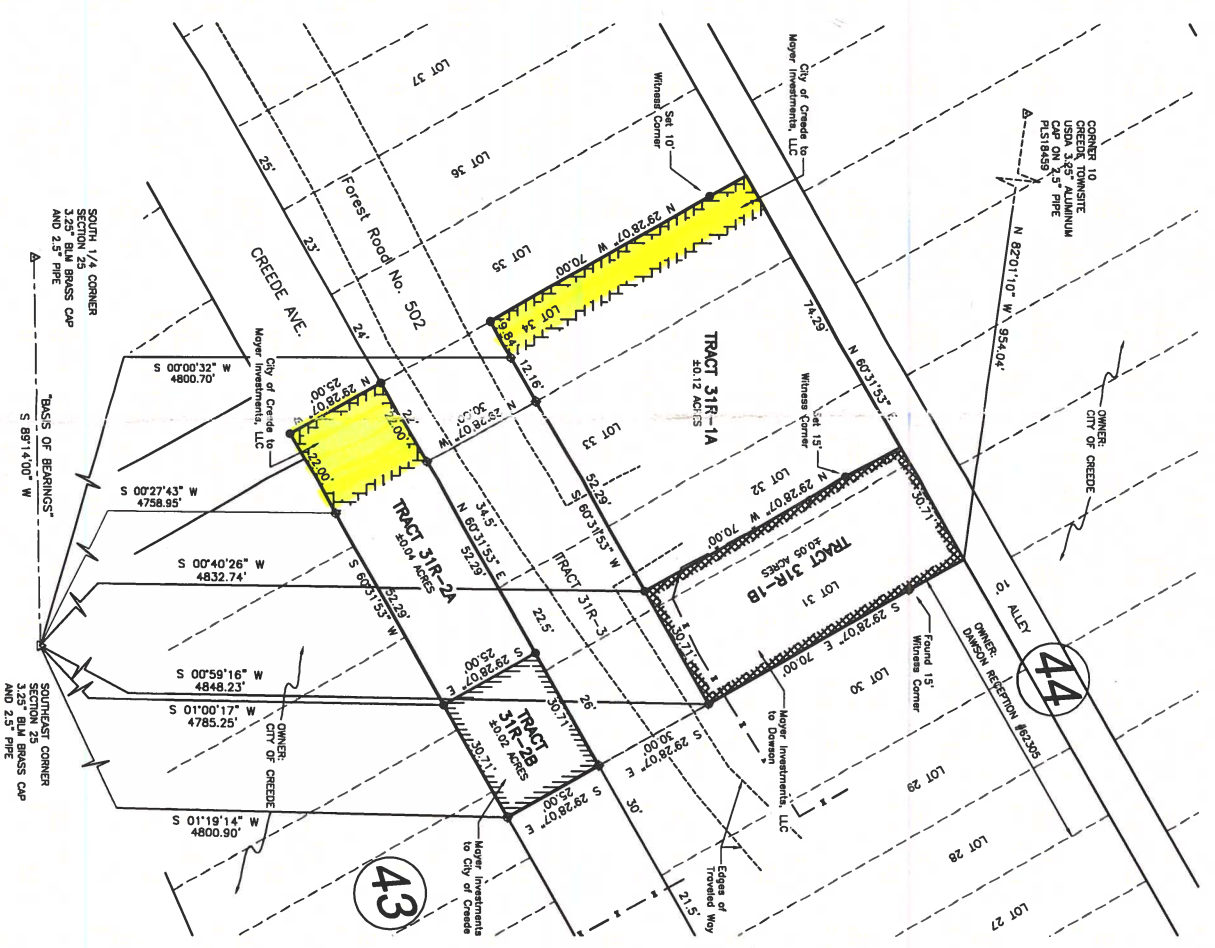
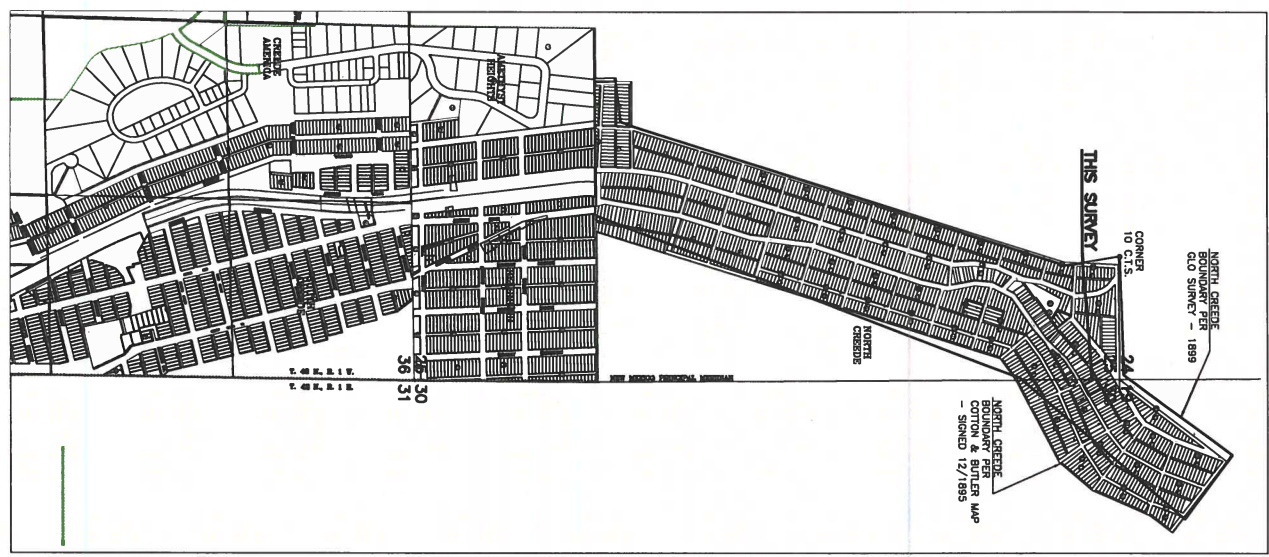


---

Jodie Mayer

# Exhibit A

REPLAT OF TRACT 31R-1A, 31R-1B, 31R-2A  
& 31R-2B OF TRACT 31R AND TRACT 31R-2,  
BLOCK 44, (NORTH) CREEDE  
LOCATED IN THE NORTHWEST 1/4 SECTION 30, TOWNSHIP 42 NORTH RANGE 1 EAST, (SUSPENDED)  
N.M.P.M., MINERAL COUNTY, COLORADO



BEARINGS ARE BASED UPON THE BENCHMARK OF SECTION 25 FROM THE SOUTHWEST CORNER OF SECTION 30 TO THE SOUTH 1/4 CORNER OF SECTION 30. MONUMENTED ON BOTH ENDS WITH 3.25 INCH BLM BRASS CAPS.

**SURVEY NOTES:**  
1. LOTS AND BLOCKS SHOWN HEREON IS AN ANTI-CORROSION OF THE C.T. BUTLER MAP DATED JULY 1903 FOUND IN BOOK 1 PAGES 25-27 AS THE BEST AVAILABLE RECORDED EVIDENCE OF NORTH CREEDE AND BEING RECORDED BY THE CITY OF CREEDE RECORDING DEPARTMENT DECEMBER 1892 AND COMPLETING THE DESCRIPTION OF THE TOWN INCORPORATION PETITION FILED MAY, 1892 RIO GRANDE COUNTY.  
2. THIS SURVEY RELEASD ON THE FOLLOWING PLAT/MAPS TO BEST REPRESENT THE INTENT OF THE LOTTING IN NORTH CREEDE:  
a. COTTON & BUTLER ANEXATION MAP DRAWN DECEMBER, 1892, SIGNED DECEMBER 1895 AND RECORDED IN HINSDALE COUNTY.  
b. GLO SURVEY COMPLETED JUNE 12, 1899, ACCEPTED AUGUST 31, 1901 AND RECORDED IN HINSDALE COUNTY.  
c. GLO SURVEY COMPLETED NOVEMBER 14, 1903 AND RECORDED IN MINERAL COUNTY NOVEMBER 27, 1903 IN PLAT BOOK 1 AT PAGES 25-28-27.  
3. A BATTERY TO THE TOWN OF CREEDE WAS NOT ISSUED TO THE ORIGINALS OF THE TOWN UNTIL JULY 31, 1903 AND FINALLY RECORDED AUGUST 6, 1937. LOTS BEING CONVEYED PARTIES BECAME SHORTLY AFTER THE JULY, 1903 PATENT GRANT. LOTS BEING CONVEYED WERE BASED ON THE COTTON & BUTLER MAP AS WELL AS THE CITY BUTLER MAP OF 1903.

**SURVEYOR'S NOTES:**  
1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT OR TITLE OPINION AND IN NO WAY SHALL IT BE CONSTRUED AS A TITLE REPORT OR TITLE OPINION OR AS A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREON. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY. THIS SURVEY REVEALS THOSE RECORD DOCUMENTS REFERENCED HEREON FOR THE DETERMINATION OF ALL BOUNDARIES DEPICTED.  
2. CERTIFICATION DENIED: THE USE OF THE WORDS "CERTIFY" OR "CERTIFICATION" BY A LICENSED PROFESSIONAL LAND SURVEYOR CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED. (PER COLORADO STATE BOARD RULE NO. 8.2.2).

**SURVEYOR'S CERTIFICATE**  
I, DEAN P. SCHULTZ, A DULY LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OR MAP WAS PREPARED FROM NOTES OF AN ACTUAL FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE.

FOR AND ON BEHALF OF  
DAVIS ENGINEERING SERVICE, INC.

**CLERK AND RECORDERS CERTIFICATE**  
STATE OF COLORADO }  
COUNTY OF MINERAL } SSS  
I hereby certify that this instrument was filed in my office at \_\_\_\_\_ O'clock \_\_\_\_\_m., this \_\_\_\_\_ day of \_\_\_\_\_, 2018 under Reception Number \_\_\_\_\_ in Map Book \_\_\_\_\_ of Map Page \_\_\_\_\_.

Clerk and Recorder

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

PAGE 2 OF 2

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL	
REVISIONS	REPLAT OF TRACT 31R-1A, 31R-1B, 31R-2A & 31R-2B OF TRACT 31R AND TRACT 31R-2, BLOCK 44, (NORTH) CREEDE
DATE	2/8/18
SCALE	1"=20'
BY	DAVIS ENGINEERING SERVICE, INC.
DATE	2/8/18
BY	ALANOSA, COLORADO 81101
PHONE	(719) 589-3004
FAX	(719) 589-3712
DATE	TODD WATERS/CITY OF CREEDE
FILED	AP0959

- LEGEND**
- ▲ FOUND CORNER AS DESCRIBED
  - ◆ FOUND NO.3 REBAR W/1.5" ALUMINUM CAP (P.S. 28873)
  - SET NO.3 REBAR W/1.5" ALUMINUM CAP (P.S. 28873)
  - ORIGINAL LOT LINES
  - TRACT BOUNDARY
  - FENCE LINE
  - CONVEYANCE AREA--MAYER INVESTMENTS, LLC TO--CREEDE
  - CONVEYANCE AREA--MAYER INVESTMENTS, LLC TO--DOWNSON
  - CONVEYANCE AREA--CITY OF CREEDE TO MAYER INVESTMENTS, LLC





# "Exhibit C"



## **APPRAISAL OF REAL PROPERTY**

### **LOCATED AT:**

Tracts On Forest Service Rd 502  
TBD Block 44 and TBD Block 43 North Creede  
Creede, CO 81130

### **FOR:**

Todd Mayer  
177 Forest Service Road 502  
Creede, CO 81130

### **AS OF:**

09/01/2022

### **BY:**

Eric J Cook  
Accurate Appraisal Partners  
PO BOX 41  
Del Norte, CO 81132  
aapartners@qwestoffice.net  
719-657-2769



# USPAP ADDENDUM

Mayer 001  
File No. TBD FSRD 502

Borrower	None		
Property Address	Tracts On Forest Service Rd 502		
City	Creede	County	Mineral
		State	CO
Lender	Todd Mayer	Zip Code	81130

This report was prepared under the following USPAP reporting option:

Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(a).

Restricted Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(b).

This is a custom report with a request to determine the price per square foot of two vacant parcels of land. These parcels are located across the street from each other (FSRD 502) and have similar characteristics. The lots are a different size, but due to location and physical characteristics. The price per SF is the most credible. The price per SF is also requested buy the seller of the two properties.

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: N/A

This does not apply to this report.

**Additional Certifications**

I certify that, to the best of my knowledge and belief:

I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.


- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

**Additional Comments**

**Scope of Work:** The appraiser is contracted to determine the site value of two properties. These properties are directly across the street from each other and have the same physical, locational and external (surrounding environment) characteristics. The properties are unique in lot size, surroundings and usability. There are basically no similar comparables. The client asked for a price per square foot which will determine the site value. The appraiser is going to determine the price per square foot by examining the market, finding the most similar land sales. Then after adjustments of the chosen land sales. The most similar and probable adjusted sales will be divided by the square footage, analyzed, and a price per square foot will be determined. The client can then use this price per SF to determine the site value of the two parcels that are in question.

**Location:** The two parcels are located in North Creede. They are 800 feet East from the intersection of Forest Service Road 503. The 31x70 parcel is to the North of FSRD 502 and 25x43 parcel is to the South of FSRD 502. These two parcels are across the street from each other. The 31x70 parcel to the North adjoins the clients residence. The 25x43 parcel is directly across the street and is separate. These parcels appear to be part of larger parcels all containing a parcel number of 476325100001. This appears to be city property and will have to be divided if the client wishes to purchase them.

**APPRAISER:**

Signature: 

Name: Eric J Cook

Date Signed: 09/09/2022

State Certification #: CR40027231

or State License #: \_\_\_\_\_

State: CO

Expiration Date of Certification or License: 12/31/2023

Effective Date of Appraisal: 09/01/2022

**SUPERVISORY APPRAISER: (only if required)**

Signature: \_\_\_\_\_

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

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

State Certification #: \_\_\_\_\_

or State License #: \_\_\_\_\_

State: \_\_\_\_\_

Expiration Date of Certification or License: \_\_\_\_\_

Supervisory Appraiser Inspection of Subject Property:

Did Not  Exterior-only from Street  Interior and Exterior

**LAND APPRAISAL REPORT**

Main File No. TBD FSRD 502  
Mayer 001

File No. TBD FSRD 502

**IDENTIFICATION**

Borrower None Census Tract 9736.00 Map Reference Mineral County  
 Property Address Tracts On Forest Service Rd 502  
 City Creede County Mineral State CO Zip Code 81130  
 Legal Description TBD Block 44 and TBD Block 43 North Creede  
 Sale Price \$ N/A Date of Sale N/A Loan Term N/A yrs. Property Rights Appraised  Fee Leasehold De Minimis PUD  
 Actual Real Estate Taxes \$ N/A (yr) Loan charges to be paid by seller \$ N/A Other sales concessions N/A  
 Lender/Client Todd Mayer Address 177 Forest Service Road 502, Creede, CO 81130  
 Occupant None Appraiser Eric J Cook Instructions to Appraiser Use the market approach to determine the price per square foot.

**NEIGHBORHOOD**

Location	<input type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input checked="" type="checkbox"/> Rural	Good	Avg.	Fair	Poor
Built Up	<input type="checkbox"/> Over 75%	<input type="checkbox"/> 25% to 75%	<input checked="" type="checkbox"/> Under 25%				
Growth Rate	<input type="checkbox"/> Fully Dev.	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Steady				
Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining				
Demand/Supply	<input checked="" type="checkbox"/> Shortage	<input type="checkbox"/> In Balance	<input type="checkbox"/> Oversupply				
Marketing Time	<input checked="" type="checkbox"/> Under 3 Mos.	<input type="checkbox"/> 4-6 Mos.	<input type="checkbox"/> Over 6 Mos.				
Present Land Use	<u>52%</u> 1 Family	<u>3%</u> 2-4 Family	<u>  </u> % Apts.	<u>  </u> % Condo	<u>20%</u> Commercial		
	<u>  </u> % Industrial	<u>5%</u> Vacant	<u>25%</u> Municipal & City				
Change in Present Land Use	<input checked="" type="checkbox"/> Not Likely	<input type="checkbox"/> Likely (*)	<input type="checkbox"/> Taking Place (*)				
	(*) From <u>  </u> To <u>  </u>						
Predominant Occupancy	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant	<u>5</u> % Vacant				
Single Family Price Range	<u>\$ 50</u> to <u>\$ 1,500,000</u>	Predominant Value \$ <u>500,000</u>					
Single Family Age	<u>0</u> yrs. to <u>135</u> yrs.	Predominant Age <u>75</u> yrs.					

Employment Stability   
 Convenience to Employment   
 Convenience to Shopping   
 Convenience to Schools   
 Adequacy of Public Transportation   
 Recreational Facilities   
 Adequacy of Utilities   
 Property Compatibility   
 Protection from Detrimental Conditions   
 Police and Fire Protection   
 General Appearance of Properties   
 Appeal to Market

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): The subject is in North Creede. This is still part of Creede City Limits. The parcels are located on Forest Service Road 502. These parcels have minimal functional utility (use). The Northern parcel is adjoining to the clients residence and does not have any build ability due to physical terrain. The Southern parcel has a possible encroaching shed and is too small to build on. The location is nice, but there is a lot of traffic as this is part of a historic loop.

**SITE**

Dimensions 31x70 and 25x43 per client sketch. = 3,245 Sq. Ft. or Acres  Corner Lot  
 Zoning classification Residential Present Improvements do do not conform to zoning regulations  
 Highest and best use  Present use  Other (specify) See Addenda  
 Public  Other (Describe)     
 Elec.  Gas  Water  San. Sewer  Underground Elect. & Tel.   
 OFF SITE IMPROVEMENTS  
 Street Access  Public  Private  
 Surface Gravel Maintenance  Public  Private  
 Storm Sewer  Curb/Gutter  Sidewalk  Street Lights  
 Topo 31x70 Sloping & 25x43 Flat  
 Size Too small for residential  
 Shape Both Rectangular  
 View Historic/Residential  
 Drainage Fair  
 Is the property located in a HUD Identified Special Flood Hazard Area?  No  Yes

Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): Both parcels in question are owned by the city. The Northern parcel is flat to quickly sloping rocky ground. This parcel would also about the North Creede Septic System. It would not be possible to build. The Southern parcel is flatter and gradually sloping, but could have flood issues with Willow Creek. A shed may be encroaching on the Southern parcel. This parcel is also too small to build any residential improvement.

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

**MARKET DATA ANALYSIS**

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	Tracts On Forest Service Rd 502 Creede, CO 81130	Lots 37 - 42 Blk 49 S Creede Creede, CO 81130	Lot 8 Blk C Creede Haven #2 Creede, CO 81130	Lot 7 Blk G Creede Haven #2 Creede, CO 81130
Proximity to Subject		1.32 miles S	3.09 miles S	3.11 miles S
Sales Price	\$ N/A	\$ 45,000	\$ 35,000	\$ 40,000
Price		\$ 3	\$ 3.35	\$ 3.67
Data Source	CREN/Assessor	Parcel #476336111002	Parcel #484307207008	Parcel #484307206007
Date of Sale and Time Adjustment	N/A	DESCRIPTION 02/24/2020	DESCRIPTION 08/18/2022	DESCRIPTION 06/17/2022
Location	N;Res;	N;Res;	N;Res;	N;Res;
Site/View	Historic/Residential	Historic/Residential	Creede Haven	Creede Haven
Total SF	3245 SF	15000 SF	10454 sf	10890 sf
Site Usage	Minimal	Minimal	Level Buildable	Level Buildable
Externalities	Busy Road	Poor Maint Propertie	By Airport	By Airport
Date of Sale	5.25% Per Year	2 Years	No Adjust	No Adjust
Sales or Financing Concessions				
Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -30,540	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -20,650	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -24,557
Indicated Value of Subject		\$ 14,460	\$ 14,350	\$ 15,443

Comments on Market Data: Data is limited. During the normal course of business. The appraiser looked on the CRENMLS system and then went directly to the Assessors for lot sales. There are only three good sales in the City of Creede in the last four years that are listed by the assessors. There may have been purchases from the city or from individuals to the city, but this is not on the books. There is no other data.

Comments and Conditions of Appraisal: This is a custom appraisal to develop a price per square foot, as the site size referenced have not been "set in stone". The site sizes may change and the price per square foot will still give an accurate price if the site sizes are changed due to location or setbacks. If the sites were to be bought together as described for a total of 3,245 SF. Comp #1 would dictate the site value of the subject (lots described). See addenda.

Final Reconciliation: Comps #1 & #4 are weighted the most. These two comps are in Creede City limits. Comp #1 is on the hillside West of Creede. It is a larger lot, but surrounded by similar externalities (old properties) and building is not impossible, but would be difficult due to the terrain of the site. Comp #4 is the only other similar sale in Creede. Comps #2 & #3 are in Creede Haven and are sales within 3 months.

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF 09/01/2022 to be \$ 4.46 Per SF  
 The purpose of the appraisal is to determine a cost per square foot. This was determined by market sales. The cost is determined to be \$4.46 Per SF.  
 Appraiser(s) Eric J Cook  Did  Did Not Physically Inspect Property  
 Review Appraiser (if applicable)

[Y2K]



## Supplemental Addendum

File No. TBD FSRD 502

Borrower	None					
Property Address	Tracts On Forest Service Rd 502					
City	Creede	County	Mineral	State	CO	Zip Code 81130
Lender/Client	Todd Mayer					

**Highest & Best Use:** The appraiser examined the highest and best use of both parcels. The parcel to the North of Creede acts as the city septic and there is limited space between the city septic and the clients residence. The parcels have no real use other than excess acreage for the city, or additional acreage for the client.

- 31x70: Per inspection and photos. This is not a buildable area. It could be used to expand the site or yard of the client parcel (177 FSRD 502) or create an additional driveway. The city uses this parcel for the city septic and a buffer from 177 FSRD 502, but the 31x70 is too small to build and would take a lot of investment to improve this section of land for any practical use. The highest and best use would be to add size to 177 FSRD 502 for additional acreage (yard or drive) or keep it as it is. This is legally possible, physically possible, the most economically feasible and would generate the highest return.

- The 25x43 parcel across the street does not have any use as of the date of this appraisal. It is too small for building, not attached to the subject and has minimal usable area without a larger investment. The best use for this parcel would be for parking or an additional storage building as it is relatively flat. There are minimal uses. The highest and best use would be the site leveled and ready for a small improvement or parking.

**Creede Land Sales:** The appraiser searched the MLS and through the county. There are almost no sales in historic Creede or North Creede (Creede Proper). The appraiser ended up searching 4 years back. Then expanding to Creede Haven to find if date of sale (market time) adjustments are needed. Creede Haven is the ONLY other similar area. It is a new subdivision, but is on city water and sewer, and the only subdivision with lots under .5 acres. Creede Haven is also close to the Creede airport, so it does have externalities like the subject.

**Date of Sale:** The market in all of Colorado has jumped over the last 4 years for residential properties. The appraiser was concerned about this for vacant land. This appraiser looked at older land sales and then newer land sales in Creede Haven as this is a typical subdivision and consistent similar sales can be found. The appraiser found a 21% increase in the last 4 years. This is adjusted at 5.25% per year in the comps grid.

**Sales Considered:** Land sales in Creede can range from \$3.00 per SF all the way to \$42.00 per SF. The problem is finding true sales. The most recent sale in Creede is a 1907 SF lot that sold for \$80,000. This is a parcel between the Creede Theater and another business. First off this is prime property and secondly, this was probably purchased with a large grant and the buyer had minimal cash out of pocket. This also happens when the municipality or other sections of government will acquire property. They can agree on any price and then get funding to buy it. Then the said intently will only have minimal out of pocket. This will inflate the price of vacant properties tremendously, but it is falsely inflated. In-turn this creates to value levels and market caps for the area. The appraiser had to determine the most suitable sales for the subject and also try to find the sales that are bought by true market participants, by means of cash of conventional financing and no assistance. These are the sales used for the subject.

**Adjustments:** There is limited data for adjustments. Adjustments are based on match paired sales and market extraction. Market extraction is basically what does the market dictate or allocate for a specific item or a percentage for a specific item. This was mainly for date of sale adjustments. Match paired sales is based on comparing comparables used and balancing the adjustments to create a good value trend. Comps #1 - #4 have a value trend of \$1,000 +/- . This shows supported market trend adjustments.

**Square Footage & Date of Sale:** These are the two main adjustments. Square footage was determined by dividing the sales price into the lot size. Then finding the size difference between the comp and the subject. The sales cost per SF of the comp is then multiplied by the difference in size. Comp #1 for example.  $\$45,000/15000=3.00$ ,  $15000-3245=11755$ ,  $11755 \times \$3.00 = \$35,265$ .

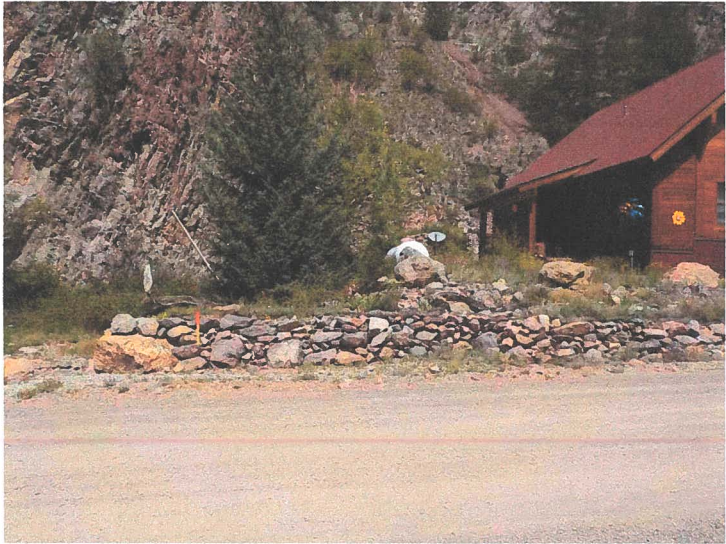
Date of sale was determined by finding the price per year multiplier 5.25% and then multiplying this to the sales price of the comp. Then multiplying it by the years. Comp #1 for example  $\$45,000 \times 5.25\% = \$2632.5$ ,  $\$2632.5 \times 2 \text{ Years} = \$4,725$ .

After these adjustments are determined. The remaining adjustments are through match paired sales. All other items being the same. What is the difference? This is basically match paired sales.

**Conclusion:** Since Comp #1 is the most similar as far as site, usage, build ability, and the price per SF and date of sale adjustments are all that is needed. This comp adjusted dictates the price per SF. After all other adjustments are made to the additional comps. The adjusted sales ranges are very tight. They are within \$1,000 +/- of each other. This lends strong support to the approach to value, which in turn can be used to determine the price per SF which is \$4.46 per SF as of 09/01/2022.

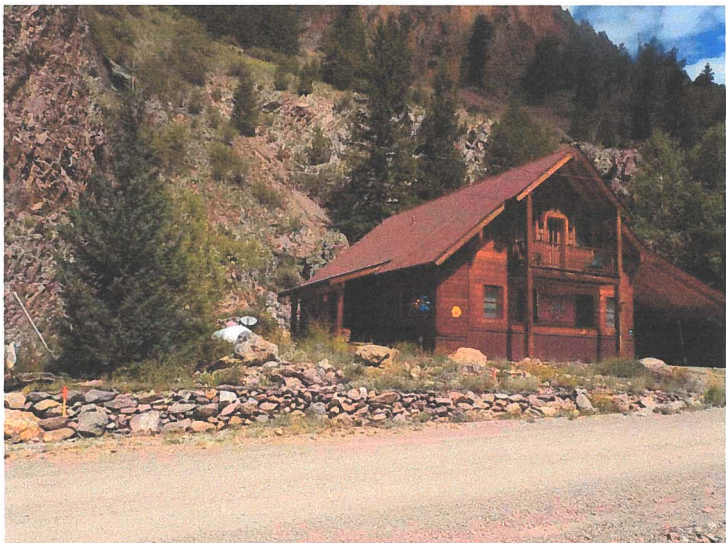
### Subject Photo Page

Borrower	None						
Property Address	Tracts On Forest Service Rd 502						
City	Creede	County	Mineral	State	CO	Zip Code	81130
Lender/Client	Todd Mayer						

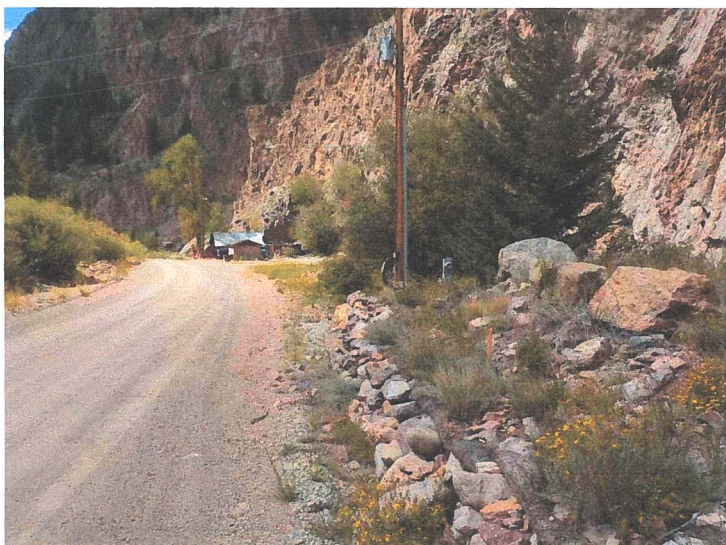


#### 31x70 Lot

Tracts On Forest Service Rd 502  
Sales Price N/A  
Gross Living Area 2,794  
Total Rooms 8  
Total Bedrooms 3  
Total Bathrooms 3.1  
Location N;Res;  
View Historic/Residential  
Site 35.02 ac  
Quality Q2  
Age 14



#### 31x70 Relation to Client



#### 31x70 Street Frontage

### Subject Photo Page

Borrower	None						
Property Address	Tracts On Forest Service Rd 502						
City	Creede	County	Mineral	State	CO	Zip Code	81130
Lender/Client	Todd Mayer						



**31x70 Facing North**

Tracts On Forest Service Rd 502  
Sales Price N/A  
Gross Living Area 2,794  
Total Rooms 8  
Total Bedrooms 3  
Total Bathrooms 3.1  
Location N;Res;  
View Historic/Residential  
Site 35.02 ac  
Quality Q2  
Age 14



**31x70 Facing South**



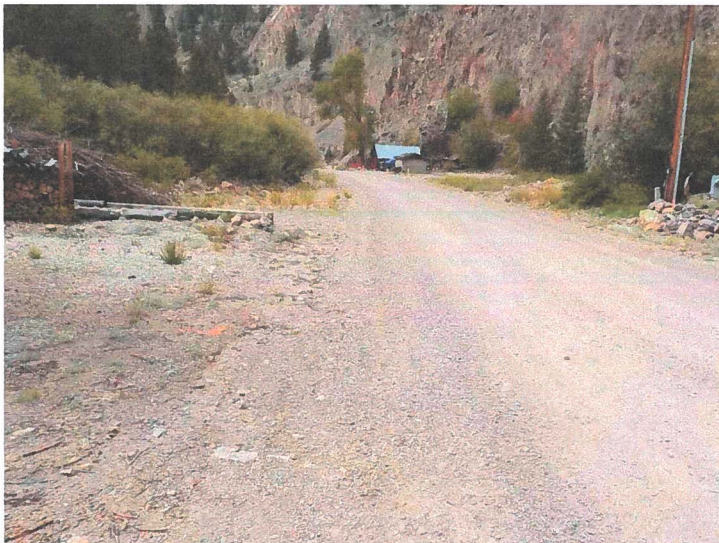
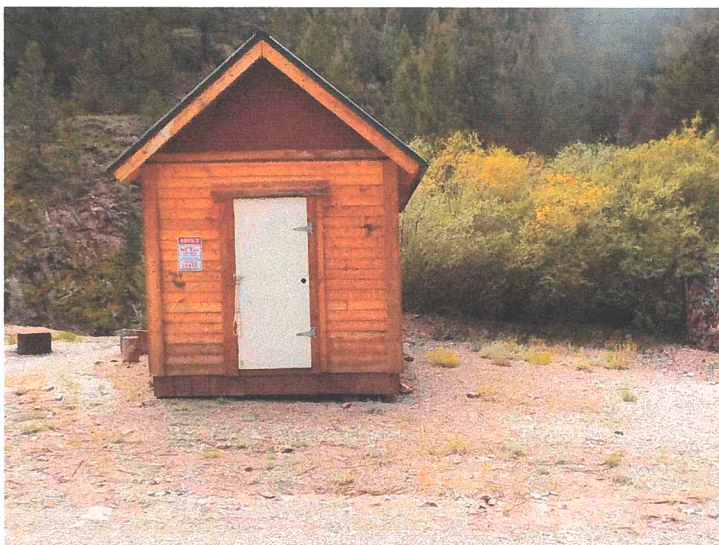
**25x43 Lot**

**Subject Photo Page**

Borrower	None						
Property Address	Tracts On Forest Service Rd 502						
City	Creede	County	Mineral	State	CO	Zip Code	81130
Lender/Client	Todd Mayer						

**25x43 Lot Facing South**

Tracts On Forest Service Rd 502  
 Sales Price N/A  
 Gross Living Area 2,794  
 Total Rooms 8  
 Total Bedrooms 3  
 Total Bathrooms 3.1  
 Location N;Res;  
 View Historic/Residential  
 Site 35.02 ac  
 Quality Q2  
 Age 14

**25x43 Street Frontage****25x43 Encroaching Shed**

**Comparable Photo Page**

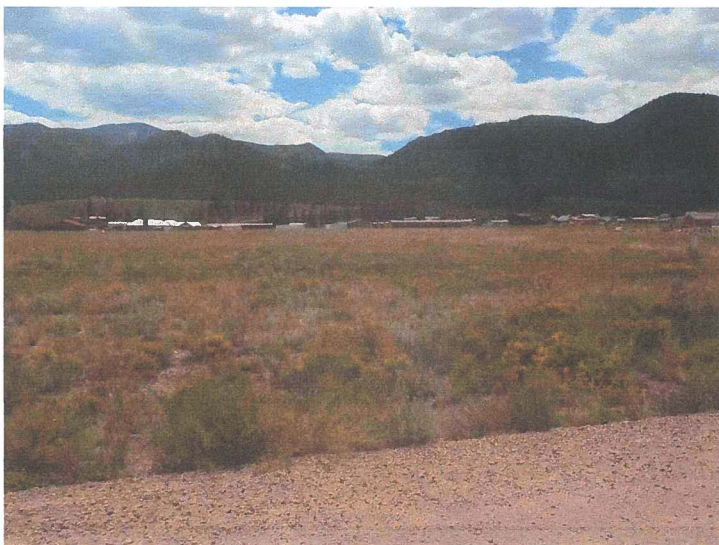
Borrower	None						
Property Address	Tracts On Forest Service Rd 502						
City	Creede	County	Mineral	State	CO	Zip Code	81130
Lender/Client	Todd Mayer						

**Comparable 1**

Lots 37 - 42 Blk 49 S Creede  
 Prox. to Subject 1.32 miles S  
 Sale Price 45,000

**Comparable 2**

Lot 8 Blk C Creede Haven #2  
 Prox. to Subject 3.09 miles S  
 Sale Price 35,000

**Comparable 3**

Lot 7 Blk G Creede Haven #2  
 Prox. to Subject 3.11 miles S  
 Sale Price 40,000



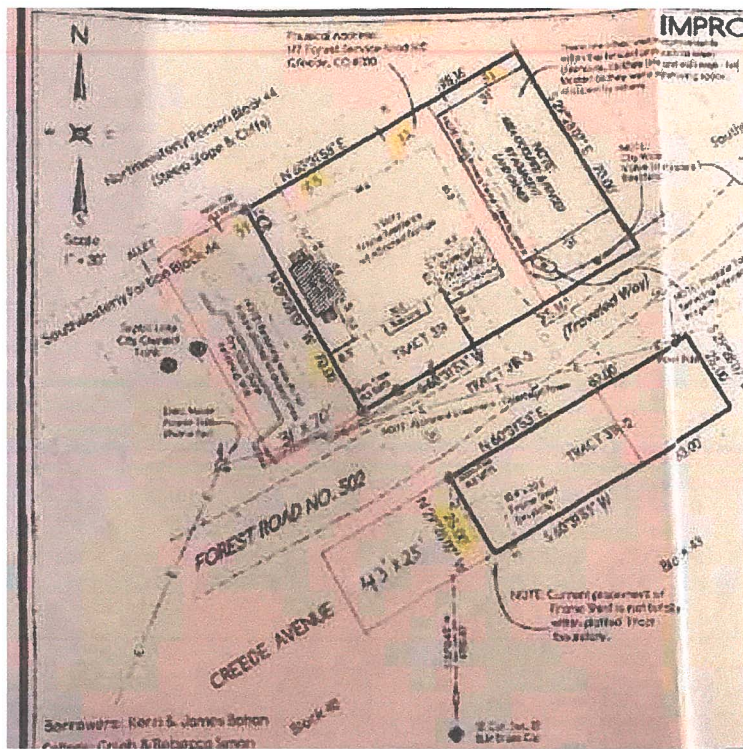
### Comparable Photo Page

Borrower	None						
Property Address	Tracts On Forest Service Rd 502						
City	Creede	County	Mineral	State	CO	Zip Code	81130
Lender/Client	Todd Mayer						

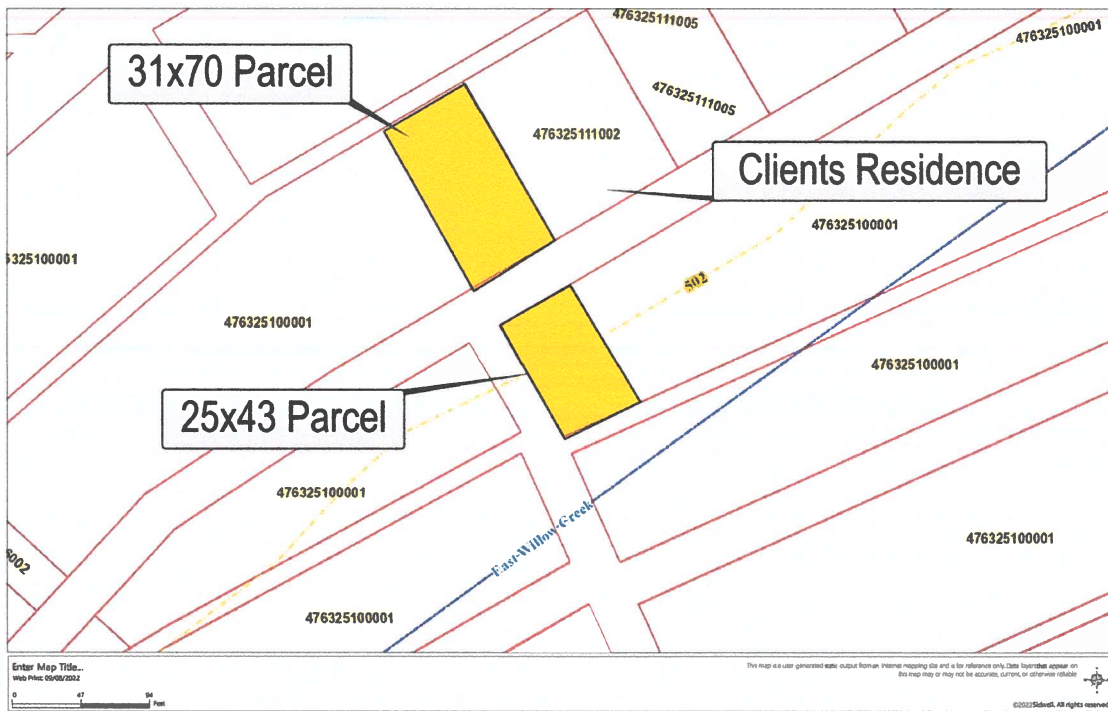


#### Comparable 4

Lots 6 & 7 Blk 17 S Creede  
Prox. to Subject 1.12 miles S  
Sale Price 65,000



# Plat



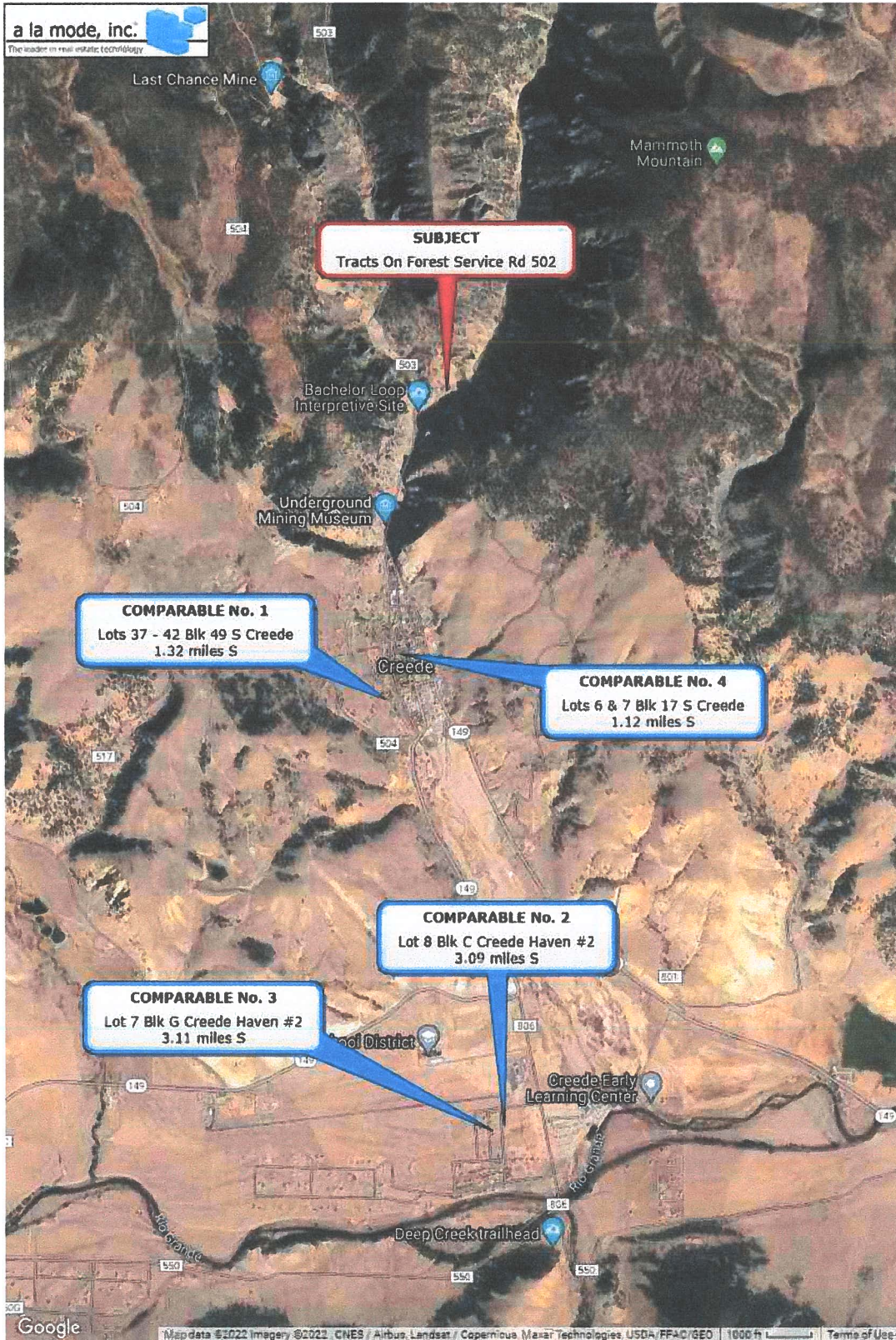
### Location Map

Borrower	None						
Property Address	Tracts On Forest Service Rd 502						
City	Creede	County	Mineral	State	CO	Zip Code	81130
Lender/Client	Todd Mayer						



### Location Map


Borrower	None						
Property Address	Tracts On Forest Service Rd 502						
City	Creede	County	Mineral	State	CO	Zip Code	81130
Lender/Client	Todd Mayer						



# License

Eric James Cook  
15079 US Highway 160  
Dell Norte, CO 81132

State of Colorado  
Department of Regulatory Agencies  
Division of Real Estate



Board of Real Estate Appraisers

*Marissa Waters*  
Director: Marissa Waters

Eric James Cook  
Certified Residential Appraiser

License #: CR40027231  
Status: Active  
Expires: 12/31/2023

**COPY**

For the most up to date information regarding this credential, visit <http://dora.colorado.gov/dre>

**E&O**

**HUDSON INSURANCE COMPANY**  
 100 William Street, 5<sup>th</sup> Floor  
 New York, NY 10038



**REAL ESTATE APPRAISERS ERRORS AND OMISSIONS INSURANCE  
 POLICY DECLARATIONS**

**NOTICE: THIS IS A "CLAIMS MADE AND REPORTED" POLICY. THIS POLICY REQUIRES THAT A CLAIM BE MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND REPORTED TO THE INSURER, IN WRITING, DURING THE POLICY PERIOD OR AUTOMATIC EXTENDED REPORTING PERIOD.**

**THIS POLICY MAY CONTAIN PROVISIONS WHICH LIMIT THE AMOUNT OF CLAIM EXPENSES THE INSURER IS RESPONSIBLE TO PAY IN CONNECTION WITH CLAIMS. CLAIM EXPENSES SHALL BE SUBJECT TO ANY DEDUCTIBLE AMOUNT. THE PAYMENT OF CLAIM EXPENSES WILL REDUCE THE LIMITS OF LIABILITY STATED IN ITEM 4. OF THE DECLARATIONS. PLEASE READ YOUR POLICY CAREFULLY.**

**PLEASE READ THIS POLICY CAREFULLY.**

- Policy Number:** PRA-2AX-1005515      **Renewal of:**
- 1. Named Insured:** Eric J Cook
- 2. Address:** 15079 US Highway 160  
Del Norte, CO 81132
- 3. Policy Period:**      **From:** November 8, 2021      **To:** November 8, 2022  
 12:01 A.M. Standard Time at the address of the **Named Insured** as stated in Number 2 above
- |  |                       |                       |
|--|-----------------------|-----------------------|
| <b>4. Limit of Liability</b>             | Each Claim            | Policy Aggregate      |
| <b>Damages Limit of Liability</b>        | A. <u>\$1,000,000</u> | B. <u>\$1,000,000</u> |
| <b>Claims Expense Limit of Liability</b> | C. <u>\$1,000,000</u> | D. <u>\$1,000,000</u> |
- 5. Deductible (Inclusive of Claims Expenses):**
- |                           |                   |                                |                  |
|---------------------------|-------------------|--------------------------------|------------------|
| <b>5A. \$ 500</b>         | <b>Each Claim</b> | <b>5B. \$ 1,000</b>            | <b>Aggregate</b> |
| <b>6. Policy Premium:</b> | <u>\$515.00</u>   | <b>State Taxes/Surcharges:</b> | <u>\$0.00</u>    |
- 7. Retroactive Date:** November 8, 2011
- 8. Notice to Company:** Notice of a **Claim** or **Potential Claim** should be sent to:  
 Hudson Insurance Group  
 100 William Street, 5<sup>th</sup> Floor  
 New York, NY 10038  
 Fax: 646-216-3786  
 Email: hudsonclaims300@hudsoninsgroup.com  
 On weekends or holidays: 866-546-3981 (Toll Free)
- 9. A. Program Administrator:** Riverton Insurance Agency Corp.  
 OREP- Organization of Real Estate Professionals  
**B. Agent/Broker:** Insurance Services

*IN WITNESS WHEREOF, We have caused this policy to be executed by our President and our Corporate Secretary at New York, New York*

President

Secretary





**CITY OF CREEDE, COLORADO**

**ORDINANCE NO.**

**AN ORDINANCE ADDING CHAPTER 19, ARTICLE 1, LICENSING OF SHORT-TERM RENTALS, TO THE CITY OF CREEDE CODE OF ORDINANCES AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the Board of Trustees of the City of Creede has determined that the type and numbers of short-term rentals within City limits should be regulated and licensed; and

**WHEREAS**, the Board of Trustees of the City of Creede held work sessions to review and discuss regulations and licensing standards on \_\_\_\_\_; and

**NOW, THEREFORE**, be it ordained by the Board of Trustees of the City of Creede as follows:

**SECTION 1.** **ADDITION.** Chapter 19, Article 1, Licensing of Short-Term Rentals, is hereby added to the City of Creede Code of Ordinances as follows:

**A. Chapter 19, Article 1 LICENSING OF SHORT-TERM RENTALS**

**Sections:**

- 19-1-010 Intent and scope.
- 19-1-020 Definitions.
- 19-1-030 License required.
- 19-1-040 License restrictions.
- 19-1-050 License; application; contents; inspection; issuance.
- 19-1-.060 Fees.
- 19-1-070 Sales tax license.
- 19-1-080 Limitations; occupants, vehicles and noise.
- 19-1-090 Permitted locations.
- 19-1-100 Renewal.
- 19-1-110 Property owner responsibility.
- 19-1-120 Posting.
- 19-1-130 Advertising.
- 19-1-140 Notice to owner.
- 19-1-150 Enforcement; revocation; appeal.
- 19-1-160 Penalty for violation.

**19-1-010. Intent and scope.**

- A. This chapter is intended to establish comprehensive regulations to safeguard public health, safety and welfare by requiring licensing of short-term rental properties in the City of Creede.
- B. This chapter applies to accommodations for rent or lease for a period of less than thirty (30) consecutive days, but only when the accommodation is assessed in the residential property classification system for property tax purposes.

- C. This chapter is not intended to supersede any private conditions, covenants or restrictions application to a short-term rental unit.

**19-1-020. Definitions**

Terms and phrases used in this Article are defined as follows:

- A. “Principal residence” means the primary location at which a person resides for more than one-half of the year. However, if the person’s driver’s license or voter registration shows a different residence address, it shall be presumed that the location in question is not a principal residence.
- B. “Responsible agent” means the owner, the owner’s agent, or the owner’s designee who is available to respond to any issues arising from a short-term rental within fifteen (15) minutes and who is authorized to receive written notice on behalf of the owner.
- C. “Short-term rental” means the rental of all or a portion of a single-family residentially-zoned property for less than 30 consecutive days. This definition does not include offering use of one’s property to another where no fee is charged and collected, and also specifically excludes use of recreational vehicles, mobile homes located in a mobile home, trailer or RV park, duplexes and/or multi-family dwellings.
- D. Vehicle means a machine propelled by power other than human power designed to travel along the ground, in the air, or through water by use of wheels, treads, runners, slides, wings, or hulls and to transport persons or property or pull non-self-propelled vehicles or machinery, and includes, without limitation, automobile, airplane, boat, truck, trailer, motorcycle, motor scooter, moped, tractor, buggy, golf cart, and wagon.

**19-1-030. License required.**

Within the City of Creede, it is unlawful for any person to engage in a short-term rental unless licensed to do so as provided for by this chapter. Licenses are permitted, in limited numbers, in any area in Town where residential occupancy is permitted, in compliance with the provisions of this chapter, and provided that no commercial space is used for a short-term rental. The short-term rental license must be renewed annually for every premises used as a short-term rental.

**19-1-.040 License restrictions.**

- A. Class A short-term rentals may be located in the property owner’s principal residence or within an accessory dwelling unit located on the same property as the principle residence, and the property owner must be a natural person or the beneficiary of a trust whose name appears on the deed to the property on which the short-term rental is located.
- B. Class B short-term rentals may be located on residentially-zoned properties that are not a principle residence. The total number of Class B short-term rentals within the City of Creede is limited to a total number of twenty-five (25) in a any calendar year.
- C. No property shall be licensed as a short-term rental unless the owner has owned the property for two (2) years before a license application is filed. Transfers to a trust where the owner of the property is the beneficiary of the trust or to a corporate entity where the owner of the property is the majority owner of the entity shall not constitute a break in the period of ownership. This section shall not be read to prohibit the long-term rental of properties for periods in excess of thirty (30) days within the first two (2) years of ownership.
- D. The short-term rental license is non-transferable with the sale of the property.

- E. All applicants for a short-term rental license must obtain written approval from all owners of property located within 200' of the exterior boundary of the property to be permitted.

**19-1-050 License; application; contents; inspection; issuance.**

- A. Applicants for a license or for renewal of a license under this chapter shall file an application with the Town Administrator/Clerk with the following information:
  - 1. Applicant/property owner information;
  - 2. Address of the short-term rental;
  - 3. Proof of ownership;
  - 4. Designation of and proof of agreement with a responsible agent;
  - 5. Number of bedrooms in the house;
  - 6. Maximum number of occupants;
  - 7. Number and site plan of off-street parking spaces;
  - 8. Trash/recycling plan;
  - 9. Evidence of issuance of a state sales tax license number;
  - 10. Evidence of property and liability insurance;
  - 11. Written approval of abutting property owners; and
  - 12. The applicable license application fee.

In addition to the requirements of this chapter, the City of Creede may require such additional information as is deemed reasonably necessary to effectuate the purpose and intent of this chapter. An application is not complete and will not be considered properly submitted until the applicant provides all information required by the Town and pays the applicable licensing fee.

- B. Upon filing of a complete application for a short-term rental license and within sixty (60) days prior to each annual renewal under the terms and provisions of this chapter, the property owner shall certify that:
  - 1. Adequate fire extinguishers are installed and maintained;
  - 2. Smoke alarms and carbon monoxide alarms are installed in compliance with applicable building and fire codes;
  - 3. Maximum occupancy notice(s) are clearly posted based on square footage; and
  - 4. Emergency egress pathways are in compliance with applicable building and fire codes.
- C. The City of Creede shall issue a short-term rental license upon confirming compliance with the application requirements. The short-term rental license shall include:
  - 1. The names and contact information of the property owner and responsible agent;
  - 2. The maximum number of occupants of the property;
  - 3. Conditions related to parking and other matters (if any); and
  - 4. The dates of issuance and expiration of the license.

**19-1-060 Fees.**

The Town Board shall, by a resolution of the Town Board, impose fees for the application, renewal and enforcement of this chapter.

**19-1-070 Sales tax license.**

All short-term rentals shall obtain the necessary sales tax license from the State of Colorado.

**19-1-080 Limitations; occupants, vehicles and noise.**

The following restrictions shall apply to all short-term rentals:

- A. Application: Applicants shall file a written application for a short-term rental license on forms provided by the City of Creede at least sixty (60) days prior to rental of the property.
- B. Occupants: For short-term rentals with 1,500 square feet or less of interior living space, a maximum of four (4) persons is allowed. For short-term rentals with greater than 1,500 but less than 2,500 square feet of interior living space, a maximum of six (6) persons is allowed. For short-term rentals with 2,500 square feet or more of interior living space, a maximum of eight (8) persons is allowed.
- C. No more than three (3) people per bedroom, including children, shall be permitted to occupy a short-term rental.
- D. Vehicles: No more than four (4) vehicles associated with the property owner, short-term renters and others shall be parked at any one time on or nearby the property with a maximum of two (2) vehicles parked in the street within a duly authorized public parking area where overnight on-street parking is allowed.
- E. Violation of the Municipal Code: All short-term renters shall comply with all applicable provisions of the City of Creede Code of Ordinances, including all nuisance provisions.
- F. Residential character: All dwellings shall maintain the residential character of the neighborhood.
- G. No more than three (3) dogs, including the property owners, shall be allowed at the short-term rental at any one time.
- H. Failure to comply with these limitations may result in revocation of the short-term rental license.

**19-1-090 Permitted locations.**

- A. The City of Creede shall issue an unlimited number of Class A permits and no more than a total of twenty-five (25) Class B short-term rental licenses.
- B. Short-term rentals are allowed on any residentially-zoned property within the City of Creede.

**19-1-100 Renewal.**

At least sixty (60) days prior to the anniversary date of the short-term rental license, the licensee shall apply to renew the license. Absent the timely filing of a renewal application, a license shall expire one (1) year from the date of issuance.

**19-1-110 Property owner responsibility.**

- A. The property owner is responsible for notifying all occupants of the applicable restrictions and requirements.
- B. The property owner is responsible for any violation of any provision of this chapter.

**19-1-120 Posting.**

The owner must post or cause to be posted the following information in a prominent and visible location in the short-term rental unit:

- A. A copy of the current short-term rental license;
- B. Description of location of fire extinguishers and emergency egress;
- C. General guidelines on Town regulations, as well as any unit specific guidelines, regarding noise, parking, trash pick-up and fire restrictions; and
- D. Any other information deemed necessary by the City Manager or his/her designee to ensure the public's health and safety.

**19-1-130 Advertising.**

All marketing materials or advertisements for a short-term rental unit shall contain the license number of the short-term rental license.

**19-1-140 Notice to owner.**

Any notice given by the Town to an owner in pursuit of this chapter is deemed sufficient if sent by either:

- A. First-class mail to the address provided by the owner or the responsible agent designated on the owner's most recent license or renewal application; or
- B. Electronic mail, if the owner provides an electronic mail address and indicates electronic mail as the preferred method of notification on the owner's most recent license or renewal application.

**19-1-150 Enforcement; revocation; appeal.**

- A. Code Enforcement: The property owner of any property licensed as a short-term rental shall be liable for all violations of this Chapter, and shall abate any nuisance or other violation as required under the Code.
- B. Revocation. Three (3) or more violations of the Code or short-term rental license upon the property shall be grounds for revocation of a short-term rental license. The licensed property shall not be eligible for a short-term rental license for a period of two (2) years following revocation.
- C. Appeal. Any person aggrieved by the decision of the City Manager in the course of the administration and enforcement of this chapter may make an appeal to the Town Board. Such appeal shall be made within ten (10) days of the decision from which the appeal is made by filing with the Town a written notice of appeal specifying the grounds therefor. The Town Board shall conduct a hearing of the appeal within thirty (30) days of receiving written notice. The decision of the Town Board shall be final.

**19-1-160 Penalty for violation.**

Any person who fails to comply with any provision of this chapter shall may be subject to all applicable penalties described in Chapter 1, Article 4 of the City of Creede Code of Ordinances.

**SECTION 2. SEVERABILITY, CONFLICTING ORDINANCES REPEALED.** If any section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance. All other ordinances in conflict with the provisions of this Ordinance are hereby repealed.

**SECTION 3. EFFECTIVE DATE.** This ordinance shall take effect and be in full force and effect thirty (30) days after adoption and publication pursuant to C.R.S. § 31-16-105.

**INTRODUCED, READ, APPROVED AND ORDERED PUBLISHED** this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Jeffrey Larson, Mayor

ATTEST:

\_\_\_\_\_  
Josie Bielenberg  
City Clerk

Storage and parking of recreational vehicles, campers, trailers, and boats. The parking or storage of a recreational vehicle, camper, trailer or boat is permitted only in the following manner:

- 1) Parking or storage is permitted inside any lawful enclosed structure.
- 2) No part of any recreational vehicle, camper, trailer, or boat may be parked or stored directly in front of the principal building or within any portion of the front setback.
- 3) No part of any recreational vehicle, camper, trailer, or boat may extend over any portion of a public sidewalk or other public right-of-way.
- 4) In any zone district, recreational vehicles, campers, trailers, or boats shall not be:
  - a. Used for dwelling purposes, except that incidental overnight sleeping for periods not exceeding three (3) consecutive nights and not more than twenty-one (21) nights in any one (1) calendar year is permitted when the recreational vehicle, camper, trailer or boat is stored on the private property with permission of the property owner.
  - b. Permanently connected to sewer lines, water lines or electric service, other than temporary connection to electric service for charging batteries, maintenance, and similar purposes; or
  - c. Used for storage of goods, materials, or equipment other than those items considered to be part of the unit or integral to the use of the recreation vehicle, camper, trailer, or bot as intended by the manufacturer.
- 5) The owner of a recreational vehicle, camper, trailer, or boat may park the recreational vehicle, boat, or trailer on the street immediately in front of the owner's house for not more than forty-eight (48) consecutive hours. At least forty-eight (48) hours must pass before the recreational vehicle, camper, trailer, or boat may be parked in the same or similar location again.
- 6) It shall be unlawful for any person to relocate or otherwise move a recreational vehicle, camper, trailer, or boat to a new location from the recreational vehicles boat or trailer's original parked location in an attempt to circumvent or evade the provisions of this Section.
- 7) Storage and parking of recreational vehicles, campers, trailers, and boats is permitted on private property only as follows:
  - a. When legally registered for use on a public right-of-way; and

- b. When kept in a state of repair; and
- c. When located at the property where it is registered; and
- d. At a legally occupied residence.



**City of Creede - Capital Improvement Projects**

Project Name	Project Description	Timeframe	Status	Grant Agency	Total Estimated Cost	Grant Funding	Estimated City Funding
Micro-Hydro Electric System Planning	Planning and Design Work for the Installation of a Small-Scale Hydro Electric Generating System along Willow Creek	2020	Complete	DOLA	\$ 65,000.00	\$ 49,000.00	\$ 16,000.00
Willow Creek Infrastructure Planning	Planning and Design Work for the Second Phase of the Willow Creek Flume Rehabilitation and Water System Upgrades along Willow Creek	2020	Complete	DOLA	\$ 50,000.00	\$ 25,000.00	\$ 25,000.00
EV Level III Charging Station	Installation of EV Charging Station at the Visitor's Center	2020	Complete	Colorado Energy Office	\$ 56,000.00	\$ 35,000.00	\$ 21,000.00
Water System Chlorinator Conversion	Conversion of Water Treatment Systems from Gaseous to Liquid Chlorine	2020	Complete	CDPHE	\$ 25,000.00	\$ 25,000.00	\$ -
Basham Park Picnic Table Replacement	Purchase and Installation of New Picnic Tables in Basham Park	2020	Complete	SLVCOG	\$ 10,000.00	\$ 5,000.00	\$ 5,000.00
Off-Street Parking	Construction of Public Parking Lot	2020	Complete	NA	\$ 15,000.00	\$ -	\$ 15,000.00
Sewer System Replacement Project (SSRP) Design	Planning and Design for the Rehabilitation and/or Replacement of Sections the City's Sewer Collection System	2021	Complete	State Revolving Loan Fund	\$ 135,000.00	\$ 135,000.00	\$ -
Mining Museum Awnings	Replacement of Awnings over Mining Museum Entrances	2021	Complete	NA	\$ 20,000.00	\$ -	\$ 20,000.00
Phase 1 SSRP	First Phase of the Sewer System Replacement Project	2021	Complete	DOLA	\$ 500,000.00	\$ 250,000.00	\$ 250,000.00
Warming Hut	Installation of Warming Hut at Hockey Ponds	2021	Complete	SLVCOG	\$ 10,000.00	\$ 5,000.00	\$ 5,000.00
SCADA System / Back-Up Generators	Utility Monitoring System Implementation and Installation of Back-Up Generators for Utility Systems	2021	Complete	DOLA	\$ 432,000.00	\$ 200,000.00	\$ 232,000.00
Town Hall Complex Planning Grant	Site planning work for a new Town Hall Complex	2023	Complete	DOLA	\$ 20,000.00	\$ 17,000.00	\$ 3,000.00
Phase 2 SSRP	Phase 2 of SSRP	2022 - 2023	In Progress	CDPHE	\$ 600,000.00	\$ 400,000.00	\$ 200,000.00
				Total:	\$ 1,938,000.00	\$ 1,146,000.00	\$ 792,000.00
						59%	41%
Micro-Hydro Electric System Implementation	Installation of a Small-Scale Hydro Electric Generating System along Willow Creek	2023-2025	In Progress	DOLA	\$ 1,475,000.00	\$ 975,000.00	\$ 500,000.00
Town Hall Complex Construction Documents	Development of Construction Documents for Town Hall	2023-2024	In Progress	CDS	\$ 485,000.00	\$ 485,000.00	\$ -
Phase 3 SSRP	Phase 3 of SSRP	2023-2024	In Progress	DOLA	\$ 555,000.00	\$ 277,500.00	\$ 277,500.00
Phase 3 SSRP	Phase 3 of SSRP	2023	In Progress	DOLA	\$ 660,000.00	\$ 330,000.00	\$ 330,000.00
CDOT Main Street Improvements	ADA Compliance and Sidewalk Replacement	2024 - 2025	In Progress	CDOT	\$ 1,826,057.00	\$ 1,513,702.00	\$ 312,355.00
DOLA Main Street Improvements	ADA Compliance and Sidewalk Replacement	2024-2025	Applied	DOLA	\$ 2,000,000.00	\$ 1,500,000.00	\$ 500,000.00

<b>Total All Projects:</b>	\$ 7,001,057.00	\$ 5,081,202.00	\$ 1,919,855.00
	\$ 2.65	73%	27%