



Proclamation Celebrating March 2026 as American Red Cross Month

WHEREAS, in March, we celebrate American Red Cross Month by honoring our neighbors who make its humanitarian mission possible in Gilpin County. Every day, their acts of kindness change lives, bringing relief, comfort, and hope when help can't wait. This compassionate spirit runs deep in our community, just as it has for 145 years through the American Red Cross.

WHEREAS, last year, dedicated Red Cross volunteers opened emergency evacuation centers during wildfires and prolonged power outages, responded to home fires, and brought hope in times of darkness.

WHEREAS, today, those who serve with the Colorado Region light the way during emergencies — whether it's delivering shelter, food and comfort after disasters; providing a safe, lifesaving blood supply for patients facing conditions like cancer treatments, childbirth complications and traumatic injuries; assisting military members, veterans and their families with 24/7 global support; or empowering individuals with skills like first aid and CPR that save lives.

WHEREAS, these collective efforts are a powerful reminder that the strength of our community lies in our shared commitment to one another. As we mark Red Cross Month, let's celebrate our local heroes and resolve to continue lifting each other up, so no one faces an emergency alone.

NOW THEREFORE BE IT PROCLAIMED by the Board of County Commissioners of the County of Gilpin, Colorado that March 2026 be known as American Red Cross Month in all of Gilpin County.

Adopted this _____ day of February, 2026.

Susan Berumen, Chair

Sandy Hollingsworth, Commissioner

Jeff Aiken, Commissioner



Resolution 26-005 Adopting Certain 2024 International Building Codes and Related State Codes

Agenda Item Staff Report, Board of County Commissioners

Requested by: Jamie Boyle, Director of Community Development, Community Development

Additional Presenters: Kyle Parag, Chief Building Official (CAA)

Meeting Date: February 24, 2026

Public Hearing Required? Yes

Background/Request Description:

The purpose of this staff report is to present the proposed 2024 building code suite and related state model codes for final consideration and possible adoption by reference pursuant to C.R.S. §§ 30-28-201, 30-28-202, and 30-28-204.

Under Colorado law, the Board of County Commissioners is authorized to adopt and amend building codes to promote and protect the public health, safety, and general welfare of the County. Adoption of model codes by reference, together with locally tailored amendments addressing local conditions, hazards, and administrative needs, is expressly authorized under C.R.S. § 30-28-202.

Requested Action: Approve Resolution 26-005 and adopt the proposed codes by reference

Alternatives: Do not adopt the 2024 code suite and related state codes

Fiscal Impacts: None.

Legal Impacts: None.

Environmental Impacts: None.

Human Resources Impacts: None.

Grant-Related? No.

Staff Report

Adopting Certain Codes

To: Gilpin County Board of County Commissioners

From: Community Development Department / Building Division

Date: February 24, 2026

Agenda Item: Resolution 26-005, Adopting Certain 2024 International Building Codes and Related State Codes; Public Hearing 9:30am or later

Purpose and Statutory Basis

The purpose of this staff report is to present the proposed 2024 building code suite and related state model codes for final consideration and possible adoption by reference pursuant to C.R.S. §§ 30-28-201, 30-28-202, and 30-28-204.

Under Colorado law, the Board of County Commissioners is authorized to adopt and amend building codes to promote and protect the public health, safety, and general welfare of the County. Adoption of model codes by reference, together with locally tailored amendments addressing local conditions, hazards, and administrative needs, is expressly authorized under C.R.S. § 30-28-202.

Background and Process

The proposed code updates originated with the Building Official's recommendation to transition from the 2018 ICC code series to the 2024 editions, along with the 2023 National Electrical Code and updated Colorado model codes. The proposed adoption has been discussed with the Board over multiple work sessions to review substantive changes, local amendments, cost considerations, and implementation timing.

Public Notice and Public Hearing

Notice of the Board's hearing on the proposed building codes was published for four consecutive weeks in the County's newspaper of record, *The Mountain Ear*, on January 29, February 5, February 12, and February 19, 2026, in accordance with C.R.S. § 30-28-202.

The February 24, 2026 meeting constitutes the Board's final public hearing and consideration of adoption.

Planning Commission Certification

C.R.S. § 30-28-202 requires that, prior to adoption of a building code in a zoned county, the Planning Commission certify a copy of the proposed building code to the Board of County Commissioners.

Consistent with this requirement, the Gilpin County Planning Commission reviewed the proposed codes and certified them to the Board at its February 10, 2026 meeting.

With certification complete and notice requirements satisfied, the matter is now before the Board for final action.

Codes Proposed for Adoption

Resolution 26-005 proposes adoption by reference of the following codes:

- 2024 International Building Code (IBC), including Appendix G
- 2024 International Residential Code (IRC), including Appendices BC, BE, and BO
- 2024 International Fire Code (IFC), including appendices
- 2024 International Mechanical Code (IMC),
- 2024 International Existing Building Code (IEBC)
- 2024 International Property Maintenance Code (IPMC)
- 2024 International Energy Conservation Code (IECC)
- 2024 International Swimming Pool and Spa Code (ISPSC)
- 2023 National Electrical Code (NEC)
- 2023 Colorado Plumbing Code
- 2023 Colorado Fuel Gas Code

These codes are proposed to be adopted with local amendments tailored to Gilpin County, as detailed in Exhibit A to Resolution 26-005. The local amendments address administrative procedures, permit expiration timelines, inspection and reinspection standards, certificate of occupancy requirements, appeals procedures, climatic and geographic design criteria, fire protection standards, and other provisions necessary to reflect local conditions within unincorporated Gilpin County.

Availability of Code Texts for Review

Copies of the proposed building codes are publicly available online at the following locations:

- **International Code Council (ICC) Codes** <https://codes.iccsafe.org> (IBC, IRC, IMC, IEBC, IPMC, IECC, ISPSC)
- **National Electrical Code (NEC)** <https://www.nfpa.org> (NFPA 70)

- **Colorado Plumbing Code and Colorado Fuel Gas Code**

<https://cdphe.colorado.gov/plumbing-board> <https://cdle.colorado.gov/oil-and-gas>

The building codes will be adopted as amended by the local amendments set forth in Exhibit A, which has been prepared by the Building Official and is included in the BoCC adoption packet.

Summary of Key Changes from 2018 to 2024 Code Series

The following summary of substantive changes was previously provided by Building Official Kyle Parag in earlier staff reports and Board work session materials. The text below is reproduced in full to preserve the original explanation and cost analysis presented during prior discussions.

Residential Code Enhancements

- ADUs (Appendix BC): Clear standards; removes fire separation requirement for attached ADUs in certain conditions.
- Radon Systems (Appendix BE): Radon mitigation now regulated for the first time.
- Sleeping Lofts: The new IRC section significantly relaxed requirements; Gilpin deletes this section and treats lofts as full sleeping rooms.
- Hazard Loads: Updated snow and wind load mapping per ASCE 7-22—no reductions permitted due to newer calculation methods.
- Stairway Landings: Improved safety standards added.
- Tiny Homes (Appendix BB): Establishes size, egress, loft, and height requirements.

Climate Zone Adjustment – Data-Driven Correction, Minimal Impact

Updated analysis of local temperature data and heating degree-days (HDD 7,305) demonstrates Gilpin County aligns with Climate Zone 6, not Zone 5.

While this is a formal shift upward, the actual impact on thermal envelope design is minimal:

- Envelope insulation requirements are nearly identical.
- Most Gilpin homes already exceed minimum envelope requirements because of high elevation climate and standard builder practice.

For these reasons, this correction better reflects real climate performance without creating significant cost increases.

Energy Efficiency – 2024 IECC

The 2024 IECC is approximately 5% more restrictive than the 2018 version, largely affecting exterior wall requirements in cold climates. Studies indicate modest cost impacts that are offset by long-term energy savings.

Because many local builders already exceed code-minimum insulation, real-world cost effects in Gilpin County are limited.

Cost Impact Summary

Based on national cost analyses for the 2021 IRC, 2024 IRC, and 2024 IECC, the overall cost impact of moving from the 2018 to 2024 code series ranges from a decrease of approximately \$800 (due to the reduced vapor retarder requirement) to targeted increases for specific assemblies, including \$22–\$28 for ledger flashing revisions and \$132–\$459 where guard support enhancements apply. Energy-efficiency changes add approximately \$500–\$1,000 in Climate Zone 6, where envelope differences from Zone 5 are minimal. Wildland–Urban Interface costs vary by site, but most requirements mirror existing County practice; the primary new cost is NFPA 13D sprinklers in Extreme Hazard areas (\$2,500–\$6,000 is typical, but sprinkler costs are highly debated, as some accomplish the requirements for under \$5,000 while others report costs upward of \$50,000.) For most homes, the total impact is estimated at –\$300 to +\$1,500, while homes in Extreme Hazard zones may see \$2,500–\$7,000 in additional requirements.

Effect of Adoption

If adopted:

- The codes, as locally amended, will apply to development, construction, and applicable activities occurring within the unincorporated areas of Gilpin County, consistent with the County’s land use and regulatory jurisdiction.
- All existing, unexpired, and active permits that were issued or applied for prior to adoption will continue under the version of the code in place at the time of permit issuance.
- Violations will be subject to enforcement and penalties as provided in C.R.S. §§ 30-28-209 and 30-28-210 and as set forth in Resolution 26-005.
- The new code suite will become effective April 1, 2026.

Recommendation

Staff recommends that the Planning Commission certify the proposed building codes to the Board of County Commissioners and authorize the Chair to execute the certification letter for inclusion in the BoCC adoption packet.

Attachments:

- (1) Resolution 26-005 Adopting Certain Codes
- (2) Resolution 26-005 Exhibit A
- (3) Certification Letter

**Before the Board of County Commissioners
County of Gilpin, State of Colorado**

**A RESOLUTION ADOPTING CERTAIN 2024 INTERNATIONAL BUILDING CODES AND RELATED
STATE CODES**

WHEREAS, pursuant to C.R.S. §§ 30-28-201, 30-28-202, and 30-28-204, the Board of County Commissioners of Gilpin County ("Board") is authorized to adopt and amend building codes to promote and protect the public health, safety, and general welfare of the County; and

WHEREAS, counties in Colorado are expressly authorized to adopt model codes by reference and to adopt local amendments to such codes to address local conditions, hazards, and administrative needs, provided such amendments are not in conflict with state law, pursuant to C.R.S. § 30-28-202; and

WHEREAS, the Gilpin County Building Official has recommended the adoption of the following codes (together, "proposed codes"), as amended in Exhibit A:

- 2024 International Building Code
- 2024 International Residential Code
- 2024 International Fire Code
- 2024 International Mechanical Code
- 2024 International Property Maintenance Code
- 2024 International Existing Building Code
- 2024 International Energy Conservation Code
- 2024 International Swimming Pool and Spa Code
- 2023 National Electrical Code
- 2023 Colorado Model Electric Ready and Solar Ready Code, as published by the Colorado Energy Office in June 2023
- Colorado Plumbing Code, 3 CCR 720-1, effective on April 14, 2023
- Colorado Fuel Gas Code, 3 CCR 720-1, effective April 14, 2023; and

WHEREAS, C.R.S. § 30-28-202 requires that, prior to adoption of a building code, the county Planning Commission certify a copy of the proposed building code to the Board of County Commissioners; and

WHEREAS, the Gilpin County Planning Commission reviewed the proposed building codes and certified them to the Board of County Commissioners on February 10, 2026, in accordance with state law; and

WHEREAS, County staff hosted two public informational meetings to explain the proposed code adoptions and local amendments and to provide opportunity for public questions and feedback, which meetings were held on April 16, 2025, and November 5, 2025; and

WHEREAS, the Board has conducted multiple public-facing meetings to review, discuss, and refine local amendments to the proposed codes, including meetings held on February 18, 2025, September 15, 2025, and January 20, 2026; and

RECORDING STICKER

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WHEREAS, notice of the public hearing on the proposed building codes was published for four consecutive weeks in a newspaper of general circulation within the County, The Mountain Ear, on January 29, February 5, February 12, and February 19, 2026, and a public hearing was held by the Board on February 24, 2026, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, copies of the proposed codes are available for public inspection and review at the following locations:

- International Code Council: <https://codes.iccsafe.org>
- National Fire Protection Association: <https://www.nfpa.org>
- State of Colorado: <https://www.colorado.gov>; and

WHEREAS, the Board finds that adoption of the proposed codes, as locally amended, is reasonable and appropriate and is necessary and appropriate to promote and protect the public health, safety, and general welfare within the unincorporated territory subject to the County's land use and regulatory jurisdiction;

WHEREAS, the Board intends that proposed codes, as locally amended, apply to all development, construction, and applicable activities occurring within those areas of Gilpin County that are outside the jurisdictional authority of any incorporated municipality.

NOW, THEREFORE, be it resolved by the Board of County Commissioners of Gilpin County, Colorado, that:

1. **Adoption.** The following codes are hereby adopted by reference as the Building Codes for Gilpin County: International Building Code (including appendix G), International Residential Code (including appendices BC, BE, and BO), International Mechanical Code, International Fire Code (including all appendices), International Energy Conservation Code, International Property Maintenance Code, International Existing Building Code, 2024 editions, first printings as published by the International Code Council; and the National Electrical Code, 2023 Edition, first printing as published by the National Fire Protection Association and the Colorado Plumbing Code, Colorado Fuel-Gas Code, and the Colorado Model Electric Ready and Solar Ready Code as published by the State of Colorado and subject to the amendments described in Exhibit A.
2. **Penalties.** It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of this Code. A person or entity who violates this Code may be fined in an amount not to exceed two thousand six hundred fifty (\$2650) dollars, or imprisoned for not more than ten (10) days, or suffer both fine and imprisonment, in addition to other sanctions set for in C.R.S. §§ 30-28-209 and 210, as amended. Each day that such violation continues shall be deemed a separate offense.
3. **Repealer.** All resolutions, ordinances, or parts thereof previously adopted by the Board that are inconsistent with this Resolution, including, without limitation, Resolution No. 23-35, are hereby repealed to the extent of such inconsistency.

4. **Severability.** If any section, sentence, clause or phrase of this ordinance is, for any reason, held to be invalid or unconstitutional, such decision shall not affect the validity or constitutionality of the remaining portions of this resolution. The Board of County Commissioners hereby declares that it would have passed this resolution, and each section, clause or phrase hereof, irrespective of the fact that any one or more of the sections, sentences, clauses and phrases be declared unconstitutional.
5. **Permits Issued Under Previous Codes.** All existing, unexpired, and active permits that were issued or applied for prior to the adoption of this code shall be completed under the version of the code in place at the time of permit issuance.
6. **Effective Date.** Upon adoption by the Board of County Commissioners this resolution shall be effective April 1, 2026.

ADOPTED this _____ day of _____, 2026, by a vote of _____ to _____.

ATTEST:

**BOARD OF COUNTY COMMISSIONERS
COUNTY OF GILPIN, COLORADO**

Kimberly Kaufman, Deputy County Clerk

Susan Berumen, Chair

ACKNOWLEDGEMENT

STATE OF COLORADO)

)ss.

COUNTY OF GILPIN)

Susan Berumen, Chair, and Kimberly Kaufman, Deputy County Clerk, County of Gilpin, acknowledged the foregoing Resolution before me this _____ day of _____, 2026.

Witness my hand and official seal

Notary Public

RECORDING STICKER

RECORDING STICKER

Exhibit A

Local Amendments to the 2024 International Building Code, International Residential Code, International Fire Code, International Mechanical Code, International Property Maintenance Code, International Existing Building Code, International Energy Conservation Code, International Swimming Pool and Spa Code, and the 2023 National Electrical Code, and the Colorado Plumbing Code, the Colorado Fuel Gas Code, and the Colorado Model Electric Ready and Solar Ready Code Gilpin County, Colorado

International Building Code

- (1) IBC Section 101.1. (title) is amended by the addition of the term Gilpin County where indicated.
- (1) IBC Section 105.5 (expiration) is amended to read in its entirety:
Every permit shall become invalid unless the work authorized by such permit is commenced within 365 days after its issuance. The building official is authorized to grant one or more extensions of time, for a period of not more than 365 days each. The extension shall be requested in writing and justifiable cause shall be demonstrated. Fees may be assessed for extensions.
- (2) IBC Section 110 is amended by adding a new section to read as follows:
110.7 Reinspections. A reinspection fee may be assessed for each reinspection when such portion of work for which inspection is called is not complete or when corrections called for are not made.
Reinspection fees may be assessed when the inspection record card is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, or failure to provide access on the date for which inspection is requested, or for deviating from plans requiring the approval of the building official. In instances where reinspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.
- (3) IBC Section 110.3.1 is amended by adding a new subsection as follows:
110.3.1.1 Survey. For all new buildings or additions, before foundation inspections and approval thereof, it shall be required that the owner, lessee, builder or contractor locate the property boundaries with a professional surveyor placing at the property corners of the building site, stakes or other monuments to establish said boundaries. The building official shall receive an Improvement Locations Certificate completed by a Colorado licensed surveyor before permanent construction is installed.

- (4) IBC Section 111 is amended by adding the following new section
Section 111.5 Certificate of Occupancy Required. No building or structure shall be used or occupied until the Building Official has issued a certificate of occupancy as provided in this code. Issuance of a certificate of occupancy shall not be construed as approval of a violation of the provisions of this Code or other ordinance of the County. A certificate of occupancy shall be issued by the Building Inspector or by the duly appointed official of the County upon successful completion of the site and building and utility inspections, as applicable. Failure to obtain a certificate of occupancy before expiration is noncompliance.
- (5) IBC Section 113.1 (general) is deleted and replaced to read in its entirety:
In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there shall be a board of appeals created when necessary. The board of appeals shall be appointed by the building official and be approved by the County Manager and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the building official.
- (6) IBC Section 3303 is amended by adding the following new section:
3303.8 Asbestos. Prior to the commencement of demolition, the owner of the property shall either submit to the County a certification, in a form reasonably acceptable to the County, that the structure is asbestos-free or submit a plan for removal of asbestos for approval by the building official and appropriate agencies with the State of Colorado.
- (7) IBC Appendix G (flood Resistant Construction) Section G101.5 (designation of Floodplain administrator) is amended by the addition of the term Community Development Director where indicated.

International Residential Code

- (1) IRC Section R101.1. (Title) is amended by the addition of the term Gilpin County where indicated.
- (2) IRC R105.5 (Expiration) is amended to read in its entirety:
Every permit shall become invalid unless the work authorized by such permit is commenced within 365 days after its issuance. The building official is authorized to grant one or more extensions of time, for a period of not more than 365 days each. The extension shall be requested in writing and justifiable cause shall be demonstrated. Fees may be assessed for renewals.
- (3) IRC Section 108.6. (work commencing before permit issuance) is amended to add the following sentence at the end of the paragraph: "The fee shall be equal to 100% of the original building fee in addition to the required permit fees."
- (4) IRC Section R109.1.1 (foundation inspection) is amended by adding a new subsection as follows:
R109.1.1.1 Lot boundaries
For all new buildings or additions, before foundation inspections and approval thereof, it shall be required that the owner, lessee, builder or contractor locate the

property boundaries with a professional surveyor placing at the property corners of the building site, stakes or other monuments to establish said boundaries. The building official shall receive an Improvement Locations Certificate completed by a Colorado licensed surveyor when boundaries or easements are located within 10 feet of the proposed structure or if any boundary, setback or easement locations are uncertain.

- (5) Delete Section R110.4 (temporary certificates) in its entirety
- (6) Section R110 (Certificate of Occupancy) is amended by adding the following new section:
Section R110.5 Certificate of Occupancy Required
No building or structure shall be used or occupied until the Building Official has issued a certificate of occupancy as provided in this code. Issuance of a certificate of occupancy shall not be construed as approval of a violation of the provisions of this Code or other ordinance of the County. A certificate of occupancy shall be issued by the Building Inspector or by the duly appointed official of the County upon successful completion of the site, building and utility inspections, as applicable. Failure to obtain a certificate of occupancy before permit expiration is noncompliance.
- (7) Section R112.1 (General) is amended to read in its entirety:
In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there shall be a board of appeals created when necessary. The board of appeals shall be appointed by the building official and be approved by the County Manager and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the building official.
- (8) IRC Section 202 (definitions) is amended by changing or adding the following definitions with all others to remain unchanged:
Basement: A story that is not a story above grade plane or underfloor spaces with a height of more than 7 feet from floor surface to bottom of joists or other structure.
Patio Cover: A structure with no less than 65% of the wall area under 6 feet 8 inches screened or glazed and less than 12 feet in height, used for recreation or outdoor living purposes associated with a dwelling unit.
Sleeping Loft: A space designated for sleeping on an intermediate level or levels between the floor and ceiling of a *story*, open on one or more sides to the room in which the space is located.
Sleeping Room: A room or space that does not have a clear and permanent use other than sleeping, as determined by the building official, and meets the following criteria: 1: Exceeds 70 sqft. 2: has walls and doors. 3: contains a closet space.
- (9) IRC Table R301.2 is filled to provide the following:
Table R301.2(1)
Climatic and Geographic Design Criteria

Ground Snow Load	Wind Design				Seismic Design Category	Subject to Damage		
	Speed (mph)	Topographic effects	Special wind region	Wind- borne debris zone		Weathering	Frost line depth	Termite
<i>SITE SPECIFIC PER ASCE 7- 22</i>	ASCE 7- 22*	YES	Yes	NO	B	SEVERE	36 inches	SLIGHT TO MODERATE
Winter Design Temp	Ice Barrier Under- layment Required	Flood Hazards	Air Freezing Index	Mean Annual Temp				
-10 F	YES	SEE MAPS	VARIES	39 F				
Manual J Design Criteria								
Elevation	Latitude	Winter heating	Summer cooling	Altitude correction factor	Indoor design temperature	Design temperature cooling	Heating temperature difference	
VARIES	VARIES	-7 F	95 F	VARIES	72 F	75 F	82 F	Below 7400 FEET
VARIES	VARIES	-11 F	90 F	VARIES	72 F	75 F	86 F	Above 7400 FEET
Cooling temperature difference	Wind velocity heating	Wind velocity cooling	Coincident wet bulb	Daily range	Winter humidity	Summer humidity		
VARIES	15 MPH	7.5 MPH	59	HIGH (H)	50 %	30%		

*Hurricane prone region provisions are not required, Wind speeds are subject to conversion per R905.4.4.1.

- (10) IRC Section R309 (automatic sprinkler systems) is amended to read in its entirety: R309.1 Townhouse automatic sprinkler systems.

An automatic sprinkler system shall be installed in townhouses and shall comply with NFPA 13D.

Exception: An automatic residential fire sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with an automatic residential sprinkler system and not adding an additional dwelling unit.

R309.2 One- and two-family dwellings automatic fire sprinkler systems.

An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings over 3600 sqft total building size, including non-conditioned areas.

Exception: An automatic residential fire sprinkler system shall not be required for additions or alterations to existing buildings that are not

already provided with an automatic residential sprinkler system unless the addition adds more than 3600 sqft.

R309.2.1 Design and installation.

Automatic residential fire sprinkler systems shall be designed and installed in accordance with NFPA 13D and when located in extreme interface areas, provide a minimum of 20 minutes of water supply.

R309.2.2 Exterior notification devices. An approved exterior strobe notification device shall be installed on the exterior of the residence to indicate the flow of water and shall be located on the approach side of the residence.

- (11) IRC Section 310.3 Number 2 is amended to read in its entirety:
2. Outside each separate sleeping area within 15 feet of the doorway of the sleeping rooms
- (12) IRC Section 311.3 is amended to read in its entirety:
Carbon monoxide alarms in dwellings units shall be installed outside of each separate sleeping area within 15 feet of the doorway of the sleeping rooms. Where a fuel-burning appliance is located within a sleeping room or its attached bathroom or communicative spaces within such, a carbon monoxide alarm shall be installed within the sleeping rooms.
- (13) IRC Section R315 (sleeping lofts) is deleted and replaced to read in its entirety:
Where provided in dwelling units or sleeping units, sleeping lofts shall comply with the requirements for a sleeping room.
- (14) IRC Section 317.5 (fire sprinklers) is amended to read in its entirety:
Where the home is required to be sprinklered, the garage shall comply with NFPA 13D
- (15) IRC Section R325.8 is amended by adding a new subsection:
R325.8.1 Single Heating Source. In homes under 800 sqft of total habitable area, a single heat source without distribution shall be permitted.
- (16) IRC Section R403.1.4.1 is amended by adding a new subsection as follows:
R403.1.4.1.1. Frozen Soil. All snow, frost and ice must be removed from the forms, reinforcing steel, embedded materials and similar items before concrete placing is begun. Concrete should never be placed on frozen subgrade as to do so can result in loss of support when the ground thaws. The Building Official shall be provided temperature readings to show the soil is not frozen at the time of inspection and during the pour.
- (17) IRC Section R902.1 (roof assemblies.) is amended to read in its entirety:
Roof decks shall be covered with materials as set forth in Section R904 or with roof coverings as set forth in Section R905. Roof assemblies shall be class A, and they shall be tested in accordance with ASTM E108 or UL 790. The roof assembly shall be listed and identified as to class by an approved agency.
- (18) IRC Section R908.4.1 (roof recovering over wood shingles or shakes) is amended to read in its entirety:
The application of a new roof covering over wood shingles or shakes shall be prohibited.

- (19) IRC Chapter 11 (Energy Efficiency) is deleted and replaced with the following to read in its entirety:
Section N1101 Scope and General Requirements
N1101.1 Scope.
This chapter applies to the design and construction of residential buildings as regulated by this code.
N1101.2 Referenced Code
Residential provisions of the 2024 International Energy Efficiency Code as adopted and amended shall regulate the design and construction of residential structures for energy efficiency.
- (20) IRC Section M1414.1 is amended by adding an additional sentence to the section to read:
Fireplace stoves shall comply with the requirements of the State of Colorado; Department of Public Health and Environment.
- (21) IRC Section M1502.6 (makeup air) is amended to read in its entirety:
M1502.6 Makeup air. installations exhausting more than 300 cubic feet per minute shall be provided with makeup air.
- (22) IRC Section M1701 is amended by adding a new subsection to read as follows:
M1701.3 Combustion air terminations. Combustion air terminations shall be a minimum of 24 inches above ground level and not located at any location prone to blockage by snow.
- (23) IRC Section M1804 is amended to add a new subsection to read as follows:
M1804.5 Termination Heights. Direct vent and mechanical draft systems shall terminate at a height of no less than 24 inches above ground level and not located in locations prone to blockage by snow.
- (24) IRC Section G2417.4.1 is amended to read in its entirety:
The test pressure to be used shall not be less than 1-½ times the proposed maximum working pressure, but not less than 10 psig. Where the test pressure exceeds 125 psig, the test pressure shall not exceed a value that produces a hoop stress in the piping greater than 50 percent of the specified minimum yield strength of the pipe.
- (25) IRC Section G2445 is deleted and replaced with the following language:
G2445.1 (general)
Unvented room heaters are prohibited.
- (26) IRC P2503.5.1 (Rough Plumbing) is amended by adding a new subsection to read as follows:
P2503.5.1.1 Air Admittance Valves. In locations where an AAV is proposed to be installed at a later date and used as the required venting, the rough plumbing shall be marked “AAV” to indicate the valve will be installed in finish materials.
- (27) IRC Section P2603.5 (Freezing) is amended to read in its entirety:
P2603.5 Freezing. Water soil and waste pipe shall not be installed outside of a building thermal envelope, in exterior walls, in attics or crawlspaces, or any other space subjected to freezing temperatures unless adequate provision is made to

- protect it from freezing by insulation or heat or both. Water service pipe shall be installed not less than 60 inches deep or protected from frost by approved means.
- (28) IRC Section P2603.5.1 (Sewer Depth) is amended by inserting “12 inches” in both locations where indicated.
 - (29) IRC Section P2904 (dwelling unit sprinkler systems) is deleted in its entirety.
 - (30) Section P2905.3 (hot water supply to fixtures) is amended by changing 100 feet to 50 feet.
 - (31) IRC Section P3103.1 (roof extension) is amended to read in its entirety:
P3103.1. Roof extension. All open vent pipes which extend through a roof shall be terminated at least 12 inches above the roof, except that where a roof is to be used for any purpose other than weather protection, the vent extensions shall be run at least 7 feet (2134 mm) above the roof.
 - (32) IRC P3103.2 (Frost Closure) is amended to read in its entirety:
P3103.2 Frost Closure. Vent extension through a roof or wall shall not be less than 3 inches in diameter, any increase in size shall occur no less than 1 foot inside the building.
 - (33) IRC Part VIII is deleted and replaced with the following to read in its entirety:
3401.1 Referenced Code. Electrical and associated installations shall comply with the requirements of the Gilpin County Electrical Code as adopted in this Resolution.
 - (34) IRC Appendix BC (Accessory Dwelling Units) is amended by deleting Section BC101.2 (Conditions) in its entirety.
 - (35) IRC Appendix BO (Existing Buildings) is amended by adding a new section to read as follows:
Section 108
Demolition
108.1 General. Demolition of structures or parts of structures shall comply with the provisions of this section.
108.2. Asbestos. Prior to the commencement of demolition, the owner of the property shall either submit to the County a certification, in a form reasonably acceptable to the County, that the structure is asbestos-free or submit a plan for removal of asbestos for approval by the building official and appropriate agencies with the State of Colorado.
108.3 Site. Sites of demolition shall be cleaned of all debris and graded to avoid any nuisances such as standing water, fall hazards or environmental concerns on a weekly basis.
108.4 Fencing. Demolition sites shall be fenced to avoid debris leaving the site from wind or other anticipated natural event.

International Mechanical Code

- (1) IMC Section 101.1 (Title) is amended by the addition of the term Gilpin County where indicated.

Colorado Fuel-Gas Code

- (1) IFGC Section 101.1 (Title) is amended by the addition of the term Gilpin County where indicated.

Colorado Plumbing Code

- (1) IPC Section 101.1 (Title) is amended by the addition of the term Gilpin County where indicated.
- (2) IPC Section 903.1 (roof extension) is amended by inserting "12 inches" where indicated
- (3) IPC Section 903.1 (Frost Closure) is amended to read in its entirety:
903.2 Frost Closure. Vent extension through a roof or wall shall not be less than 3 inches in diameter, any increase in size shall occur no less than 1 foot inside the building.
- (4) IPC Section 903.6 (extensions outside a structure) is amended to read in its entirety:
903.6 extension outside of structure. Vent pipes shall not be installed exterior of the structure.

International Property Maintenance Code

- (1) IPMC Section 101.1 (Title) is amended by the addition of the term Gilpin County where indicated.
- (2) IPMC Section 102, Applicability, is amended by the addition of a new Subsection 102.11 to read as follows:
102.11 Conflicts with other provisions. In the event of a conflict between the provision of this code and any other provision of the Gilpin County Land Use Code or other codes adopted by the County, the stricter provision shall govern, it being the intent of the Board of County Commissioners to enforce requirements pertaining to the health, safety and welfare of the county's residents and businesses.
- (3) IPMC Section 103, (Department of Property Maintenance Inspection) is amended to read as follows:
103.1 Code Official. The Code Official, as that term is used in this code, shall be the designated code enforcement officer or the building official where applicable.
- (4) IPMC Section 111.2 (Membership of Board) is amended to read as follows:
- (5) 111.2 Board of Appeals. The Board of Appeals, as that term is used in this code, shall be the Board of Adjustment created and governed by the Land Use Code.
- (6) IPMC Section 302.4: Insert "sixteen (24) inches." where indicated
- (7) IPMC Section 602.3: Insert "October 1 to May 1." where indicated
- (8) IPMC Section 602.4: Insert "October 1 to May 1." where indicated

International Existing Building Code

- (1) IEBC Section 101.1 (Title) is amended by the addition of the term Gilpin County where indicated.

- (2) International Existing Building Code is amended by replacing all references to "ICC Electrical Code" with "Code Adopted by the Colorado State Electrical Board."

International Energy Conservation Code

- (1) IECC Section C101.1 (Title) is amended by the addition of the term Gilpin County where indicated.
- (2) IECC Section C301 is amended by deleting Figure C301.1 and Table C301.1 and replacing with the following:
Table R301.1 Climate Zone

Gilpin County	6B
---------------	----

- (3) IECC Section R101.1 (Title) is amended by the addition of the term Gilpin County where indicated.
- (4) IECC Section R301 is amended by deleting Figure R301.1 and Table R301.1 and replacing with the following:
Table R301.1 Climate Zone

Gilpin County	6B
---------------	----

Colorado Model Electric Ready and Solar Ready Code

- (1) Section 101.1 (Title) is amended by the addition of the term Gilpin County where indicated.

International Swimming Pool and Spa Code

- (1) ISPSC Section 101.1 (Title) is amended by the addition of the term Gilpin County where indicated.

International Fire Code

- (1) IFC Section 101.1 (Title) is amended by the addition of the term Gilpin County where indicated.
- (2) IFC Section 503.2 (specifications) is amended by adding a new subsection to read as follows:
In the event a driveway exceeds 12% grade at any location to a proposed one- or two-family dwelling or townhouses the structure shall be fully sprinklered in accordance with NFPA 13D with a water capacity of no less than 20 minutes. All other driveway specifications in the Gilpin County Driveway Standards must be met.

GILPIN COUNTY PLANNING COMMISSION
Gilpin County Courthouse
203 Eureka Street
Central City, Colorado 80427

February 10, 2026

Board of County Commissioners
Gilpin County Courthouse
203 Eureka Street
Central City, Colorado 80427

RE: PLANNING COMMISSION CERTIFICATION OF PROPOSED BUILDING CODES

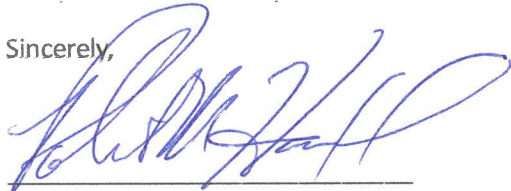
Dear Commissioners:

Pursuant to C.R.S. § 30-28-202, the Gilpin County Planning Commission hereby certifies and transmits to the Board of County Commissioners the following proposed building codes, as amended by the local amendments set forth in Exhibit A, for consideration and adoption:

- 2024 International Building Code
- 2024 International Residential Code
- 2024 International Mechanical Code
- 2024 International Property Maintenance Code
- 2024 International Existing Building Code
- 2024 International Energy Conservation Code
- 2024 International Swimming Pool and Spa Code
- 2023 National Electrical Code
- Colorado Plumbing Code
- Colorado Fuel Gas Code
- Colorado Model Electric Ready and Solar Ready Code

The Planning Commission reviewed the proposed building codes at a duly noticed public meeting held on February 10, 2026, at the Gilpin County Courthouse, and certifies them to the Board of County Commissioners in accordance with state law. This certification is provided to satisfy the procedural requirements of C.R.S. § 30-28-202 prior to Board adoption.

Sincerely,



Chair

Gilpin County Planning Commission

cc:

County Manager
County Attorney
Community Development Department
Building Official

Golden Gate OKs fire plan

SHAY CASTLE

GOLDEN GATE CANYON — A nearly two-year update of Golden Gate’s Community Wildfire Protection Plan (CWPP) is officially wrapped after the Fire Protection District board approved and adopted it last week.

The CWPP update was shepherded by Fort Collins-based consultant The Ember Alliance. The nonprofit started their work in March 2024. After “extensive” community engagement and sign-offs from Jefferson County and the Colorado State Forest Service, the last step was approval by the Golden Gate Fire Protection District (GGFPD) board of directors.

They took that step Thursday, January 22, with a unanimous vote to approve and adopt the 183-page plan

“In going through the CWPP, honestly, I’ve only gotten halfway so far,” board president Deb Curlee joked. Thanking Fire Chief Kyle Kociemba-Benson for his work on the update, she said, “It’s a beautiful document.”

Benson urged community members to familiarize themselves with the CWPP, paying particular attention to the different geographic sub areas, known as plan units. Within Golden Gate, there are 11, with varying degrees of fire risk:

- Drew Hill / Geneva Glen (Extreme)
- Upper Crawford Gulch (Extreme)
- Upper Canyon (Very High)
- Guy Hill (Very High)
- Lower Crawford Gulch (Very High)
- White Ranch Open Space (Very High)
- Robinson Hill (High)

- Douglas Mountain (High)
 - Lower Canyon (High)
 - Centennial Cone Open Space (Moderate)
 - Mt. Galbraith Open Space (Moderate)
- “Please read it,” Benson urged the public. “Know where your house is, know the name of that plan unit: You will be evacuated by the name of the plan unit.”
- As the plan points out, even areas with a moderate fire risk can still experience devastating fires.
- “Most residents within GGFPD are exposed to elevated fire danger due to topography and fuels in this part of Colorado,” the plan reads, “and should take recommended actions in this CWPP seriously.”
- Find the full plan at bit.ly/GGFirePlan.

More plans ahead

Benson also said he intends to craft a “simple and digestible” strategic plan for the district to guide the next five years of operations and investments.

“We’ve done a lot of really incredible things over the past three years,” he said, “but there are quite a few things in our future we need to bring attention to.”

Benson did not share a timeline for introduction of a strategic plan.

A more concrete plan for 2026 is to replace the aging Engine 81, now 28 years old. “It is on its very last legs,” Benson said.

Pile burning season

Benson also urged caution when

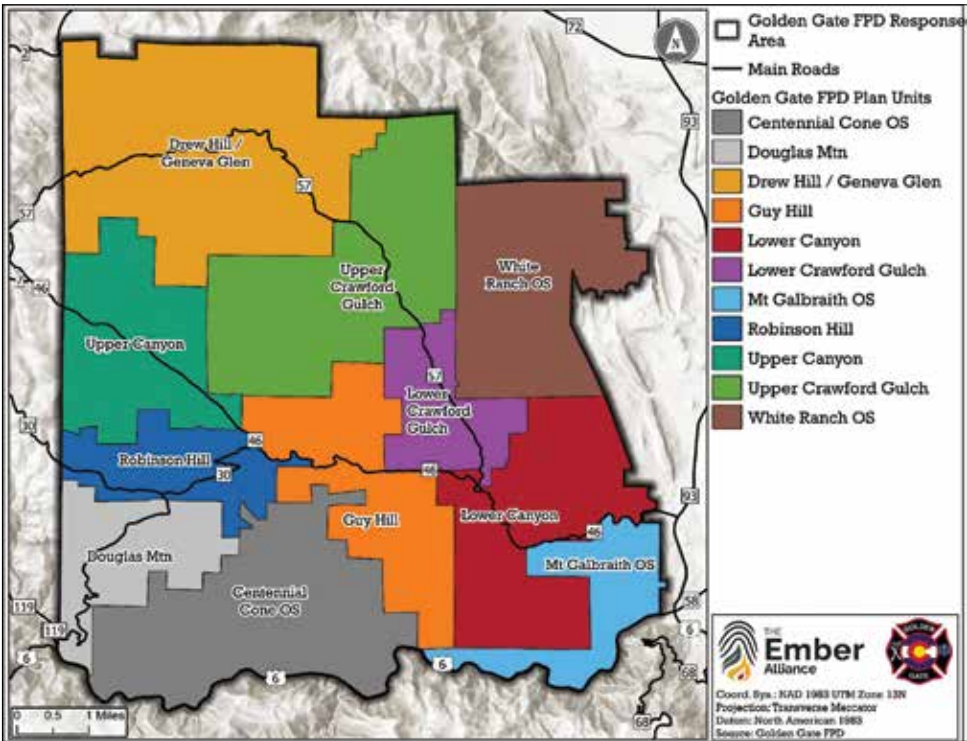


IMAGE COURTESY OF GOLDEN GATE FIRE PROTECTION DISTRICT

it comes to companies advertising controlled and pile burns for private properties. None were mentioned by name, but the chief said ads on a local Facebook page were concerning.

“It is the landowner’s responsibility to make sure any contractor is fully certified and insured,” Benson said, adding that he would be “very surprised if anybody in the contracting world in this area is certified and insured to do so.”

“If you have a burn go out of control on your property, you will be held 100% liable for everything.”

“Please read it. Know where your house is, know the name of that plan unit.”

—Golden Gate Fire Chief Kyle Benson

In addition to permits and inspections, Benson reminded the public that property owners need to have an average of four inches of snow around the area to be burnt. Those conditions were likely to be met with the weekend storm, he noted.

“We’ll officially be in pile burn season if we get that sizeable snow,” he said.

The district itself plans three slash events this year: the first at the Golden Gate Grange (25201 Golden Gate

Canyon Road) in early June; a second in July or August at Station 82 (7181 Crawford Gulch Road), and a third at Station 81 (32360 Robinson Hill Road) the first week of October.

2025 wrap-up

GGFPD finished the year in a good financial standing, with revenue exceeding expenses by \$57,899. Combined with earnings from interest, the district ended 2025 with \$75,833 in net income.

Golden Gate fielded 101 calls during 2025, maintaining an average response time of 16 minutes or less from dispatch to arrival, according to Benson’s report.

December’s windstorm made for the district’s busiest week of the year: 10 calls within 48 hours, a heavy rescue, a backcountry rescue, “many downed wires,” and “several near miss wildland fire starts.”

Benson credited an unnamed resident for preventing a “catastrophic” wildfire by reporting a downed line in contact with trees.

It was “actually combusting” Benson said. “That homeowner single-handedly saved their entire neighborhood.”

The next meeting of the GGCFPD is Thursday, February 26 at 6:30 p.m. The public can attend in person at the Golden Gate Grange (25201 Golden Gate Canyon Road) or online. Visit goldengatefire.colorado.gov/meetings for details and meeting links.

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TRANSMISSION

PAVING/MILLING EQUIPMENT

Dispatch

720-333-7520

Office

720-459-0167

Owner Noah Tapia

Beastmoderepair88@gmail.com

Hablamos Espanol

Public Notice

NOTICE OF PUBLIC HEARING

Notice is hereby given for a public hearing before the Gilpin County Board of County Commissioners to receive public input and testimony regarding **Resolution 26-005** a resolution adopting: the 2024 editions of the International Building Code, International Residential Code, International Mechanical Code, International Property Maintenance Code, International Existing Building Code, International Energy Conservation Code, International Swimming Pool and Spa Code, and International Fire Code; the 2023 National Electric Code; and the Colorado Fuel Gas Code, Colorado Plumbing Code, and the Colorado Model Electric Ready and Solar Ready Code.

The public hearing will take place at 9:30 a.m. or later on Tuesday, February 24 th , 2026 in the Commissioners' Meeting Room, Second

Floor of the Old Gilpin County Courthouse at 203 Eureka Street Central City, Colorado 80427.

Any and all documents pertaining to this matter may be viewed between the hours of 7:30 a.m. and 5:30 p.m., Monday through Thursday at the Old Gilpin County Court House; second floor; 203 Eureka Street; Central City, Colorado.

This meeting will be held in person and broadcast live via Microsoft Teams. The link to the live broadcast will be available on the Gilpin County Website under the Public Meetings tab. All interested persons wishing to be heard are invited to said public hearing. Written comments or questions can be emailed to jboyle@gilpincounty.org. The meeting may be continued from time to time as may be found necessary.

Those individuals requiring special accommodation to participate, please Jamie Boyle at (303)582-5831 or at jboyle@gilpincounty.org.

GOVERNMENT MEETINGS

To view a full listing visit:

<https://www.themtnear.com/stories/government-meetings,13167>



Resolution 26-018 - Adoption of the 2024 International Wildland–Urban Interface Code (IWUIC) and the Colorado Wildfire Resiliency Code (CWRC)

Agenda Item Staff Report, Board of County Commissioners

Requested by: Jamie Boyle, Director of Community Development, Community Development

Additional Presenters: Kyle Parag, Chief Building Official (CAA)

Meeting Date: February 24, 2026

Public Hearing Required? No

Background/Request Description:

Under state law, local governments are required to adopt the CWRC, or adopt and enforce a code that meets or exceeds the CWRC's minimum standards, no later than April 1, 2026. Compliance may be achieved through direct adoption of the CWRC or through adoption of more stringent local standards that collectively satisfy or exceed its requirements.

Accordingly, adoption of the IWUIC and CWRC is not only beneficial to Gilpin County in addressing local wildfire risk, but also necessary to ensure compliance with state law. The approach proposed in Resolution 26-018 adopts the CWRC as the statewide baseline and supplements it with locally tailored IWUIC amendments that reflect Gilpin County's terrain, vegetation, access constraints, and emergency response conditions.

Requested Action: Approve Resolution 26-018, adopting the IWUIC and CWRC (with local amendments)

Alternatives: Do not approve Resolution 26-018, do not adopt the CWRC and IWUIC (with local amendments) and risk falling out of compliance with state law

Fiscal Impacts: None.

Legal Impacts: None.

Environmental Impacts: None.

Human Resources Impacts: None.

Grant-Related? No.

Staff Report

Adoption of the 2024 International Wildland–Urban Interface Code (IWUIC) and the Colorado Wildfire Resiliency Code (CWRC)

To: Board of County Commissioners

From: Jamie Boyle, Community Development Director and Kyle Parag, Chief Building Official (CAA)

Meeting Date: February 24, 2026

Agenda Item: Resolution 26-018, Adopting the 2024 IWUIC and the CWRC

I. Purpose of the Request

The purpose of this staff report is to request Board consideration of Resolution 26-018, adopting the 2024 International Wildland–Urban Interface Code (IWUIC) and the Colorado Wildfire Resiliency Code (CWRC), with locally tailored amendments applicable to unincorporated Gilpin County, effective April 1, 2026.

This item is being brought forward independently from the County’s building code adoption in order to reflect the appropriate statutory adoption procedure for fire and wildfire mitigation codes and to incorporate revisions made in response to Board feedback.

II. Background and Context

As described in the Building Official’s prior staff report presented to the Board, Gilpin County has historically relied on a combination of locally adopted standards, fire district policies, access requirements, and site-specific review to address wildfire risk. For reference and continuity, the following section from that report is reproduced below:

Wildfire & WUI Code Integration

Gilpin County previously relied on a patchwork of wildfire mitigation requirements spread across:

- Local amendments
- Fire district policies
- Access and addressing standards
- Best practices and legacy procedures

Adopting the 2024 IWUIC and Colorado Wildfire Resiliency Code consolidates all wildfire-related requirements in one place, reflecting what the County has already been enforcing in principle.

Key components include:

- County-wide WUI designation
- Mandatory defensible space (minimum 30 feet) on new construction
- Noncombustible or ignition-resistant decks
- 60,000-pound bridge load for new access
- Required reflective address markers
- Mandatory residential fire sprinklers in Extreme Hazard areas (NFPA 13D)

These requirements mirror long-standing County expectations but now exist in a clear, unified code framework.

The proposed adoption of the IWUIC and CWRC continues to advance this objective by consolidating wildfire-related standards into a single, coherent regulatory framework that reflects both statewide minimum standards and the specific conditions present in Gilpin County.

III. ICC Code Cycles and State Requirements

The International Wildland–Urban Interface Code is developed and maintained by the International Code Council (ICC) as part of a coordinated national model code system. ICC model codes are updated on a regular three-year cycle to reflect evolving best practices, lessons learned from wildfire events, and advances in wildfire mitigation science, construction standards, and emergency access design.

The 2024 edition of the IWUIC represents the current national consensus standard for wildfire mitigation in wildland–urban interface areas and is intended to be adopted and locally amended by jurisdictions to reflect site-specific conditions.

Separately, in response to increasing wildfire risk statewide, the Colorado General Assembly directed the development of a uniform wildfire mitigation code applicable across Colorado. Pursuant to C.R.S. § 24-33.5-1224.5, the Colorado Division of Fire Prevention and Control adopted the Colorado Wildfire Resiliency Code (CWRC) as a statewide baseline standard.

Under state law, local governments are required to adopt the CWRC, or adopt and enforce a code that meets or exceeds the CWRC’s minimum standards, no later than April 1, 2026. Compliance may be achieved through direct adoption of the CWRC or through adoption of more stringent local standards that collectively satisfy or exceed its requirements.

Accordingly, adoption of the IWUIC and CWRC is not only beneficial to Gilpin County in addressing local wildfire risk, but also necessary to ensure compliance with state law. The approach proposed in Resolution 26-018 adopts the CWRC as the statewide baseline and supplements it with locally tailored IWUIC amendments that reflect Gilpin County’s terrain, vegetation, access constraints, and emergency response conditions.

IV. Adoption Procedure and Agenda Sequencing

The IWUIC and CWRC were initially included as part of a broader code adoption package scheduled for Board consideration in January 2026. Immediately prior to that meeting, staff voluntarily withdrew the wildfire-related codes in order to confirm the appropriate statutory adoption procedures.

The codes were subsequently discussed at the Board's January 20, 2026 work session, which provided an opportunity for additional discussion and refinement of the proposed adoption framework and local amendments prior to returning to the Board for consideration of adoption.

V. Summary of Revisions Based on Commissioner Feedback

Following the January 20, 2026 work session, staff made targeted revisions to the proposed local amendments in response to Commissioner feedback. Key refinements include:

- Clarification that the IWUIC and CWRC apply only to unincorporated Gilpin County, consistent with the County's land use and regulatory jurisdiction;
- Replacement of "Exposure Area" terminology with "Building Exposure Area" for clarity and consistency;
- Clarification that Chapter 4 of the IWUIC applies only to new construction and to properties voluntarily seeking a Wildfire Preparedness Certification;
- Revision of IWUIC Section 105.2.1 to establish a voluntary, owner-initiated Wildfire Preparedness Certification, with all references to permits or mandatory permitting removed and former Section 105.2.1.1 deleted in its entirety;
- Removal of prescriptive administrative language from the code text and inclusion of direction in the Resolution for staff to pursue cooperative agreements or Memoranda of Understanding with fire protection districts or other fire authorities, as appropriate; and

VI. Public Process and Board Review

Although a public hearing is not required for adoption of the IWUIC and CWRC, the Board has conducted multiple public-facing meetings to review and refine the proposal, including meetings held on:

- September 15, 2026
- February 18, 2025
- January 20, 2026

VII. Recommendation

Staff recommends that the Board adopt Resolution 26-018, approving the 2024 International Wildland–Urban Interface Code and the Colorado Wildfire Resiliency Code, with local amendments as set forth in Exhibit A, effective April 1, 2026.

**Before the Board of County Commissioners
County of Gilpin, State of Colorado**

**A RESOLUTION ADOPTING THE 2024 INTERNATIONAL WILDLAND–URBAN INTERFACE CODE
AND THE 2025 COLORADO WILDFIRE RESILIENCY CODE**

WHEREAS, pursuant to C.R.S. § 30-28-201, § 30-28-202, and § 30-28-204, the Board of County Commissioners of Gilpin County (“Board”) is authorized to adopt, amend, and enforce codes and regulations necessary to promote and protect the public health, safety, and general welfare of the County; and

WHEREAS, counties in Colorado are expressly authorized to adopt model codes by reference and to adopt local amendments to such codes to address local conditions, hazards, and administrative needs, provided such amendments are not in conflict with state law, pursuant to C.R.S. § 30-28-202; and

WHEREAS, copies of the 2024 International Wildland–Urban Interface Code and the Colorado Wildfire Resiliency Code are available for public inspection at ICCSAFE.ORG and DFPC.COLORADO.GOV, respectively; and

WHEREAS, the CWRC was adopted by the State of Colorado pursuant to C.R.S. § 24-33.5-1224.5, and local governments are required to adopt the CWRC, or a code that meets or exceeds its minimum standards, no later than April 1, 2026; and

WHEREAS, the IWUIC is a nationally recognized model code designed to reduce wildfire risk to life and property and may be adopted by local governments as a fire and life safety code; and

WHEREAS, Gilpin County is characterized by steep topography, dense forest cover, limited emergency access, and extended fire response times, which collectively present significant wildfire risk to persons, property, infrastructure, and emergency responders; and

WHEREAS, the Board finds and determines that the adoption of the 2024 International Wildland–Urban Interface Code (“IWUIC”) and the 2025 Colorado Wildfire Resiliency Code, as adopted by the Wildfire Resiliency Code Board on July 1, 2025 (“CWRC”), together with locally tailored amendments, is necessary and appropriate to promote and protect the public health, safety, and general welfare within the unincorporated territory subject to the County’s land use and regulatory jurisdiction; and

WHEREAS, the Board recognizes that the public hearing requirements of C.R.S. § 30-28-202 apply to building codes, and that the International Wildland–Urban Interface Code and the Colorado Wildfire Resiliency Code are fire and wildfire mitigation codes that may be adopted by resolution without a public hearing under Colorado law; and

WHEREAS, County staff hosted two public informational meetings to explain the proposed code adoptions and local amendments and to provide opportunity for public questions and feedback, which meetings were held on April 16, 2025, and November 5, 2025; and

RECORDING STICKER

RECORDING STICKER

WHEREAS, the Board has conducted multiple public-facing meetings to review, discuss, and refine the proposed adoption and local amendments to the IWUIC and CWRC, including meetings held on February 18, 2025, September 15, 2025, and January 20, 2026; and

WHEREAS, the Board intends that the IWUIC and CWRC with locally adopted amendments, as presented in Exhibit A, apply to development, construction, and applicable activities occurring within those areas of Gilpin County that are outside the jurisdictional authority of any incorporated municipality.

NOW, THEREFORE, be it resolved by the Board of County Commissioners of Gilpin County, Colorado, that:

1. **Adoption.** The 2024 International Wildland–Urban Interface Code and the 2025 Colorado Wildfire Resiliency Code (as adopted by the Wildfire Resiliency Code Board on July 1, 2025) are hereby adopted by reference, as locally amended in Exhibit A, to be implemented and made effective April 1, 2026, with respect to the area within Gilpin County that is outside the corporate limits of a city or town.
2. **Repealer.** All resolutions, or parts thereof, previously adopted by the Board of County Commissioners that are inconsistent with the provisions of this resolution are hereby repealed to the extent of such inconsistency.
3. **Severability.** If any section, sentence, clause or phrase of this ordinance is, for any reason, held to be invalid or unconstitutional, such decision shall not affect the validity or constitutionality of the remaining portions of this resolution. The Board of County Commissioners hereby declares that it would have passed this resolution, and each section, clause or phrase hereof, irrespective of the fact that any one or more of the sections, sentences, clauses and phrases be declared unconstitutional.
4. **Intergovernmental Coordination.** The Board hereby directs County staff to negotiate cooperative agreements, including Memoranda of Understanding, with any fire protection districts or other fire authorities operating within Gilpin County, as appropriate, for purposes that may include, but are not limited to:
 - a. Inspection, enforcement, and/or joint administration of wildfire mitigation requirements adopted pursuant to the International Wildland–Urban Interface Code and the Colorado Wildfire Resiliency Code;
 - b. Coordination related to site conditions and access considerations associated with wildfire risk, including defensible space, structure hardening, fire suppression infrastructure, ingress and egress, and emergency services access; and
 - c. Administration, inspection, and verification associated with any voluntary Wildfire Preparedness Certifications that may be established or implemented pursuant to this code adoption.

5. **Delegation of Authority.** The County Manager is authorized to execute such cooperative agreements on behalf of the County following review and approval by the County Attorney.

ADOPTED this _____ day of _____, 2026, by a vote of _____ to _____.

ATTEST:

**BOARD OF COUNTY COMMISSIONERS
COUNTY OF GILPIN, COLORADO**

Kimberly Kaufman, Deputy County Clerk

Susan Berumen, Chair

ACKNOWLEDGEMENT

STATE OF COLORADO)

)ss.

COUNTY OF GILPIN)

Susan Berumen, Chair, and Kimberly Kaufman, Deputy County Clerk, County of Gilpin, acknowledged the foregoing Resolution before me this _____ day of _____, 2026.

Witness my hand and official seal

Notary Public

RECORDING STICKER

RECORDING STICKER

Exhibit A

Local Amendments to the 2024 International Wildland-Urban Interface Code and the Colorado Wildfire Resiliency Code

Gilpin County, Colorado

I. Applicability and Jurisdiction

The provisions of the International Wildland–Urban Interface Code and the Colorado Wildfire Resiliency Code, as locally amended herein, apply only within unincorporated Gilpin County, consistent with the County’s land use and regulatory jurisdiction, and do not apply within the corporate limits of any incorporated municipality.

II. International Wildland-Urban Interface Code (2024)

- (1) IWUIC is amended by replacing all notes of “wildland-urban interface area” and replacing with “Building Exposure Area”.
- (2) IWUIC Section 101.1 (Title) is amended by the addition of the term Gilpin County where indicated.
- (3) IWUIC Section 101.2 (Scope) is amended by adding:
The following clarification and to read as follows:
The provisions of this code apply to new construction and to properties voluntarily applying for a Wildfire Preparedness Certification, except as otherwise expressly provided.
Two new exceptions to read as follows:
Exceptions:
Non-habitable accessory structures less than 600 sqft in total size.
Alterations that do not increase the area of the building envelope. Exterior alterations affecting the structure like replacement decks must only comply at the alteration.
- (4) IWUIC Section 102.4.1 (Conflicts) is amended to read in its entirety:
102.4.1 Conflicts. Where conflicts occur between provisions of this code and provisions of the Colorado Wildfire Resiliency Code, the most restrictive shall apply. Where conflicts occur between the provisions of this code and the referenced standard, the provisions of this code shall apply. This code is intended to supplement the CWRC.
- (5) IWUIC Section 103.1 is amended to read in its entirety:
The enforcement agency is hereby created and the officials in charge of thereof shall be known as the code officials. The building official shall provide

enforcement of provisions related to the new construction or alteration of structures, and the Fire Official shall provide enforcement of provisions relating to the site, access and maintenance of the structure and site.

- (6) IWUIC Section 105.2 (Permits Required) is renamed Wildfire Preparedness Certification and is amended by adding a new subsection to read as follows:
105.2.1 Wildfire Preparedness Certification. The County or the Fire Official is authorized to administer an owner-initiated, voluntary application process for a Wildfire Preparedness Certification. Participation in the Wildfire Preparedness Certification program is optional and shall occur only at the request of the property owner. To qualify for a Wildfire Preparedness Certification, the site shall comply with 403.6, 603, 604, 607 and appendix A, as applicable.
Upon successful inspection by the Fire Official, a Wildfire Preparedness Certification shall be issued, with a validity period of five (5) years from the date of approval.
- (7) IWUIC Section 302.2 is deleted and replaced with the following:
- (8) 302.2 Mapping. All locations in the jurisdiction shall be considered within a Building Exposure Areas. All Building Exposure Areas shall be classified as High or Extreme. Mapping for Building Exposure Areas is provided and available on the Community Development page of the website and subject to periodic update.
- (9) IWUIC Section 403.2.1 (dimensions) is amended with the addition of two new sentences to read as follows:
Driveways shall comply with the Gilpin County driveway standards.
- (10) IWUIC Section 403.2.6 (Bridges) is amended to read in its entirety:
403.2.6 Bridges. Vehicle load limits shall be posted at both entrances to bridges on driveways and private roads. Design loads shall be 60,000 pounds for new bridges or access to new structures. Bridges shall comply with any applicable State or Federal regulations, permitting and requirements.
- (11) IWUIC Section 403.6 (address markers) is amended by adding a new sentence to read as follows:
Address markers shall be installed at a height between 48 inches and 72 inches from the ground on a stable non-combustible support, be reflective and comply with Gilpin County standards. Signage shall be green with white letters not to be less than 3" in height
- (12) IWUIC Section 403.7 (Grade) is amended to read in its entirety:
403.7 Grade. The gradient for fire apparatus access roads and driveways shall comply with the Gilpin County Driveway standards. Any structure accessed by a driveway exceeding a 12% grade must be fully sprinklered in accordance with NFPA standards such as 13D, 13R or 13 and provide for a minimum of 20 minutes water supply.
- (13) IWUIC Section 404.1 (general) is amended to read in its entirety:
404.1 General. Where provided for new subdivisions in accordance with Section 402.1.2, an approved water source shall have an adequate water supply for the use of the fire protections service to protect buildings and structure from exterior fire

sources or to suppress fires within the Building Exposure Area of the jurisdiction in accordance with this section.

- (14) IWUIC Section 502 is deleted and replaced with the following:
Section 502: Building Exposure (Fire Hazard) Severity
502.1 General. Building Exposure (fire hazard) severity is extreme in all locations of Gilpin County Jurisdiction.

Exception:

Properties (parcels) identified on the County published Exposure Map as High hazard.

Gilpin County topography and vegetation provide challenges for fire department activities. Reduction from extreme to high hazard categories are based on facts about fire department operations to include road conditions and response time.

- (15) IWUIC Table 503.1 (ignition-resistant construction) is amended by deleting the table and replacing with the following table.

Building Exposure Area	
High	Extreme
IR2	IR1

- (16) IWUIC Section 602.1 (general) is amended to read in its entirety:
An approved automatic sprinkler system shall be installed in all occupancies in new buildings required to meet the requirements for class 1 ignition-resistant construction in Chapter 5. The installation of the automatic sprinkler system shall comply with NFPA standards, such as 13D, 13R or 13. The fire official shall be authorized to waive the requirement for a sprinkler system in all occupancies other than R-3 when adequate provisions for fire department response and related firefighting activities are provided.

- (17) IWUIC Table 603.2 (required defensible space) is deleted and replaced with the following:

Table 603.2 Required defensible space.

All fire hazard severities	30 foot fuel modification minimum distance
----------------------------	--

- (18) IWUIC Section 606.2 (location of containers or tanks) is amended to read in its entirety:

606.2 Location of containers or tanks. LP-gas containers shall not be located within defensible space required in section 603.2 unless otherwise approved by the code official. Compliance with NFPA 58 is required.

- (19) IWUIC Appendix A Section A101.1 (Scope) is amended by adding the following:
The fire official is authorized to use this appendix as a guideline for fire safety, not all sections are mandatory unless referenced by the Fire official.

III. Colorado Wildfire Resiliency Code

- (1) The Colorado Wildfire Resiliency Code, as adopted by the State of Colorado, is adopted by reference and shall apply within unincorporated Gilpin County without local amendment.
- (2) The CWRC establishes baseline wildfire mitigation standards applicable statewide. Application of the CWRC within Gilpin County shall be informed by locally adopted Building Exposure Area classifications and mapping, as well as related access, defensible space, and structure hardening provisions set forth in the locally amended International Wildland–Urban Interface Code.
- (3) Where provisions of the CWRC and the IWUIC address the same subject matter, the more restrictive provision shall govern.



Primary Election VSPC Designation

Agenda Item Staff Report, Board of County Commissioners

Requested by: Sahari McCormick, Clerk & Recorder, Clerk & Recorder

Additional Presenters:

Meeting Date: February 24, 2026

Public Hearing Required? No

Background/Request Description: The Election Plan for the June 30, 2026 Primary is due on March 12 and we must designate the location of the election prior to that, by March 2.

Requested Action: I am requesting the use of the Old Courthouse for in-person voting from June 22 through June 30.

Alternatives: Table to another meeting and be late for the SOS, or move up to an earlier meeting. Suggestions for another location are also welcome.

Fiscal Impacts: None.

Legal Impacts: None.

Environmental Impacts: None.

Human Resources Impacts: None.

Grant-Related? No.

BEFORE THE BOARD OF COUNTY COMMISSIONERS
COUNTY OF GILPIN, STATE OF COLORADO

APPROVING A VOTING SERVICE AND POLLING CENTER (VSPC) LOCATION FOR
THE GILPIN COUNTY JUNE 30, 2026 PRIMARY ELECTION

WHEREAS, the Gilpin County Board of County Commissioners desires to provide a fair, free and accessible Voting Service and Polling Center (VSPC) for all eligible voters; and

WHEREAS, the Old Courthouse (203 Eureka Street) in Central City is the county seat of Gilpin County; and

WHEREAS, having the VSPC location at the Old Courthouse in Central City for Gilpin County's June 30, 2026 Primary Election will ensure fair and free access for all residents.

NOW THEREFORE, BE IT RESOLVED, by the Board of County Commissioners as follow:

1. The Clerk and Recorder's Office at the Old Courthouse at 203 Eureka St in Central City will be the designated site for the June 30, 2026 Primary Election.
2. The designated VSPC (Voting Service and Polling Center) will be open from June 22, 2026 to June 30, 2026 at the Old Courthouse on Monday through Friday from the hours of 8am to 4pm, on Saturday June 27, 2026 from 9am to 1pm and Election Day, June 30, 2026 from 7am to 7pm.

ADOPTED this _____ day of _____, 2026 by a vote of ____ to ____.

ATTEST:

**BOARD OF COUNTY COMMISSIONERS
COUNTY OF GILPIN, COLORADO**

Kimberly Kaufman, Deputy County Clerk

Susan Berumen, Chair

ACKNOWLEDGEMENT

STATE OF COLORADO)

)ss.

COUNTY OF GILPIN)

Susan Berumen, Chair, and Kimberly Kaufman, Deputy County Clerk, County of Gilpin, acknowledged the foregoing Resolution before me this _____ day of _____, 2026.

Witness my hand and official seal

Notary Public



Liquor License renewal for Last Shot LLC

Agenda Item Staff Report, Board of County Commissioners

Requested by: Sahari McCormick, Clerk & Recorder, Clerk & Recorder

Additional Presenters:

Meeting Date: February 24, 2026

Public Hearing Required? No

Background/Request Description: Roy's Last Shot's liquor license is up for renewal and we will present the application.

Requested Action: Approve application so it can be sent to the state, or table until the next meeting.

Alternatives: Table to another meeting

Fiscal Impacts: None.

Legal Impacts: None.

Environmental Impacts: None.

Human Resources Impacts: None.

Grant-Related? No.

DR 8400 (02/16/24)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division
PO BOX 17087
Denver CO 80217-0087
(303) 205-2300

Submit to Local Licensing Authority

LAST SHOT
17268 HWY 119
Black Hawk CO 80422-
4553

Fees Due	
Annual Renewal Application Fee	\$
Renewal Fee	750.00
Storage Permit \$100 X _____	\$
Sidewalk Service Area \$75.00	\$
Additional Optional Premise Hotel & Restaurant \$100 X _____	\$
Related Facility - Campus Liquor Complex \$160.00 per facility	\$
Amount Due/Paid	\$

Make check payable to: Colorado Department of Revenue. The State may convert your check to a one-time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department may collect the payment amount directly from your banking account electronically.

Retail Liquor License Renewal Application

Please verify & update all information below. Return to city or county licensing authority by due date.

Note that the Division will not accept cash.

☒ Paid by check
☐ Paid Online

Uploaded to MoveIt on Date

Licensee Name

LAST SHOT LLC

Doing Business As Name (DBA)

LAST SHOT

Liquor License Number

28-47871-0000

License Type

Hotel & Restaurant (county)

Sales Tax License Number

28478710000

Expiration Date

02/28/2026

Due Date

01/14/2026

Business Address

Street Address

17268 HWY 119

Phone Number

303-427-8700
928-551-8726

City, State, ZIP Code

Black Hawk CO 80422

Mailing Address

Street Address

17268 HWY 119

City, State, ZIP Code

Black Hawk CO 80422-4553

Email

rbs Lastshot@gmail.com

Operating Manager

Date of Birth

Barbara Stewart

Home Address

Street Address		Phone Number
<div></div>		<div></div>
City	State	ZIP Code
<div></div>	CO	<div></div>

1. Do you have legal possession of the premises at the street address? ☒ Yes ☐ No

Are the premises owned or rented? ☒ Owned

*If rented, expiration date of lease

☐ Rented*

2. Are you renewing a storage permit, additional optional premises, sidewalk service area, or related facility? ☐ Yes ☒ No

If yes, please see the table in the upper right hand corner and include all fees due.

3. Are you renewing a takeout and/or delivery permit? ☐ Yes ☒ No

(Note: must hold a qualifying license type and be authorized for takeout and/or delivery license privileges) If selecting 'Yes', an additional \$11.00 is required to renew the permit.

If so, which are you renewing? ☐ Delivery ☐ Takeout ☐ Both Takeout and Delivery

4. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business? ☐ Yes ☒ No

Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.? ☐ Yes ☒ No

5. Since the date of filing of the last application, has there been any change in financial interest (new notes, loans, owners, etc.) or organizational structure (addition or deletion of officers, directors, managing members or general partners)? ☐ Yes ☒ No

If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders, owners (other than licensed financial institutions), officers, directors, managing members, or general partners are materially interested.

6. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime?.....

☐ Yes ☒ No

If yes, attach a detailed explanation.

7. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been denied an alcohol beverage license, had an alcohol beverage license suspended or revoked, or had interest in any entity that had an alcohol beverage license denied, suspended or revoked?.....

☐ Yes ☒ No

If yes, attach a detailed explanation.

8. Does the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) have a direct or indirect interest in any other Colorado liquor license, including loans to or from any licensee or interest in a loan to any licensee?.....

☐ Yes ☒ No

If yes, attach a detailed explanation.

Affirmation & Consent

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct and complete to the best of my knowledge.

Type or Print Name of Applicant/Authorized Agent of Business

Barbara Stewart

Title

Partner

Signature

Barbara Stewart

Date (MM/DD/YY)

12-8-2026

Report & Approval of City or County Licensing Authority

The foregoing application has been examined and the premises, business conducted and character of the applicant are satisfactory, and we do hereby report that such license, if granted, will comply with the provisions of Title 44, Articles 4 and 3, C.R.S., and Liquor Rules.

Therefore this application is approved.

Local Licensing Authority For

Title

Attest

Signature

Date (MM/DD/YY)

DR 8495 (02/16/24)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division
PO BOX 17087
Denver CO 80217-0087
(303) 205-2300

Tax Check Authorization, Waiver, and Request to Release Information

I, Barbara Stewart

am signing this Tax Check Authorization, Waiver and Request to Release Information (hereinafter

"Waiver") on behalf of

(the "Applicant/Licensee")

Least Shot LLC

to permit the Colorado Department of Revenue and any other state or local taxing authority to release information and documentation that may otherwise be confidential, as provided below. If I am signing this Waiver for someone other than myself, including on behalf of a business entity, I certify that I have the authority to execute this Waiver on behalf of the Applicant/Licensee.

The Executive Director of the Colorado Department of Revenue is the State Licensing Authority, and oversees the Colorado Liquor Enforcement Division as his or her agents, clerks, and employees. The information and documentation obtained pursuant to this Waiver may be used in connection with the Applicant/Licensee's liquor license application and ongoing licensure by the state and local licensing authorities. The Colorado Liquor Code, section 44-3-101. et seq. ("Liquor Code"), and the Colorado Liquor Rules, 1 CCR 203-2 ("Liquor Rules"), require compliance with certain tax obligations, and set forth the investigative, disciplinary and licensure actions the state and local licensing authorities may take for violations of the Liquor Code and Liquor Rules, including failure to meet tax reporting and payment obligations.

The Waiver is made pursuant to section 39-21-113(4), C.R.S., and any other law, regulation, resolution or ordinance concerning the confidentiality of tax information, or any document, report or return filed in connection with state or local taxes. This Waiver shall be valid until the expiration or revocation of a license, or until both the state and local licensing authorities take final action to approve or deny any application(s) for the renewal of the license, whichever is later. Applicant/Licensee agrees to execute a new waiver for each subsequent licensing period in connection with the renewal of any license, if requested.

By signing below, Applicant/Licensee requests that the Colorado Department of Revenue and any other state or local taxing authority or agency in the possession of tax documents or information, release information and documentation to the Colorado Liquor Enforcement Division, and is duly authorized employees, to act as the Applicant's/Licensee's duly authorized representative under section 39-21-113(4), C.R.S., solely to allow the state and local licensing authorities, and their duly authorized employees, to investigate compliance with the Liquor Code and Liquor Rules. Applicant/Licensee authorizes the state and local licensing authorities, their duly authorized employees, and their legal representatives, to use the information and documentation obtained using this Waiver in any administrative or judicial action regarding the application or license.

Name (Individual/Business)

Last Shot LLC (Barbara Steedert)

Social Security Number/Tax Identification Number

Home Phone Number

Business/Work Phone Number

Street Address

17268 Hwy 119

City

Black Hawk

State

ZIP Code

*CO**80422*

Printed name of person signing on behalf of the Applicant/Licensee

Applicant/Licensee's Signature (Signature authorizing the disclosure of confidential tax information)

Date Signed

*Barbara Steedert**12-8-2024***Privacy Act Statement**

Providing your Social Security Number is voluntary and no right, benefit or privilege provided by law will be denied as a result of refusal to disclose it. § 7 of Privacy Act, 5 USCS § 552a (note).



Request to Award Contracting to Morton Power Inc for the Generator Relocation Project

Agenda Item Staff Report, Board of County Commissioners

Requested by: Ryan Keenan, Facilities Director, Maintenance Department

Additional Presenters:

Meeting Date: February 24, 2026

Public Hearing Required? No

Background/Request Description: Request to Award Contracting to Morton Power Inc for the Generator Relocation Project

Requested Action: Approve award for contracting.

Alternatives: Deny contracting and re-evaluate.

Fiscal Impacts: Yes. Capital. \$400,000 is budgeted for this project. NTE is requested at \$315,000 +/- 5% based on proposal, for savings estimated between \$69,250 - \$85,000.

Legal Impacts: Yes. Contracting may begin if award to contracting approved

Environmental Impacts: None.

Human Resources Impacts: None.

Grant-Related? No.



MEMORANDUM

To: Gilpin County Board of County Commissioners (BOCC)

From: Ryan Keenan, Gilpin County Facilities Director

Subject: Generator Relocate Award

Dear Commissioners,

Finding a solution to provide emergency backup power to the Gilpin County Community Center, has been a longstanding initiative for the County. Doing so has been identified as being necessary to provide for the number of emergency operations to be performed within the Community Center. For 2026, \$400,000 was approved in capital to relocate the decommissioned generator from the Gilpin County Justice Center to the Gilpin County Community Center.

An RFP was issued in January of 2026 for installation and construction. Four proposals were received, and evaluated by staff.

The resolution being presented requests approval to award the contract to Morton Power Inc. for a Not to Exceed amount of the proposed cost of Three Hundred and Fifteen Thousand plus or minus 5% (\$315,000 \pm 5%).

Thank you for your consideration.

Best regards,

Ryan Keenan

Facilities Director | Gilpin County

BEFORE THE BOARD OF COUNTY COMMISSIONERS COUNTY OF GILPIN, STATE OF COLORADO

AUTHORIZING THE EXECUTION OF THE GENERATOR RELOCATION AGREEMENT WITH MORTON POWER INC.

WHEREAS, Gilpin County, Colorado, a body politic and corporate duly organized and existing as a political subdivision of the State of Colorado, is authorized by the laws of the State of Colorado to make all contracts and do all other acts in relation to the property and concerns necessary to exercise its corporate or administrative powers pursuant to C.R.S. §30-11-101(d); and

WHEREAS, it is found that relocating and installing the decommissioned generator set from the Gilpin County Justice Center to the Gilpin County Community Center is in the interest of the public good; and,

WHEREAS, the County has budgeted capital costs to complete this project; and,

WHEREAS, the Gilpin County Board of County Commissioners (hereinafter "Board") are interested in pursuing services for the needs for this project; and

WHEREAS, pursuant to the Gilpin County Policy P-1, Section 4.1, the contract for the Generator Relocation Agreement required a formal Request for Proposal process; and,

WHEREAS, pursuant to the Gilpin County Policy P-1, Section 7.1, the contract for the Generator Relocation Agreement required evaluations by the prescribed evaluation matrix; and,

WHEREAS, All proposals were evaluated by three independent evaluators within the county, and Morton Power Inc scored the highest overall (21.2/30) based upon the combined evaluation matrices; and

WHEREAS, Morton Power Inc. represented to the Board that they have the requisite qualifications and experience to properly perform the proposed services in a thorough, competent, professional, and workmanlike manner.

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners as follows:

1. The Board hereby finds that the Generator Relocation Agreement with Morton Power Inc. to be in the best interest of Gilpin County, its residents, and community; and

2. Authorizes the County Manager to execute the Generator Relocation Agreement with Morton Power Inc. with consultation by the County Attorney on behalf of the Gilpin County Board of County Commissioners with an amount not to exceed Three Hundred and Fifteen Thousand dollars (\$315,00.00) plus or Minus (+/-) Five Percent (5%)

ADOPTED this _____ day of _____, 2026, by a vote of _____ to _____.

ATTEST:

BOARD OF COUNTY COMMISSIONERS COUNTY
OF GILPIN:

Deputy County Clerk

Susan Beruman Chair

ACKNOWLEDGEMENT

STATE OF COLORADO)

)ss

COUNTY OF GILPIN.)

Susan Beruman, Chair, and Kimberly Kaufman, Deputy County Clerk, County of Gilpin, acknowledged the foregoing Resolution before me this _____ day of _____, 2026.

Witness my hand and official seal

Notary Public

RECORDING STICKER

RECORDING STICKER



COUNTY MANAGER'S OFFICE – 203 EUREKA ST., CENTRAL CITY, CO

EVALUATION TABULATION FORM

INFORMATION OF PROCUREMENT OFFICER (PO)

NAME

TITLE

DEPARTMENT

PROCUREMENT TITLE

EVALUATION TABULATION

Record the weighted scores from each evaluator for each proposal and calculate the average scores.

NAME OF FIRM

SCORE OF FIRST EVALUATOR

SCORE OF SECOND EVALUATOR

SCORE OF THIRD EVALUATOR

SUM OF ALL SCORES

/ 3 =

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SCORE OF THIRD EVALUATOR

SUM OF ALL SCORES

/ 3 =

SIGNATURE OF THE PO

Ryan Keenan

BEFORE THE BOARD OF COUNTY COMMISSIONERS COUNTY OF GILPIN, STATE OF COLORADO

AUTHORIZING THE EXECUTION OF THE GENERATOR RELOCATION AGREEMENT WITH MORTON POWER INC.

WHEREAS, Gilpin County, Colorado, a body politic and corporate duly organized and existing as a political subdivision of the State of Colorado, is authorized by the laws of the State of Colorado to make all contracts and do all other acts in relation to the property and concerns necessary to exercise its corporate or administrative powers pursuant to C.R.S. §30-11-101(d); and

WHEREAS, it is found that relocating and installing the decommissioned generator set from the Gilpin County Justice Center to the Gilpin County Community Center is in the interest of the public good; and,

WHEREAS, the County has budgeted capital costs to complete this project; and,

WHEREAS, the Gilpin County Board of County Commissioners (hereinafter "Board") are interested in pursuing services for the needs for this project; and

WHEREAS, pursuant to the Gilpin County Policy P-1, Section 4.1, the contract for the Generator Relocation Agreement required a formal Request for Proposal process; and,

WHEREAS, pursuant to the Gilpin County Policy P-1, Section 7.1, the contract for the Generator Relocation Agreement required evaluations by the prescribed evaluation matrix; and,

WHEREAS, All proposals were evaluated by three independent evaluators within the county, and Morton Power Inc scored the highest overall (21.2/30) based upon the combined evaluation matrices; and

WHEREAS, Morton Power Inc. represented to the Board that they have the requisite qualifications and experience to properly perform the proposed services in a thorough, competent, professional, and workmanlike manner.

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners as follows:

1. The Board hereby finds that the Generator Relocation Agreement with Morton Power Inc. to be in the best interest of Gilpin County, its residents, and community; and

2. Authorizes the County Manager to execute the Generator Relocation Agreement with Morton Power Inc. with consultation by the County Attorney on behalf of the Gilpin County Board of County Commissioners with an amount not to exceed Three Hundred and Fifteen Thousand dollars (\$315,00.00) plus or Minus (+/-) Five Percent (5%)

ADOPTED this _____ day of _____, 2026, by a vote of _____ to _____.

ATTEST:

BOARD OF COUNTY COMMISSIONERS COUNTY
OF GILPIN:

Kimberly Kaufman, Deputy County Clerk

Susan Beruman, Chair

ACKNOWLEDGEMENT

STATE OF COLORADO)

)ss

COUNTY OF GILPIN.)

Susan Beruman, Chair, and Kimberly Kaufman, Deputy County Clerk, County of Gilpin, acknowledged the foregoing Resolution before me this _____ day of _____, 2026.

Witness my hand and official seal

Notary Public

RECORDING STICKER

RECORDING STICKER



Request to Award Contracting to Colorado Water Civil Construction Inc. for the Dory Lakes Headgate and Infrastructure Improvements Project

Agenda Item Staff Report, Board of County Commissioners

Requested by: Ryan Keenan, Facilities Director, Maintenance Department

Additional Presenters:

Meeting Date: February 24, 2026

Public Hearing Required? No

Background/Request Description: Request to Award Contracting to Colorado Water Civil Construction Inc. for the Dory Lakes Headgate and Infrastructure Improvements Project. There is a budget of \$65,000 for this project in capital, leaving and over budget between \$13,750 - \$10,000 for this project with the NTE requested of \$75,000 +/- 5% as proposed by the contractor. The \$69,250 - \$85,000 in savings project from the NTE of the generator project alone more than offsets this, and allows for savings still in 01.26 capital.

Requested Action: Approve award to contract.

Alternatives:

Fiscal Impacts: Yes. Request to Award Contracting to Colorado Water Civil Construction Inc. for the Dory Lakes Headgate and Infrastructure Improvements Project. There is a budget of \$65,000 for this project in capital, leaving and over budget between \$13,750 - \$10,000 for this project with the NTE requested of \$75,000 +/- 5% as proposed by the contractor. The \$69,250 - \$85,000 in savings project from the NTE of the generator project alone more than offsets this, and allows for savings still in 01.26 capital.

Legal Impacts: Yes. Contracting may begin if award to contract is approved.

Environmental Impacts: None.

Human Resources Impacts: None.

Grant-Related? No.



MEMORANDUM

To: Gilpin County Board of County Commissioners (BOCC)

From: Ryan Keenan, Gilpin County Facilities Director

Subject: Dory Lake Headgate and Infrastructure Improvements Award

Dear Commissioners,

The Dory Lake project has continued to be a longstanding initiative to better support the County water rights. For 2026, \$65,000 was approved in capital to install a remote actuate diversion headgate, as well as a pipeline connecting the headgate to Dory Lake itself. Both measures are to better ensure we can store all water possible in Dory Lake when Gilpin County is in priority to store water from Ralston creek drainages, and avoid losing possible water storage through time spent accessing the remote headgate, and losing water in the ground due to seepage into the soil itself through the existing natural diversion ditch,

An RFP was issued in January of 2026 for installation and construction. Three proposals were received, and evaluated by staff,

The resolution being presented requests approval to award the contract Colorado Water Civil Contractors Inc. for a Not to Exceed amount of the proposed cost of, Seventy-Five Thousands plus or minus 5% (\$75,000.00 \pm 5%).

Thank you for your consideration.

Best regards,

Ryan Keenan

Facilities Director | Gilpin County

BEFORE THE BOARD OF COUNTY COMMISSIONERS COUNTY OF GILPIN, STATE OF COLORADO

AUTHORIZING THE EXECUTION OF THE DORY LAKE HEADGATE AND INFRASTRUCTURE IMPROVEMENTS
AGREEMENT.

WHEREAS, Gilpin County, Colorado, a body politic and corporate duly organized and existing as a political subdivision of the State of Colorado, is authorized by the laws of the State of Colorado to make all contracts and do all other acts in relation to the property and concerns necessary to exercise its corporate or administrative powers pursuant to C.R.S. §30-11-101(d); and

WHEREAS, it is found that installing a remote actuated diversion headgate, and diversion pipeline for Dory Lake water storage is in the interest of the public good; and,

WHEREAS, the County has budgeted capital costs to complete this project; and,

WHEREAS, the Gilpin County Board of County Commissioners (hereinafter "Board") are interested in pursuing services for the needs for this project; and

WHEREAS, pursuant to the Gilpin County Policy P-1, Section 4.1, the contract for the Dory Lake Headgate and Infrastructure Improvements Agreement required a formal Request for Proposal process; and,

WHEREAS, pursuant to the Gilpin County Policy P-1, Section 7.1, the contract for the Dory Lake Headgate and Infrastructure Improvements Agreement required evaluations by the prescribed evaluation matrix; and,

WHEREAS, All proposals were evaluated by three independent evaluators within the county, Colorado Water Civil Contractors Inc., scored the highest overall (21.57/30) based upon the combined evaluation matrices; and

WHEREAS, Colorado Water Civil Contractors Inc. represented to the Board that they have the requisite qualifications and experience to properly perform the proposed services in a thorough, competent, professional, and workmanlike manner.

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners as follows:

1. The Board hereby finds that the Dory Lake Headgate and Infrastructure Improvements Agreement with Colorado Water Civil Contractors Inc. to be in the best interest of Gilpin County, its residents, and community; and

2. Authorizes the County Manager to execute the Dory Lake Headgate and Infrastructure Improvements Agreement with Colorado Water Civil Contractors Inc. with consultation by the County Attorney on behalf of the Gilpin County Board of County Commissioners with an amount not to exceed Seventy Five Thousand dollars (\$75,000.00) plus or Minus (+/-) Five Percent (5%)

ADOPTED this _____ day of _____, 2026, by a vote of _____ to _____.

ATTEST:

BOARD OF COUNTY COMMISSIONERS COUNTY
OF GILPIN:

Deputy County Clerk

Susan Beruman Chair

ACKNOWLEDGEMENT

STATE OF COLORADO)

)ss

COUNTY OF GILPIN.)

Susan Beruman, Chair, and Kimberly Kaufman, Deputy County Clerk, County of Gilpin, acknowledged the foregoing Resolution before me this _____ day of _____, 2026.

Witness my hand and official seal

Notary Public

RECORDING STICKER

RECORDING STICKER



COUNTY MANAGER'S OFFICE – 203 EUREKA ST., CENTRAL CITY, CO

EVALUATION TABULATION FORM

INFORMATION OF PROCUREMENT OFFICER (PO)

NAME

TITLE

DEPARTMENT

PROCUREMENT TITLE

EVALUATION TABULATION

Record the weighted scores from each evaluator for each proposal and calculate the average scores.

NAME OF FIRM

SCORE OF FIRST EVALUATOR

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SUM OF ALL SCORES

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/ 3 =

SIGNATURE OF THE PO

Ryan Keenan

BEFORE THE BOARD OF COUNTY COMMISSIONERS COUNTY OF GILPIN, STATE OF COLORADO

AUTHORIZING THE EXECUTION OF THE DORY LAKE HEADGATE AND INFRASTRUCTURE IMPROVEMENTS
AGREEMENT.

WHEREAS, Gilpin County, Colorado, a body politic and corporate duly organized and existing as a political subdivision of the State of Colorado, is authorized by the laws of the State of Colorado to make all contracts and do all other acts in relation to the property and concerns necessary to exercise its corporate or administrative powers pursuant to C.R.S. §30-11-101(d); and

WHEREAS, it is found that installing a remote actuated diversion headgate, and diversion pipeline for Dory Lake water storage is in the interest of the public good; and,

WHEREAS, the County has budgeted capital costs to complete this project; and,

WHEREAS, the Gilpin County Board of County Commissioners (hereinafter "Board") are interested in pursuing services for the needs for this project; and

WHEREAS, pursuant to the Gilpin County Policy P-1, Section 4.1, the contract for the Dory Lake Headgate and Infrastructure Improvements Agreement required a formal Request for Proposal process; and,

WHEREAS, pursuant to the Gilpin County Policy P-1, Section 7.1, the contract for the Dory Lake Headgate and Infrastructure Improvements Agreement required evaluations by the prescribed evaluation matrix; and,

WHEREAS, All proposals were evaluated by three independent evaluators within the county, Colorado Water Civil Contractors Inc., scored the highest overall (21.57/30) based upon the combined evaluation matrices; and

WHEREAS, Colorado Water Civil Contractors Inc. represented to the Board that they have the requisite qualifications and experience to properly perform the proposed services in a thorough, competent, professional, and workmanlike manner.

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners as follows:

1. The Board hereby finds that the Dory Lake Headgate and Infrastructure Improvements Agreement with Colorado Water Civil Contractors Inc. to be in the best interest of Gilpin County, its residents, and community; and

2. Authorizes the County Manager to execute the Dory Lake Headgate and Infrastructure Improvements Agreement with Colorado Water Civil Contractors Inc. with consultation by the County Attorney on behalf of the Gilpin County Board of County Commissioners with an amount not to exceed Seventy Five Thousand dollars (\$75,000.00) plus or Minus (+/-) Five Percent (5%)

ADOPTED this _____ day of _____, 2026, by a vote of _____ to _____.

ATTEST:

BOARD OF COUNTY COMMISSIONERS COUNTY
OF GILPIN:

Kimberly Kaufman, Deputy County Clerk

Susan Beruman, Chair

ACKNOWLEDGEMENT

STATE OF COLORADO)

)ss

COUNTY OF GILPIN.)

Susan Beruman, Chair, and Kimberly Kaufman, Deputy County Clerk, County of Gilpin, acknowledged the foregoing Resolution before me this _____ day of _____, 2026.

Witness my hand and official seal

Notary Public

RECORDING STICKER

RECORDING STICKER



Resolution Renumbering Coroner's Cash Disposition Policy from P-22 to P-24

Agenda Item Staff Report, Board of County Commissioners

Requested by: Melanie Bleyler, Community Engagement Officer, County Manager's Office

Additional Presenters:

Meeting Date: February 24, 2026

Public Hearing Required? No

Background/Request Description: It was discovered that we had two policies labelled as P-22. We wish to renumber the Coroner's Cash Disposition Policy to P-24 so there are no longer two policies with the same number.

Requested Action: Approve the resolution.

Alternatives: Amend the resolution.

Fiscal Impacts: None.

Legal Impacts: None.

Environmental Impacts: None.

Human Resources Impacts: None.

Grant-Related? No.

**Before the Board of County Commissioners
County of Gilpin, State of Colorado**

Renumbering Coroner's Cash Disposition Policy from P-22 to P-24

WHEREAS, the Board of County Commissioners (BoCC) approved the Master Policy and Procedure Manual; and

WHEREAS, this manual serves as a repository of internal policies; and

WHEREAS, The Gilpin County Board of County Commissioners approved Resolution 24-122 Amending the Master Policy and Procedure Manual, P-22, Coroner's Cash Disposition Policy on September 24, 2024; and

WHEREAS, the BoCC subsequently approved the Emergency Assistance Policy as P-22; and

WHEREAS, the BoCC wishes to renumber the previously adopted Coroner's Cash Disposition Policy to P-24.

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners as follows:

1. Approves and adopts the amended Master Policy & Procedure Manual with the inclusion of P-24, Coroner's Cash Disposition Policy, per Exhibit A.

ADOPTED this _____ day of _____, 2026, by a vote of _____ to _____.

ATTEST:

**BOARD OF COUNTY COMMISSIONERS
COUNTY OF GILPIN, COLORADO**

Kimberly Kaufman, Deputy County Clerk

Susan Berumen, Chair

ACKNOWLEDGEMENT

STATE OF COLORADO)
) ss
COUNTY OF GILPIN)

Susan Berumen, Chair, and Kimberly Kaufman, Deputy County Clerk, County of Gilpin, acknowledged the foregoing Resolution before me this _____ day of _____, 2026.

Witness my hand and official seal.

Notary Public

RECORDING STICKER

RECORDING STICKER

BEFORE THE BOARD OF COUNTY COMMISSIONERS
COUNTY OF GILPIN, STATE OF COLORADO

AMENDING THE MASTER POLICY AND PROCEDURE MANUAL,
P-22, CORONER'S CASH DISPOSITION POLICY

WHEREAS, the Board of County Commissioners of the County of Gilpin (hereinafter "Board") approved the Master Policy and Procedure Manual via Resolution 22-26 on August 23, 2022, by a vote of 2 to 1; and

WHEREAS, this manual serves as a repository of internal policies; and

WHEREAS, the Gilpin County Coroner and Gilpin County Treasurer want to ensure the process of obtaining, inventorying, holding, and eventual disposition of cash in the amount of three hundred dollars (\$300.00) or more relative to a death investigation under the jurisdiction of the Gilpin County Coroner is properly codified in the Master Policy and Procedure Manual;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners as follows:


1. Approves and adopts the Master Policy and Procedure Manual with the updated P-22, Coroner's Cash Disposition Policy.

ADOPTED this 24th day of September, by a vote of 3 to 0.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
COUNTY OF GILPIN, COLORADO


Kimberly Kaufman
Deputy County Clerk


Susan Berumen, Chair

ACKNOWLEDGEMENT

STATE OF COLORADO)
)ss.
COUNTY OF GILPIN)

Susan Berumen, Chair, and Deputy County Clerk, County of Gilpin, acknowledged the foregoing Resolution before me this 25th day of September, 2024.

BRIAN ROBERT SMITH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20234020969
MY COMMISSION EXPIRES JUNE 5, 2027

Witness my hand and official seal


Notary Public

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Receipt #54384 Page 1 of 3
447 RESOLUTION TotalFee:0.00 DocFee:

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Receipt #55717 Page 16 of 53
COMMISSIONERS MINUTES





Document Number: P - 22
Document Name: Coroner's Cash Disposition Policy
Effective Date: Upon Adoption
Document Status: Pending
Authority: Gilpin County Coroner & Gilpin County Board of County Commissioners
Purpose: To provide a clear and concise procedure relative cash received by the Coroner while carrying out their professional duties.

1.0 Purpose of the Coroner's Cash Disposition Policy

- 1.1 This Policy outlines the procedure which takes place when the Gilpin County Coroner and/or Gilpin County Deputy Coroner(s) (hereinafter "Coroner") take possession of cash found on the decedent's person in the course of a death investigation.

2.0 Scope

- 2.1 This policy applies to all funds found of the decedent in excess of three hundred dollars (\$300.00). All funds found that amount to less than three hundred dollars (\$300.00) will be inventoried and handled in accordance with the Gilpin County Coroner's Office Personal Effects and Inventory Release Form.
- 2.2 This policy applies to all death investigations under the jurisdiction of the Gilpin County Coroner's Office.

3.0 Procedure from Obtaining to Disposition of Cash Relative to a Death Investigation

- 3.1 Upon arrival at the scene of death, the Coroner will take possession of all belongings found on and/or around the decedent pursuant to C.R.S. §30-10-606(1.2)(e). This is done to assist the Coroner in their death investigation, and to assist with the identification of the deceased, locate and identify the next of kin, and to determine the cause and manner of death.
- 3.2 All belongs found on and/or around the decedent that the Coroner takes possession of will be inventoried on the Gilpin County Coroner's Office Personal Effects Inventory and Release form and kept on file with the Gilpin County Coroner's Office. Once the belongings are no longer needed by the Coroner to assist with the death investigation the next of kin will be notified and have the opportunity to pick up those belongs from the Coroner. With the exception of cash exceeding the amount of three hundred dollars (\$300.00).
- 3.3 All cash found on and/or around the decedent that exceeds the amount of three hundred dollars (\$300.00) will be taken to the Gilpin County Treasurer's Office (hereinafter "Treasurer") and deposited. The Treasurer will provide a receipt for the funds to the Coroner and retain a copy for their own records.

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COMMISSIONERS MINUTES
178502





2024 Policy & Procedure Manual

- 3.3.1 The receipt provided by the Treasurer to the Coroner will include the date the money was deposited, the amount of the funds, the decedent's name, and which member of the Coroner's Office deposited the funds with the Treasurer.
- 3.4 The only exception to Section 3.3 above is in the event the cash is contaminated, in which case the contaminated funds will be handled appropriately pursuant to standard practices.
- 3.5 Once the Coroner determines who the legal next of kin is pursuant to C.R.S. §15-11-103. The Coroner will contact the legal next of kin to obtain contact information which will include mailing address and to make arrangements on how they wish to receive the funds. The Coroner's Office will send an email to the Treasurer confirming issuance of funds and to whom and how they wish to receive funds.
- 3.5.1 Should the legal next of kin wish to pick up the funds in person they can come to the Gilpin County Treasurer's Office located at 203 Eureka Street, Central City, CO 80427. The legal next of kin will be required to complete a form acknowledging receipt of funds.
- 3.5.2 Should the legal next of kin wish to have the check mailed to them, the Treasurer's Office will issue a check and mail it to the address provided by the legal next of kin.
- 3.6 In the event that the Coroner is unable to determine the legal next of kin they shall relinquish funds to 1st Judicial District's Public Administrator pursuant to C.R.S. §15-12-620(4).

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Receipt #55717 Page 18 of 53
COMMISSIONERS MINUTES





P-24, Coroner's Cash Disposition Policy

Effective Date: 9/24/2024

Document Status: Approved, Pending Policy Number Update

1.0 Purpose of the Coroner's Cash Disposition Policy

This Policy outlines the procedure which takes place when the Gilpin County Coroner and/or Gilpin County Deputy Coroner(s) (hereinafter "Coroner") take possession of cash found on the decedent's person in the course of a death investigation.

2.0 Scope

2.1 This policy applies to all funds found of the decedent in excess of three hundred dollars (\$300.00). All funds found that amount to less than three hundred dollars (\$300.00) will be inventoried and handled in accordance with the Gilpin County Coroner's Office Personal Effects and Inventory Release Form.

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- 3.3.1 The receipt provided by the Treasurer to the Coroner will include the date the money was deposited, the amount of the funds, the decedent's name, and which member of the Coroner's Office deposited the funds with the Treasurer.
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 - 3.5.2 Should the legal next of kin wish to have the check mailed to them, the Treasurer's Office will issue a check and mail it to the address provided by the legal next of kin.
- 3.6 In the event that the Coroner is unable to determine the legal next of kin they shall relinquish funds to 1st Judicial District's Public Administrator pursuant to C.R.S. §15-12-620(4).



To: Board of County Commissioners
From: Ray Rears, County Manager
Date: February 24, 2026
Subject: MOU with Gateway Partnership for Early Childhood

Request

Staff requests Board approval of a Memorandum of Understanding (MOU) between Gilpin County and the Gateway Partnership for Early Childhood (GPEC), the designated Early Childhood Council (ECC) serving Jefferson, Gilpin, and Clear Creek counties.

Approval of this MOU formalizes Gilpin County's participation on the ECC Board of Directors and supports regional coordination of early childhood services.

Background

Gateway Partnership for Early Childhood operates as a program of Jefferson County Public Health and serves as the state-recognized Early Childhood Council for the three-county region. Early Childhood Councils are responsible under Colorado law for coordinating services, improving access, supporting quality, and aligning resources to better serve young children and families.

Participation ensures Gilpin County has representation in regional planning and decision-making affecting early childhood systems and funding priorities.

Key elements of the agreement are:

- Gilpin County will designate one representative to serve on the ECC Board.
- The Board includes no more than twelve members with equitable representation from Jefferson, Gilpin, and Clear Creek counties.
- Jefferson County Public Health serves as fiscal agent for ECC operations.
- The MOU term is one (1) year.
- Either party may terminate the agreement with thirty (30) days written notice.
- The MOU does not create a legal partnership, joint venture, or financial obligation beyond participation.

Fiscal Impact

There is no direct fiscal impact associated with this MOU. Participation does not obligate the County to provide funding.

Action

Move to approve, amend or continue this item

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
COUNTY OF GILPIN, STATE OF COLORADO**

**A RESOLUTION APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN GILPIN COUNTY AND
THE GATEWAY PARTNERSHIP FOR EARLY CHILDHOOD**

WHEREAS, Gilpin County, Colorado a body politic and corporate duly organized and existing as a political subdivision of the State of Colorado, is authorized by the laws of the State of Colorado is authorized to enter into agreements; and

WHEREAS, Gilpin County recognizes the importance of coordinated, high-quality early childhood services to ensure that children and families thrive; and

WHEREAS, The Gateway Partnership for Early Childhood serves as the designated Early Childhood Council for Jefferson, Gilpin and Clear Creek counties pursuant to Colorado law, with Jefferson County Public Health serving as the fiscal agent; and

WHEREAS, The Partnership is responsible for coordinating cross-sector collaboration, improving access and alignment of early childhood services, and fulfilling all state and contractual requirements; and

WHEREAS, Gilpin County desires to participate in the regional Early Childhood Council through Board representation in order to support coordination, planning, and improved outcomes for children and families; and

WHEREAS, The Memorandum of Understanding outlines the purpose, structure, responsibilities, term and conditions of participation, and clarifies that it does not create a legal partnership or joint venture, with an initial term of one-year.

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners as follows:

1. The Memorandum of Understanding between Gilpin County and the Gateway Partnership for Early Childhood is hereby approved.
2. The Chair of the Board of County Commissioners is authorized to execute the Memorandum of Understanding on behalf of Gilpin County.
3. Gilpin County shall designate Commissioner Susan Berumen to serve on the Early Childhood Council Board consistent with the terms of the MOU.
4. Participation under this MOU shall not create a separate legal entity, partnership, or financial obligation beyond those expressly stated in the MOU.
5. The Board authorizes the County Attorney to make further adjustment to the agreement as necessary to ensure Gilpin County's interest are adequately protected.
6. This Resolution shall take effect immediately upon adoption.

RECORDING STICKER

RECORDING STICKER

ADOPTED this _____ day of _____, 2026, by a vote of _____ to _____.

ATTEST:

**BOARD OF COUNTY COMMISSIONERS
COUNTY OF GILPIN, COLORADO**

Kimberly Kaufman, Deputy County Clerk

Susan Berumen, Chair

ACKNOWLEDGEMENT

STATE OF COLORADO)
)ss.
COUNTY OF GILPIN)

Susan Berumen, Chair, and Kimberly Kaufman, Deputy County Clerk, County of Gilpin, acknowledged the foregoing Resolution before me this _____ day of _____, 20____.

Witness my hand and official seal

Notary Public

RECORDING STICKER

RECORDING STICKER

Gateway Partnership for Early Childhood Memorandum of Understanding

This Memorandum of Understanding ("MOU") is between Gateway Partnership for Early Childhood, ("GPEC" or the "Partnership") a program of Jefferson County Public Health (JCPH), and the undersigned organization ("Member Organization"). This MOU confirms the Member Organization's participation in the Partnership, the designated Early Childhood Council (ECC) for Jefferson, Gilpin, and Clear Creek counties.

1. Purpose

The purpose of this MOU is to describe how the Member Organization will participate in, collaborate, and support the work of the Partnership through service on its Board of Directors, as required by Colorado state law governing Early Childhood Councils. The Partnership brings together cross-sector organizations and community representatives to improve access, coordination, and quality of early childhood services across the region, consistent with the responsibilities of Early Childhood Councils under Colorado law. The Partnership works to strengthen coordination, alignment, and impact across early childhood programs and services so children and families in the three-county region can thrive.

2. Role of Gateway Partnership for Early Childhood

GPEC, as a program of JCPH, serves as the ECC and is responsible for managing ECC operations and administration; meeting all state and contractual requirements; reporting, and accountability; and final decisions related to ECC priorities, plans, and outcomes. JCPH shall serve as the fiscal agent.

3. Board Structure

The Board will include no more than twelve (12) members. Membership will reflect required as well as recommended ECC stakeholder groups and include equitable representation from Jefferson, Gilpin, and Clear Creek counties. Members are appointed by GPEC.

4. Expectations of Member Organizations

By signing this MOU, the Member Organization agrees to:

- Designate one representative who is familiar with the organization's work and able to participate consistently and meaningfully.
- Attend meetings and planning sessions as reasonably scheduled.
- Come prepared for meetings and review materials in advance when provided.
- Share perspectives and information that improve coordination and alignment across early childhood services.
- Share relevant updates back to their organization or sector when appropriate.
- Participate respectfully and constructively in discussions.
- Support shared accountability for improving outcomes for children and families.
- Recognize and support JCPH's role as fiscal agent for ECC operations and deliverables.

5. Replacement or Change of Designated Representative

The Member Organization may change its designated representative by providing written notice to GPEC naming a replacement member who is familiar with the member

organization's work and able to participate consistently. GPEC may request a change in representation if participation expectations are not being met or if a different representative would better support the work of the Board. Changing representatives does not change the Member Organization's responsibilities under this MOU.

6. Scope and Limitations

This MOU does not create a legal partnership, joint venture, or nonprofit governing body.

7. Confidentiality and Conflicts of Interest

Board representatives agree to respect confidentiality when sensitive information is shared and to disclose any real or potential conflicts of interest related to ECC funding, contracts, or decisions.

8. Term and Modification

This MOU becomes effective on the latest date that all parties have signed ~~when signed~~ and remains in effect for one (1) year unless ended earlier by either party. The MOU may be renewed or updated by mutual written agreement of all parties.

9. Withdrawal

Either party may terminate this MOU without cause with thirty (30) day written notice to the other party. Ending participation does not affect responsibilities or actions that occurred before the withdrawal date.

10. Non-Discrimination

All activities under this MOU will comply with applicable federal, state, and local non-discrimination laws and policies.

11. Signatures

Member Organization

Organization Name: Gilpin County

Authorized Representative: Susan Berumen

Title: Commissioner, Chair

Signature: _____

Date: _____

Gateway Partnership for Early Childhood

Authorized Representative: _____

Title: _____

Signature: _____

Date: _____



County Attorney's Report February 24th, 2026 – Board of County Commissioners Meeting

1. Reviewed/Reviewing/Drafting the following Contracts, Ordinances, or Resolutions:
 - a. Hazardous (Drug Affected and Other Hazards) Properties Ordinance
 - b. Gateway Partnership MOU
 - c. Business Licensing
 - d. CEBT Admin Agreement
 - e. United Power Easement
 - f. Building and Wildfire Resiliency Code Adoption
2. Provided legal advice and research relative to the following matters:
 - a. Litigation and other matters which are confidential under Attorney Client Privilege
 - b. Cameras in public locations
 - c. Records issues
 - d. Public health issues
 - e. Grant administration issues
 - f. Planning and land use issues
3. Miscellaneous
 - a. Working on revisions to Land Use Code



To: County Manager Rears
From: Jeri Brewer, Manager of Strategic Projects
Date: February 17, 2026
Subject: Grant Management Software Update and Current Grant Activity

This memo provides an update on the County's grant management software, Instrumentl, and summarizes current grant activity and professional development efforts.

Grant Management Software – Instrumentl

A County-wide Instrumentl training was held on February 4, with nine of the 17 project managers in attendance. A second training session is scheduled for February 26. All project managers are being asked to review and update their grant information in Instrumentl by the end of March. One-on-one support is available as needed to assist with this process.

Current Grant Activity

Grants Under Research / Development

- **SIPA Grant (Due April 10)**
Collaborating with Office of Emergency Management to explore funding for satellite internet at County offices, digital entry-point message boards, and hard-wired public phone banks to support emergency communications.
- **AARP Community Challenge Grant (Due March 4)**
Human & Health Services is exploring this opportunity for potential food bank-related projects. Clarification has been requested regarding the specific project focus.
- **Colorado Parks and Wildlife Impact Assistance Grant (Due March 6)**
Assessor's Office is leading this effort. Last year's request totaled \$3,556.03.
- **Court Security Cash Fund Commission Grant (Tentative 2026 cycle: March 16–April 16).** Coordinating with the Sheriff's Office to assess potential application.
- **Parks and Recreation – Capital Improvements**
Initial research is underway to identify grant opportunities to support parks and recreation capital improvements, including potential options through the Gates Foundation and DOLA.

Grants Awarded

- **Feeding Colorado / Dollar General Settlement Funds**
The Gilpin Food Pantry was awarded \$5,000 for the purchase of two freezers and a 10,000-watt generator and must be purchased by June 30, 2026. A progress report is due April 1, 2026.

Professional Development

Ongoing professional development remains a priority to strengthen County grant capacity. Upcoming training includes:

- Grant Management USA Training
Lakewood, CO | March 19–20, 2026