

**TOWN OF PLATTEVILLE, COLORADO**  
**NOTICE AND AGENDA OF REGULAR MEETING**

NOTICE OF REGULAR MEETING of the Platteville Board of Trustees will be held on  
Tuesday, January 7, 2025, at 7:00 pm at 400 Grand Avenue, Platteville, CO.

1. CALL TO ORDER
2. MOMENT OF SILENCE
3. PLEDGE OF ALLEGIANCE
4. ROLL CALL

Mayor: Mike Cowper  
Mayor Pro-Tem: Nick Ralston  
Trustees: Larry Clark, Larry Hatcher, Hope Morris, Melissa Archambo, Steve Nelson  
Staff Present: Troy Renken, Town Manager; Danette Schlegel, Town Clerk/Treasurer

5. APPROVAL OF THE AGENDA

6. AUDIENCE PARTICIPATION (*Public Comment Items not on the agenda*)

Trustees welcome you here and thank you for your time and concerns. If you wish to address the Board of Trustees, this is the time set on the agenda for you to do so. When you are recognized, please step to the podium, state your name and address, then address the Trustees. Your comments will be limited to three (3) minutes. Board Members may not respond to your comments this evening, rather they may take your comments and suggestions under advisement and your questions may be directed to the appropriate staff person for follow-up. Thank you!

7. PRESENTATIONS AND DISCUSSIONS

Town Impact Fee Study

8. APPROVAL OF THE CONSENT AGENDA

The Consent Agenda contains items that can be approved without discussion. Any Board Member may request removal of any item they do not want to consider without discussion or wish to vote no on, without jeopardizing the approval of other items on the Consent Agenda. Items removed from Consent will be placed under Action Items in the order they appear on the agenda. (This should be done prior to the motion to approve the agenda.)

December 17, 2024 Meeting Minutes

9. ACTION ITEMS

- A. Resolution 2025-01 A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF PLATTEVILLE ACCEPTING THE ANNEXATION PETITION FROM CENTENNIAL ESTATE, LLC
- B. Ordinance 2025-840 AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF PLATTEVILLE SETTING THE COMPENSATION FOR THE POSITIONS OF TOWN CLERK/TOWN TREASURER AND TOWN MANAGER.
- C. Business Grant Program
- D. Police Vehicle Replacement Purchases (Chicago Motors & Asia Motors)

10. Liquor Authority

None

11. Platteville Foundation

None

12. REPORTS

- A. Parks, Trails & Trees Committee
- B. Recreation Committee
- C. Public Safety Committee
- D. Economic Development Committee
- E. Town Manager
- F. Mayor

13. ADJOURNMENT



## Agenda Item Cover Sheet

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MEETING DATE: January 7, 2025  
AGENDA ITEM: Town Impact Fee Study Discussion  
DEPARTMENT: Administration  
PRESENTED BY: Troy Renken, Town Manager

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### SUMMARY

I'm sending the Board the Capital Expansion (i.e., Impact Fee) Study that was completed in 2015 by the BBC Research & Consulting firm for review as I will discuss this in further detail during the Presentations & Discussions section of the meeting.

The purpose for this discussion is 1) to decide if an updated study should be completed since it's been 10 years and various changes have occurred since then (i.e. new Wastewater Treatment Facility) and 2) if a square foot maximum limit should be considered for commercial & industrial facilities which was not considered during the initial study.

### ATTACHMENTS

BBC 2015 Capital Expansion (Impact) Fee Study



# **Town of Platteville**

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## **Capital Expansion Fees**

**REPORT**

**Report**

August 13, 2015

# **Town of Platteville Capital Expansion Fees**

**Prepared for**

Town of Platteville  
400 Grand Avenue  
Platteville, CO 80651

**Prepared by**

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## Appendix A: Water & Sewer Revenue Example

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# **SECTION I.**

## **Town of Platteville Impact Fee Design Considerations**

This report presents the analysis underlying calculation of proportional development impact fees for the Town of Platteville, Colorado (the Town). The Town currently has development impact fees for transportation, parks and recreation, and storm drainage in addition to system investment fees for water and wastewater. Storm drainage fees will be reevaluated after the storm drainage study is completed later this year. In addition to the development fees already collected by the Town, BBC Research & Consulting (BBC) calculated appropriate cost recovery fees for police services and public facility infrastructure for the Town's consideration.

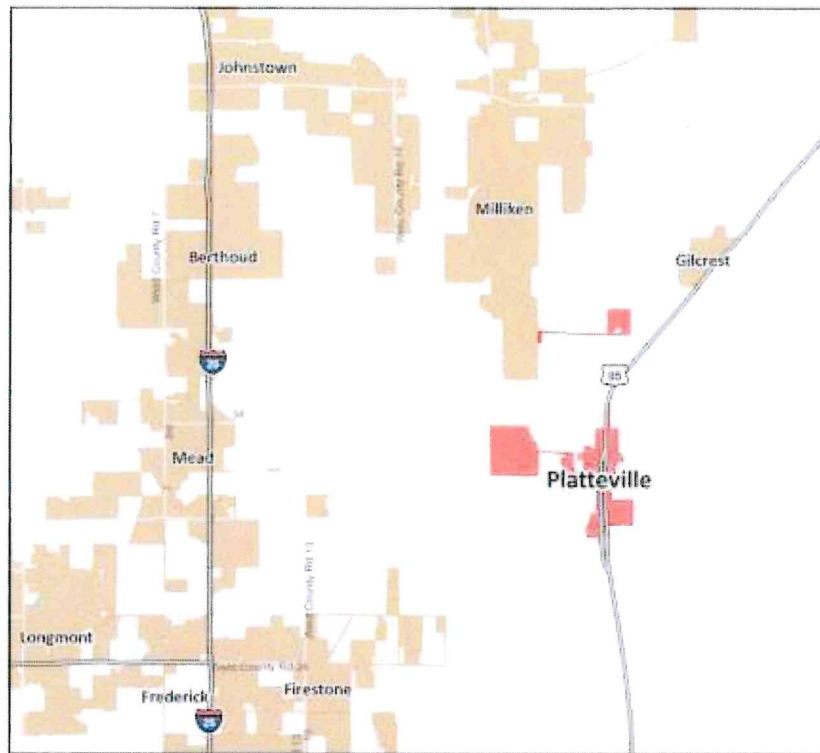
This section describes fee design requirements, town infrastructure standards, and various implementation considerations.

### **Background**

The Town of Platteville is one of many relatively small communities located in Weld County in the northern Front Range. It is located at the intersection of U.S. Route 85 and Colorado State Highway 66. The Town's history began as a fur-trapping community in the 1800's, though today Platteville is an important part of the energy industry in the Denver-Julesburg Basin. Several major oil and gas companies have locations within the Town, and town roads are frequently used as industry truck routes. This industrial growth has largely occurred over the past decade and has become the primary reason for non-residential development. However, outside of energy industry offices and supply facilities, the Town is predominantly residential.

**Figure I-1.  
Location of  
Platteville in the  
Northern Front  
Range**

Source:  
BBC Research & Consulting.



Platteville has relied on both development exactions and various charges and fees levied on new development as mechanisms for recovering the costs of providing municipal services and infrastructure to an expanding residential, commercial and industrial base. This includes a system of development fees, which is comprised of park, transportation, and storm drainage impact fees and water and sewer system investment fees. The fee study has not been fully updated since 1999; however, there have been periodic changes including inflationary adjustments. In light of renewed interest in development and the prospect of considerable future development activity, the town council is considering development impact fees as part of its larger strategy to ensure that growth pays its own way and that existing residents and existing services are not financially burdened by new growth.

Many Colorado communities impose development impact fees for expansion of public infrastructure. Some cities have an entire suite of fees with separate charges for multiple infrastructure categories, e.g., streets, parks, fire protection, etc. Virtually all Colorado communities, including Platteville, impose system development fees for water and sewer utility system expansion. Utility development fees, sometimes termed *system investment fees* or *plant investment fees*, are, in essence, a form of impact fee.

The amount that a community can charge for impact fees and system investment fees and the manner in which these fees can be devised, imposed, and spent is dictated by Colorado statute and, more generally, by a series of United States Supreme Court decisions. In light of these design and implementation requirements, the Town retained BBC Research & Consulting (BBC) to conduct a fee feasibility assessment and prepare this report documenting the calculation of appropriate fees.



## Impact Fee Design Requirements

There is no universally accepted definition of impact fees, but most studies emphasize the fee's one time use; application to new development; design requirements for proportionality; and restricted use for infrastructure expansion purposes only:

*"Fees collected through a set schedule or formula, spelled out in a local ordinance....fees are levied only against new development projects as a condition of permit approval to fund infrastructure needed to serve the proposed development. Impact fees are calculated to cover the proportionate share of the capital costs for that infrastructure..."<sup>1</sup>*

The key requirements of impact fee design are set by Colorado Statute and a series of United States Supreme Court rulings.

**Colorado requirements.** Colorado statutes enable the use of impact fees and dictate the following fee requirements:

- Impact fees are a one-time payment levied on new development.
- Funds can only be used for capital infrastructure projects:
  - Applicable projects must have a five year life;
  - No funds can be diverted for operations, maintenance, repair or facility replacement purposes.
- Fee revenues must be segregated from other general revenues and used for the purposes for which they were collected.
- Fees must be imposed on all forms of development and cannot be limited to one type of land use.
- Impact fee revenues must be used for capital infrastructure expansion. No funds can be used for correction of existing system deficiencies.
- There must be a reasonable expectation of benefit by the fee payer.

**U.S. Supreme Court decisions.** Impact fee design must also respect broad guidance offered by a series of U. S. Supreme Court rulings. The two most notable court decisions that speak to impact fee design and constraints on fee use are often referred to as *Nollan* and *Dolan*.<sup>2</sup>

Guidance from these decisions requires that there be an "essential nexus" between the exaction/fee and the state interest being advanced by that exaction. In the more recent *Dolan v. City of Tigard* (1994) decision, the U.S. Supreme Court held that in addition to an essential nexus,

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<sup>1</sup> Juergensmeyer, Julian C., and Thomas E. Roberts. *Land Use Planning and Development Regulatory Law*. St. Paul, MN: WestGroup, 2003; and *ImpactFees.com*, Duncan Associates, 20 February 2008.

<sup>2</sup> *Nollan v. California Coastal Commission*, 483 U.S. 82; 1987 and *Dolan v. City of Tigard* (1994) 114S.Ct. 2309.

there must be a "rough proportionality" between the proposed exactions and the project impacts that the exactions are intended to mitigate. In *Dolan*, the court further states that rough proportionality need not be derived with mathematical exactitude but must demonstrate some relationship to the specific impact of the subject project:

*"We think a term such as 'rough proportionality' best encapsulates what we hold to be the requirements of the Fifth Amendment. No precise mathematical calculation is required, but the city must make some sort of individualized determination that the required dedication is related both in nature and extent to the impact of the proposed development."*<sup>3</sup>

Over the past two decades since *Dolan*, many communities have imposed impact fees; therefore, a broad set of common practices are readily available when considering how best to reflect these judicial and statutory requirements in fee design efforts.

## Fee Applicability

As noted above, impact fee revenues can only be used to cover the expansion costs of public infrastructure needed to serve new development and fee amounts can only be set to recover the cost infrastructure expansion that is proportional to the needs of the new project.

**Public infrastructure.** *Public or capital infrastructure* is the physical component of public services, generally including buildings, facilities, and related improvements, such as parking, lighting, ball fields, or other support facilities. Capital infrastructure includes streets, parks, administrative facilities, specialized fire or police buildings, and developed recreation facilities. Under Colorado statute, infrastructure can include all equipment that has at least a five-year lifetime. It does not include personnel or any element of service costs even in circumstances where new staff is required to operate the new facilities.

**Nature of infrastructure investments.** In considering fee requirements, it should be noted that not all capital infrastructure costs are associated with community growth or with the expansion of facility capacity. Most communities make frequent infrastructure investments regardless of growth pressures for repair and replacement of facilities. Communities considering impact fees must recognize three elements of infrastructure needs:

- **Repair and replacement of facilities.** The expense of maintaining current facilities, such as annual building maintenance or replacing a roof.
- **Betterment of facilities.** Implementation of new services or improvement of existing facilities (e.g., adding better training equipment at a recreation center) without increasing service capacity.
- **Expansion of facilities.** This element can include expanding an existing town hall to accommodate growing personnel requirements that occur in association with community growth.

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<sup>3</sup> *Dolan v. City of Tigard* (1994) 114S.Ct. 2309.

Impact fees can only cover those infrastructure costs associated with the expansion of facilities to serve the needs of new growth.

## Other Fee Design Considerations

Over time a reasonable consensus has emerged as to how best to assure fee compliance with state statute and federal court dictates. In order to develop fees, there are three basic components: definition of community standards; calculation of proportional attribution to new growth; and attribution of infrastructure needs across all major land uses. These issues and their resolution for this analysis are discussed below.

**Setting community standards.** The first fee design issue involves determining appropriate capital standards for each category of infrastructure. Some state-enabling legislation describes capital standard criteria with specificity; for instance, Idaho requires that a city use an endorsed capital improvements schedule and then a process of attribution between growth-related and other investments—Colorado does not have this same detailed guidance. Facility standards, such as library space per household or recreation facilities per household, can vary widely between communities; thus, it is not appropriate to use standards developed for other towns or standards that are applied nationally.

Typically, the fee design process involves documenting the replacement value of specific capital facilities and qualified equipment used for each category of infrastructure, and then defining that level of investment as the city's capital standard. For instance, a city of 2,500 homes with 20 acres of park land (a replacement value of \$600,000) would have a park standard of 125 households per acre (20 acres/2,500 homes = 8 acres per 1,000 homes). At \$30,000/acre replacement value of equivalent acres, each existing residence would have an embedded park land investment of \$240 per home. This would be the community's present land standard and the amount of \$240 is what each new unit could be charged as a "buy-in" amount for a park fee. Note this is only the standard for park land, not total park development costs.

Sometimes, a "plan-based" standard is used, which relies on capital improvement plans or other specific plans for each department. This forward-looking approach requires forecasts of households and non-residential growth as well as detailed data on capital expansion plans. Plan-based fees must pay particular attention to the identification of expansion-related projects, or the expansion portion of projects, as opposed to betterment or replacement efforts.

In this instance (Platteville), the consultants have used the Town's current facility investment as a basis for determining most facility standards. The street fee uses a plan-based approach.

Facility investment information was obtained largely from the Town's most recent property and casualty insurance valuation information as reported to the Colorado Intergovernmental Risk Sharing Agency (CIRSA). All physical facility information includes estimates of furniture, fixtures, and durable equipment.

**Adjustments for debt.** If facility standards are defined by a community's demonstrated investment in infrastructure, then calculations of standards must recognize, and net out, any debt that applies against the subject infrastructure. Debt service will be paid by all future residents—it's not appropriate to charge new development a front end impact fee and then,

continue charging them as residents or property owners, requiring them to also pay the remaining equity and interest costs. In this instance, the Town has no debt to be netted out of the fee calculations.

**Fund Balances.** Fund balances represent cash investments the existing community has made into various capital expansion categories. These balances can therefore be included as assets in the fee calculation. To calculate the full cost recovery fee, future developments are expected to invest in the community at the same level of previous developments.

**Fee design cost recovery.** The cost of this study can be recovered through fees and used to reimburse the general fund. Fee design costs have been divided among each category and added to each respective charge.

**Proportionality.** One of the most challenging issues in designing fees lies in ensuring that fees only cover the proportional expansion caused by new development. The state statutes and the aforementioned court decisions require a demonstration of proportionality. In this instance, by using existing town capital facility standards and then requiring new development to buy in at a rate necessary to replace the current standard of facility investment, proportionality is reasonably and fairly derived. New growth is simply replicating its proportional share of an existing facility standard. It is not material if these standards are lower or higher than the Town aspires to; the Town’s current standards will be the standards to which new growth will be held accountable.

**Allocation by land use.** The courts have indicated that all forms of development that have facility impacts (residential, industrial, and commercial) must pay their fair share of expansion costs. If one land use is exempted from fees, all other land uses have no reasonable expectation of seeing facility expansion completed. Attribution of current residential and non-residential land uses can be reasonably derived from county assessor’s data; these assessment records data have been used to set current measures and appropriate standards for varying forms of non-residential development. Derivation is shown below in Figure I-2.

**Figure I-2.  
Land Use Allocation**

Source:  
Weld County Assessor, Town of Platteville, BBC  
Research & Consulting, 2015.

Land Use	Amount	Percent
Residential sq. ft.	1,197,518	65%
Households	855	-
Non-residential sq. ft.	637,972	35%
Total	1,836,345	100%

In Platteville’s instance, approximately 65 percent of current development is in residential uses.

**Use specificity.** Impact fee systems vary in how precisely they differentiate between varying forms and size of residential development and varying uses of commercial buildings. Platteville’s future development is not expected to have size or use characteristics substantively different than the current community. New residential growth is expected, along with new non-residential activity, but growth rates are modest, especially in comparison to some neighboring communities. There is no compelling evidence within the Town that suggest that persons in larger homes require more or less town services and thus more or less proportional capital

investment. The consultants have suggested that all residences be treated as a single unit without differentiation by size or tenancy.

Detailed specificity for varying non-residential uses is traditionally confined to street expansion fees where differing non-residential uses might have widely varying traffic effects. In practicality, new non-residential projects often have uncertain tenancy expectations and building uses can change over time. Detailed non-residential use or other specificity is merited when there is compelling evidence that use or size variations reflect substantive difference in the demand for public services. Platteville's relatively modest expectations for non-residential growth and uncertainty as to the nature of future non-residential development is an argument for a simpler uniform system (all non-residential uses be treated the same) as a practical and accurate metric for non-residential growth.

The Platteville fee system incorporates a two-tiered structure that designates all forms and sizes of residential units as a single residential unit and does not differentiate between commercial, retail, and industrial land uses.

**Redevelopment/credits.** Application of impact fees raises a series of questions about how to deal with redevelopment of existing properties and the circumstances under which fees can be waived or adjusted. The redevelopment of a residence, even the full scraping and rebuilding of a structure, does not mean an increase in public service costs—it is still one residential unit with little or no implications for service delivery costs or capital needs. Redevelopment of larger lots with multiple homes would be assessed a fee based on the number of net new residences. Residential additions are not substantial enough to merit a fee or a partial fee. Similarly, non-residential redevelopment will only be charged on the basis of net new space per square foot.

**Waivers.** The Town cannot waive fees unless the fund is reimbursed from other sources, such as the general fund, or the developer/owner is making other contributions to system expansion by other mechanisms that exceed the calculated requirements.

**Timing.** Fees are due at the time of building permit.

**Updating.** Fees should be updated periodically; most communities update fees every five years. Inflationary adjustments are recommended on an annual basis.

## SECTION II.

# Impact Fee & System Investment Fee Calculations

The following provides calculations for fees in six infrastructure categories: police services; parks and recreation; public facilities; transportation; water; and wastewater and sewer.

### Police Services Fee

Presently there is no police services development impact fee to recover the associated capital costs of expansion. As part of this study, BBC was asked to calculate the appropriate cost recovery impact fee for the Town's consideration. Should the Town choose to implement an impact fee for police services; the full cost recovery amount, or replacement value, is described below in Figure II-1.

The Platteville Police Department is responsible for public safety and the safe flow of traffic through the community. In addition to serving Platteville, the Department also contracts with the Town of Gilcrest to provide services. The amount Gilcrest pays for the cost of services received is not included in this fee study.

The Department currently has nine sworn officers who are primarily responsible for responding to calls for service. Accreditation requires that the department meet or exceed over 465 standards that represent the "best professional practices" for law enforcement. The department contracts with Weld County for dispatch services.

The Platteville Police Department operates out of the Town Hall, which includes a separate dedicated portion of the main town administrative building. The Department utilizes approximately 40 percent of the Town Hall. Data on the Platteville Police Station and significant capital equipment are shown in Figure II-1.

**Figure II-1.  
Platteville Police  
Facilities**

Source:  
Town of Platteville – Colorado  
Intergovernmental Risk Sharing  
Agency, Property and Casualty  
Application, & BBC Research and  
Consulting, 2015.

Asset	Replacement Value	Percent Shared Facility	Amount to include in fees
Town hall	\$1,346,696	40 %	\$538,678
Police vehicles (6 at \$60k)	360,000	100	360,000
Radio equipment	60,000	100	60,000
Biometric fingerprint machine	28,000	100	28,000
Impact Fee Study	\$7,785		\$7,785
<b>Total Replacement Value</b>	<b>\$1,802,481</b>		<b>\$994,463</b>

Police vehicles are generally held in use for at least five years and are therefore included in fee calculations. The values also include equipment necessary to fully outfit the patrol cars. The

values in Figure II-2 uses the asset value of police capital investment (\$994,536) to determine an appropriate household and non-residential fee.

**Figure II-2.  
Platteville Police Impact Fees**

Source:  
BBC Research & Consulting, 2015.

Calculation of Impact Fees	
<b>Replacement Value for Police Infrastructure</b>	\$994,463
<b>Current Burden Distribution</b>	
Residential	65%
Commercial	35%
<b>Costs by Land Use Category</b>	
Residential	\$648,510
Commercial	\$345,491
<b>Current Land Use</b>	
Residential (in dwelling units)	855
Commercial (in square feet)	637,972
<b>Impact Fee by Land Use (rounded)</b>	
Residential (per dwelling unit)	<b>\$759</b>
Non-residential (per square foot)	<b>\$0.54</b>

As shown in Figure II-2, police services impact fees are \$759 per dwelling unit and \$0.54 per non-residential square foot.

### **Parks and Recreation Impact Fee**

Residents of Platteville enjoy a system of approximately 14 acres of parkland. This includes four parks with equipment ranging from playgrounds and shelters to skate parks and ballfields. Lincoln Park, Riverview Park, and Coronado Park are between two and three acres and the community center complex has seven acres of ballfields. There is also a community center which provides some recreation activities such as dance and fitness classes. Additionally, there is a town dog park and a war memorial is in progress.

The proposed park and recreational impact fee is based on the replacement value of existing recreational facilities and developed parks in the Town. Open space, drainage ways, and undeveloped parcels are not factored into fee calculations. The principal elements of the parks and recreation fees are listed in Figure II-3 on the following page.

**Figure II-3.  
Parks and  
Recreation  
Facilities**

Note:  
Fund Land balance  
excludes \$10k donation.  
Values are assumed to be  
\$30,000 per acre in  
accordance with Town of  
Platteville Municipal Code.

Source:  
Town of Platteville –  
Colorado  
Intergovernmental Risk  
Sharing Agency, Property  
and Casualty Application,  
and BBC Research &  
Consulting, 2015.

Asset	Replacement Value	Percent Shared Facility	Amount to Include in Fees
<b>Lincoln Park</b>			
Land value (2.2 acres)	\$66,000	100 %	\$66,000
Shelter	83,000	100	83,000
Playground & benches	50,000	100	50,000
<b>Community center complex</b>			
Land value (7 acre ball fields)	\$210,000	100 %	\$210,000
Concession stand	96,219	100	96,219
Dugouts 4,lights 6,bleachers 2, 2 backstops, 2 scoreboards, flagpole	185,000	100 %	\$185,000
Community center	532,424	20	106,485
Sprinkler pump building	26,420	100	26,420
<b>Riverview Park</b>			
Land value (2.7 acres)	\$81,000	100 %	\$81,000
Skate park	65,000	100	65,000
<b>Coronado Park</b>			
Land value (2.0 acres)	\$60,000	100 %	\$60,000
Structure	50,000	100	50,000
<b>War memorial</b>	\$200,000	100 %	\$200,000
<b>Dog park</b>	\$45,000		
Fund Balance	\$27,728		\$27,728
Impact Fee Study	\$7,785		\$7,785
<b>Total Replacement Value</b>	<b>\$1,785,576</b>		<b>\$1,314,637</b>

The parks and recreation fund has roughly \$30,000 in collected impact fee revenues, which is part of a total parks and recreation replacement value of \$1.3 million.

The parks and recreation facilities are used heavily by Platteville residents and visitors. Since residential development is the primary driver of park demand, park impact fees are only applied against residential development. Commercial or industrial development within the community represent a very small portion of parks and recreation facility demand and therefore are not charged a park impact fee. The calculation of a residential impact fee is shown on the following page:



**Figure II-4.  
Platteville Parks and Recreation  
Impact Fees**

Source:  
BBC Research & Consulting, 2015.

Calculation of Impact Fees	
<b>Replacement Value for Park Infrastructure</b>	\$1,314,637
<b>Current Burden Distribution</b>	
Residential	100%
Commercial	0%
<b>Costs by Land Use Category</b>	
Residential	\$1,314,637
Commercial	\$0
<b>Current Land Use</b>	
Residential (in dwelling units)	855
Commercial (in square feet)	637,972
<b>Impact Fee by Land Use (rounded)</b>	
Residential (per dwelling unit)	<b>\$1,538</b>
Non-residential (per square foot)	<b>\$0.00</b>

As shown in Figure II-4, parks and recreation impact fees are \$1,538 per dwelling unit. There is no parks and recreation impact fee applied to new non-residential development.

### Public Facilities Impact Fee

The Town of Platteville provides a full range of municipal services; however, there is presently no development fee to recover the associated capital costs. As part of this study, BBC was asked to calculate the appropriate cost recovery impact fee for the Town's consideration. Should the Town choose to implement an impact fee for public facilities, the full cost recovery amount is described below.

Many of these town offices are consolidated in the Platteville Town Hall. Additional facilities include the public works garage, community center, various storage sites, cemetery shop, and cultural assets at the museum. Certain facilities, such as police facilities, are included in separate impact fee calculations. The Community Center and Town Hall are both public facilities that are shared with other departments. Only the portion attributable to general government uses are included in this fee calculation.

A summary of the facilities and associated replacement value used for Platteville public facilities is included in Figure II-5.

**Figure II-5.  
Platteville Public  
Facilities**

Source:  
Town of Platteville – Colorado  
Intergovernmental Risk Sharing  
Agency, Property and Casualty  
Application, and BBC Research &  
Consulting, 2015.

Asset	Replacement Value	Percent Shared Facility	Amount to Include in Fees
Storage Community Center	\$59,247	100 %	\$59,247
Cemetery Shop	23,529	100	23,529
Pioneer Museum	723,930	100	723,930
Log Cabin	32,040	100	32,040
Public Works/Cold Storage	122,038	100	122,038
Community Center	532,424	80	425,939
Town Hall	1,346,696	60	808,018
Public Works Garage	545,908	100	545,908
Impact Fee Study	\$7,785	100 %	\$7,785
<b>Total Replacement Value</b>	<b>\$3,393,597</b>		<b>\$2,748,434</b>

Since there is no existing public facilities fee, there is no fund balance to be included in the fee calculation. In total, the Town has roughly \$2.7 million in public facilities infrastructure.

Figure II-6 uses the asset value of government facility capital investments to determine an appropriate household and non-residential fee.

**Figure II-6.  
Platteville Public Facility Impact Fees**

Source:  
BBC Research & Consulting, 2015.

Calculation of Impact Fees	
<b>Replacement Value for Public Facilities Infrastructure</b>	<b>\$2,748,434</b>
<b>Current Burden Distribution</b>	
Residential	65%
Commercial	35%
<b>Costs by Land Use Category</b>	
Residential	\$1,792,310
Commercial	\$954,844
<b>Current Land Use</b>	
Residential (in dwelling units)	855
Commercial (in square feet)	637,972
<b>Impact Fee by Land Use (rounded)</b>	
Residential (per dwelling unit)	<b>\$2,096</b>
Non-residential (per square foot)	<b>\$1.50</b>

As shown in Figure II-6, general government facilities impact fees are \$2,096 per dwelling unit and \$1.50 per non-residential square foot.

## Transportation Impact Fee

The Town of Platteville manages a system of local, neighborhood, arterial, and regional streets. Most neighborhood streets were built by state and local authorities as the community first developed, or by private developers as part of earlier subdivisions. The Town continues to have exaction powers in the subdivision approval process to require developers to build or fund local streets and contiguous street improvements, which are directly required to serve new

development. Additionally, a significant share of Platteville street traffic is associated with activities or residents outside of the Town, and thus traffic levels may fluctuate in relationship to many factors beyond internal town growth. For example, oil and gas traffic commonly uses Platteville roads, but is not necessarily associated with development within town limits.

Under these circumstances, development of a street fee standard is best accomplished by employing a *plan-based standard*, which ties new growth-related traffic directly and proportionally to the costs of street system expansions specifically designed to accommodate additional traffic.

Figure II-7 below presents growth projections for the Platteville. Net residential growth of about 6 percent per year and non-residential growth of roughly 1.3 percent equates to approximately 500 new housing units and 130,000 non-residential square feet over the next 10-year period.

**Figure II-7.  
Town of Platteville 10-Year Growth Projection**

	2015	2020	2025	New Growth	Percent
Housing Units	855	1,074	1,355	500	58%
Non-residential sq.ft.	637,972	702,972	767,972	130,000	20%

Note: Growth projections assume 500 new housing units will be built in the next 10 years. Non-residential growth is based on the 10-year average of 13,000 sq.ft. per year, according to building permits since 2005.

Source: BBC Research & Consulting and the Town of Platteville, 2015.

In the plan-based fee methodology, costs are allocated according to the proportion of traffic generated by growth. Figure II-8 shows prospective street improvements anticipated in the next 10 years. Only a portion of these improvements are eligible to be included in the fee calculation. It should be noted that capital projects shown are only projects with demonstrable capacity expansion. The Town anticipates many street overlay or repair projects that are not part of this calculation.

**Figure II-8.  
Town of Platteville Five-Year Streets Capital Projects**

Improvement	Replacement Value	% Growth Related	Amount to Include in Fees
Complete CR-25.5 From CR-23 to CR-36 (+/- 1 mile)	\$2,500,000	20 %	\$500,000
Pave CR 25 from CR-38 to CR-32.5 (+/- 2.5 miles)	3,750,000	20 %	\$750,000
Signal at CO 66 and Main	250,000	20 %	\$50,000
Paving Front Street from CR-34 to CR-32 (+/- 0.75 miles)	\$1,125,000	20 %	\$225,000
Completing Front Street from CR-32-34 (+/- 1 mile)	2,500,000	20 %	\$500,000
Fund Balance	\$8,524		\$8,524
Impact Fee Study	\$7,785		\$7,785
<b>Total Replacement Value</b>	<b>\$10,141,309</b>		<b>\$2,041,309</b>

Note: Based on a paving cost of \$1.5M per mile and a completion cost of \$2.5M per mile.

Source: Town of Platteville and BBC Research & Consulting.

Only costs associated with traffic that is related to Town growth can be included in the fee calculations. Existing and pass-through traffic are likely to benefit from the transportation improvements, but of these uses must be netted out from the fee calculation as they are not attributable to community growth. Based on assumptions used during the US 85 Planning and Environmental Linkages Study, approximately 20 percent of the traffic could be attributed to growth. As shown above, about \$2 million in street improvements costs out of \$10 million in total improvement costs are eligible for street-associated impact fees.

In order to calculate a fee allocation between residential and non-residential land uses, trip generation figures from the Institute of Transportation Engineers' *Trip Generation Manual* are applied to the growth projections displayed above to calculate growth-related trips on town streets. The trip generation figures calculate the number of p.m. peak hour trips generated by particular land uses. Peak hour trips are appropriate for this calculation because street infrastructure is sized according to the peak period demands. Figure II-9 below shows the weighted trip distribution calculation.

**Figure II-9.  
Town of Platteville Growth Related Peak Hour Trip Distribution**

Land Use	Future Development	P.M. Peak Hour Trips	Weighted Trip Generation Factor	Percent Distribution
Residential	500	1.00	500	70%
Non-Residential	130,000	1.64	<u>214</u>	<u>30%</u>
<b>Total</b>			<b>714</b>	<b>100%</b>

Note: Non-residential trip generation value of 1.64 shows the average of office, retail and industrial trip estimates.

Source: Institute of Transportation Engineers, Trip Generation Manual; BBC Research & Consulting.

As shown above, the number of p.m. peak hour trips in Platteville is expected to increase by approximately 715 peak hour trips in the next 10 years. Seventy percent of those trips will be for residential uses and the remaining 30 percent will be for non-residential uses.

Figure II-10 below uses the trip generation figures from Figure II-9 above and the growth-related streets improvement costs from Figure II-8 to calculate streets impact fees.

**Figure II-10.  
Platteville Transportation  
Impact Fees**

Source:  
BBC Research & Consulting, 2015.

	Calculation	Value
	Allocated Value for Streets Infrastructure	\$2,041,309
<i>Divided by</i>	Total Peak Hour Trips	714
<i>equals</i>	<b>Transportation Infrastructure Cost per Trip</b>	<b>\$2,860</b>
<i>Multiplied by</i>	<b>Trip Generation Per Land Use Category</b>	
	Residential (per Unit)	1.00
	Non Residential (per 1,000 sq.ft.)	1.64
<i>Equals</i>	<b>Impact Fee per Land Use Category</b>	
	Residential	<b>\$2,860</b>
	Non Residential (per sq. ft.)	<b>\$4.70</b>

As shown in Figure II-10, transportation impact fees are \$2,860 per dwelling unit and \$4.70 per non-residential square foot.

## Water Investment Fee

In addition to the impact fees discussed above, the Town of Platteville has system investment fees for water and wastewater infrastructure. System investment fee calculation includes the system infrastructure that services the Town as a whole. Infrastructure that serves specific development projects and is not an integral part of the system in its entirety is not included in the system investment fees. The infrastructure for service extension to specific development projects will be determined on an individual basis and funded separately. The Town also has a raw water requirement that is not included in this fee calculation.

These system investment fees are intended to recover costs associated with expansion of central delivery and collection infrastructure. This includes assets such as pump houses, storage tanks, and mainlines that are essential to the entire system's functionality.

A summary of the facilities and associated replacement value used for the Platteville water system is included in Figure II-11.

**Figure II-11.  
Platteville Central Water  
Facilities**

Note:

Fund balance as of 6/30/2015.

Source:

Town of Platteville – Colorado Intergovernmental Risk Sharing Agency, Property and Casualty Application, discussions with Town staff, BBC Research & Consulting, 2015.

Asset	Replacement Value
Old Town Hall	\$36,094
Pump House- Riverview Park	40,469
Pump House at Lincoln Park	38,281
Cemetery Irrigation Pump	30,251
Chlorinator Flow Meter	58,914
500,000 Gallon Water Storage Tank	551,570
1,000,000 Gallon Water Storage Tank	819,475
Water Lines	
10" from Master Meter into Town	\$171,100
10" through Platteville Energy Park	199,500
10" in Vasquez, Salisbury, & Main	344,000
12" in Grand from River to Sterkel	95,950
2 - 6" from in Grand from Water Tank to Vasquez	237,500
Fund Balance	\$281,415
Impact Fee Study	\$7,785
<b>Total Replacement Value</b>	<b>\$2,912,304</b>

The Town has a fund balance of nearly \$300,000 which can be included as an asset in the water system investment fee calculations. Platteville has approximately \$2.9 million in central water assets.

Unlike the other fee categories, which distributes the burden across current land uses, water investment fees are calculated according to meter size. As is customary with water and wastewater fees, an equivalent residential usage (EQR) is established and then scaled according to capacity ratios defined by Town code. EQR's are based on a 5/8" meter, which is the standard residential meter in Platteville.

Platteville's capacity ratios are shown below in Figure II-12.

**Figure II-12.  
Town of Platteville Capacity  
Ratios**

Source:  
Town of Platteville Municipal Code.

	Capacity Ratio
5/8" Displacement or Multi-Jet	1.0
3/4" Displacement or Multi-Jet	1.5
1" Displacement or Multi-Jet	2.5
1 1/2" Displacement or Class I Turbine	5.0
2" Compound Displacement or Class I & II Turbine	8.0
3" Displacement	15.0
3" Compound	16.0
3" Class I & II Turbine	17.5
4" Displacement or Compound	25.0
4" Class I Turbine	30.5
6" Displacement or Compound	50.0
6" Class I turbine	62.5
8" Compound	80.0
8" Class I turbine	90.0
10" Compound	115.0
10" Class I turbine	145.0

Figure II-13 uses the asset values calculated in Figure II-11 to determine appropriate fees by meter size.

Interviews with Town staff were used to derive the cost per gallon calculation shown in the fee calculation below. According to Town staff, Platteville uses approximately 116.5 million gallons per year. The average residential household uses 4,321 gallons per month (51,744 gallons per year).

**Figure II-13.  
Platteville Water System  
Investment Fees for Central  
Infrastructure**

Note: Residential water use based on an average monthly use of 4,312 gallons.

Source:  
Platteville staff and BBC Research & Consulting, 2015.

Calculation of Impact Fees	
<b>Replacement Value for Water Infrastructure</b>	\$2,912,304
<b>Total Water Use</b>	
Gallons per year	116,500,000
<b>Cost per Gallon</b>	\$0.02
<b>Residential Water Use</b>	
Gallons per year per account	51,744
<b>Impact Fee by Land Use (rounded)</b>	
<b>5/8" Displacement or Multi-Jet</b>	<b>\$1,294</b>
3/4" Displacement or Multi-Jet	\$1,941
1" Displacement or Multi-Jet	\$3,235
1 1/2" Displacement or Class I Turbine	\$6,470
2" Compound Displacement or Class I & II Turbine	\$10,352
3" Displacement	\$19,410
3" Compound	\$20,704
3" Class 1 & II Turbine	\$22,645
4" Displacement or Compound	\$32,350
4" Class I Turbine	\$39,467
6" Displacement or Compound	\$64,700
6" Class I turbine	\$80,875
8" Compound	\$103,520
8" Class I turbine	\$116,460
10" Compound	\$148,810
10" Class I turbine	\$187,630

As shown in Figure II-13, water system investment fees are \$1,294 for a residential 5/8" meter. Larger meters range from \$1,941 for a 3/4" meter to \$187,630 for 10" class I turbines.

## Wastewater & Sewer Investment Fee

The Town of Platteville also has a wastewater and sewer system investment fee. Like the water investment fee, the wastewater fee only includes infrastructure that is central to the system as a whole. In addition to the fee for central infrastructure, developers will be expected to bear the cost of extending service to individual development projects.

A summary of the facilities and associated replacement value used for Platteville wastewater infrastructure is included in Figure II-14.



**Figure II-14.  
Platteville Wastewater  
& Central Sewer  
Facilities**

Note:  
Fund Balance as of 6/30/2015

Source:  
Town of Platteville – Colorado  
Intergovernmental Risk Sharing  
Agency, Property and Casualty  
Application, 2013; Town of  
Platteville Comprehensive Annual  
Financial Report 2012.

Asset	Replacement Value
Bella Vista Lift Station/Pump House	\$77,219
Lift Station/Pump House - Lagoon	101,719
Dechlorination Building	17,286
Goodrich Lift Station	108,187
Vinyl Liner at Lagoon and 12 5 hp aerators	428,003
Lagoon Chlorine Contract Chamber	41,240
Lagoon Chlorine Supply Building	173,251
10" WCR 32-1/2 from WWTP to WCR 25	\$219,500
10" WCR 32-1/2 from WCR 25 to east across Hwy 85 & UPRR	241,100
12" feeding Wastewater Treatment Plant	268,000
10" Division & in alley between Division and River Road	186,150
Sewer Lagoons and outfall line	1,000,000
Fund Balance	\$370,328
Impact Fee Study	\$7,785
<b>Total Replacement Value</b>	<b>\$3,239,768</b>

The Town carries a fund balance of almost \$400,000, which is part of \$3.2 million in wastewater and sewer assets.

Wastewater fees are calculated according to the same capacity ratios of potential meter sizes shown in Figure II-13.

As shown in Figure II-16, wastewater and sewer fees are \$1,439 for a typical residential meter and range from \$2,159 to \$144,275 for larger meters.

**Figure II-16.  
Platteville Wastewater & Sewer  
System Investment Fees for  
Central Infrastructure**

**Note:**

Residential water use based on an average monthly use of 4,312 gallons, according to town staff.

**Source:**

BBC Research & Consulting, 2015.

Calculation of Impact Fees	
<b>Replacement Value for Sewer Infrastructure</b>	\$3,239,768
<b>Total Water Use</b>	
Gallons per year	116,500,000
<b>Cost per Gallon</b>	\$0.03
<b>Residential Water Use</b>	
Gallons per year per account	51,744
<b>Impact Fee by Land Use (rounded)</b>	
<b>5/8" Displacement or Multi-Jet</b>	<b>\$1,439</b>
3/4" Displacement or Multi-Jet	\$2,159
1" Displacement or Multi-Jet	\$3,598
1 1/2" Displacement or Class I Turbine	\$7,195
2" Compound Displacement or Class I & II Turbine	\$11,512
3" Displacement	\$21,585
3" Compound	\$23,024
3" Class I & II Turbine	\$25,183
4" Displacement or Compound	\$35,975
4" Class I Turbine	\$43,890
6" Displacement or Compound	\$71,950
6" Class I turbine	\$89,938
8" Compound	\$115,120
8" Class I turbine	\$129,510
10" Compound	\$165,485
10" Class I turbine	\$208,655

**Summary**

The following Figure II-17 summarizes impact fee calculations for the Town of Platteville.

**Figure II-17.  
Platteville Impact Fee Summary**

Note:  
Storm water fees will be reevaluated later this year.

Source:  
BBC Research & Consulting, 2015.

Fee Category	Existing Fee	Draft Fee
<b>Impact Fees</b>		
<b>Police</b>		
Residential	n/a	\$759
Non-residential	n/a	\$0.54
<b>Public Facilities</b>		
Residential	n/a	\$2,096
Non-residential	n/a	\$1.50
<b>Park &amp; Rec</b>		
Residential	\$1,353	\$1,538
Non-residential	\$0.00	\$0.00
<b>Transportation</b>		
Residential	\$1,000	\$2,860
Non-residential	n/a	\$4.70
<b>System Investment Fees</b>		
<b>Water</b>		
Residential	\$6,300	\$1,294
Non-residential		Figure II-13
<b>Sewer</b>		
Residential	\$3,000	\$1,439
Non-residential		Figure II-16
<b>Total</b>		
<b>Residential</b>	<b>\$11,653</b>	<b>\$9,986</b>
<b>Non-residential</b>	<b>Variable</b>	

Full cost-recovery impact fees for Platteville total \$9,986 per residential dwelling unit and will vary depending on meter size for non-residential development. The Town can choose to charge less than this amount but discounts must be uniformly applied to all land use categories.

# APPENDIX A.

## Water & Sewer Revenue Example

Nearly all neighboring communities impose water and wastewater system investment fees on new development. Platteville charges both system investment fees and exactions in order to cover the total cost of service extension to new development. The water and wastewater system investment fees are designed to cover any costs associated with increase in demand within the central system. Developers are then separately responsible for covering the costs of extending service from the central system to the individual new development. Since service extension costs are highly variable depending on project specifics, the Town prefers to address these costs on a case-by-case basis.

The impact fees calculated in this report therefore only represent a portion of the total amount developers will pay in order to defray the capital costs necessary to serve future development. In order to give a more complete picture of the total costs paid by future developers, this appendix looks at total water and wastewater costs paid by a hypothetical 50-unit residential development. This hypothetical development assumes future developments will be charged system investment fees at the level calculated in this report. Exaction estimates are based on recent per unit construction costs charged to the developer for extension of water and sewer service. Per unit system investment fees and exactions are shown in Figure A-1 below.

**Figure A-1.**  
**Hypothetical Total Developer Payments for Water and Sewer**

Source:  
 BBC Research & Consulting based on recent developer costs.

	System Investment Fees	Exactions	Total
<b>Subdivision Total (50 units)</b>			
Water	\$64,700	\$161,900	<b>\$226,600</b>
Sewer	\$71,950	\$101,400	<b>\$173,350</b>
<b>Per Unit Amount</b>			
Water	\$1,294	\$3,238	<b>\$4,532</b>
Sewer	\$1,439	\$2,028	<b>\$3,467</b>

As shown in the figure above, a hypothetical residential development comprised of 50 units would pay the Town \$226,600 for water service (excluding raw water) and \$173,350 for sewer service. Approximately 70 percent of funding for water and 60 percent of sewer infrastructure would come from the exaction process rather than the system investment fees/

## APPENDIX B.

# Community Comparison

As part of the Impact Fee Study for the Town of Platteville (town), BBC Research & Consulting (BBC) collected and reviewed impact fee data from other northern Colorado municipalities. The intent of this memorandum is to present the findings of the comparative analysis, which will help the town evaluate its current, and future, impact fee structure relative to nearby communities.

Comparing impact fees across municipalities is inherently difficult as there is wide variation in impact fee categories, specificity of the defined land use (e.g. non-residential category versus detailed commercial/industrial categories with building size distinctions) and underlying philosophies regarding how to fund capital improvements, namely the split between dedicated sales tax revenues and impact fee revenues. As an acknowledgement of these limitations in the comparative analysis, it is best to compare impact fee values in relative sense.

**Comparison municipalities.** BBC leveraged relevant data from a 2014 Impact Fee Study conducted by Duncan Associates for the City of Greeley, Colorado. This study is used to inform impact fee amounts for the municipalities of: Windsor; Fort Collins; Longmont; and Greeley. BBC supplemented these data with additional impact fee values for the municipalities of: Loveland; Berthoud; Timnath; Fredrick; Eaton; Severance; Milliken; and Evans. These 13 northern Colorado municipalities serve as the comparison municipalities for the Town of Platteville.

### Residential Impact Fees

Figure 1 on the following page presents Platteville's current residential impact fees, as well as those of the comparison municipalities. For municipalities that distinguish between residential land uses (i.e. single-family versus multifamily), only the fee amount for single-family households is shown.

**Figure 1.**  
**Residential Impact Fees**

Municipality	Impact Fee Category <sup>(1)</sup>									Total Fees	
	Police	Library / Cultural	Parks	Streets / Transportation	Storm Drainage	General Government	Fire / Rescue	Water PIF <sup>(6)</sup>	Sewer PIF		
<b>Platteville (Current)</b>	-	-	\$ 1,353	\$ 1,000	\$ 400	\$ -	\$ -	\$ 6,300	\$ 3,000	\$ 12,053	
<b>Platteville (Draft)</b>	<b>759</b>	-	<b>1,538</b>	<b>2,860</b>	<b>400</b>	<b>2,096</b>	-	<b>1,294</b>	<b>1,439</b>	<b>10,386</b>	
Windsor	\$ -	\$ -	\$ 5,493	\$ 2,115	\$ 735	\$ -	\$ -	\$ 8,063	3,700	\$ 20,106	
Loveland <sup>(2)</sup>	880	1,333	6,553	2,280	655	1,090	894	4,580	2,410	20,675	
Fort Collins	192	-	3,313	3,396	1,954	455	383	3,280	3,090	16,063	
Greeley	117	-	3,098	3,645	342	-	524	11,271	5,150	24,147	
Longmont	-	-	4,758	879	777	1,121	-	12,730	4,550	24,815	
Johnstown	429	220	1,112	1,845	-	1143	-	5,470	4,000	14,219	
Berthoud	-	-	2,978	2,257	-	1,524	-	5,500	6,255	18,514	
Severance <sup>(2)</sup>	-	-	1,200	800	500	-	-	10,100	5,250	17,850	
Fredrick	-	-	1,500	1,456	977	1,500	-	12,800	5,650	23,883	
Eaton	197	-	779	-	-	642	-	6,500	3,000	11,118	
Milliken <sup>(3)</sup>	260	-	950	1,000	525	535	-	9,000	4,000	16,270	
Evans <sup>(4)(5)</sup>	-	-	4,604	1,894	<i>\$643 + \$0.06 per sq. ft. over 10,000 sq. ft.</i>		-	805	13,741	Undetermined	20,882 +
Timnath	202	-	4,146	-	-	384	-	7,284	4,500	16,516	

Note: (1) For municipalities that distinguish between various residential types, the fee amount represents the single-family household fee.

(3) Severance has additional park fees for specific subdivisions.

(4) Milliken has additional street fees for specific subdivisions.

(5) Evans calculates the storm drainage fee on square feet, with a maximum fee amount of \$1,167.

(5) Fee not available online

(6) Does not include water dedication. Based on typical single family meter in each community.

Source: Duncan Associates, 2014; BBC Research & Consulting, 2015

Figure 1 indicates that Platteville's current total impact fee amount (\$12,053) and proposed fee (\$10,386) are on the lower end of total fee amounts imposed by comparison municipalities. Longmont imposes the highest fee total (\$24,815), while Eaton charges the lowest (\$11,118). Six of the 13 municipalities have impact fee totals greater than \$20,000. Among the municipalities evaluated, only Timnath and Eaton do not impose a streets/transportation impact fee, which averages about \$1,900 per residence across comparison municipalities. Four municipalities (Johnstown, Berthoud, Eaton, and Timnath) do not have storm drainage impact fees.

It should be noted that the draft water and sewer system impact fees for Platteville should not be directly compared to other communities. The fees charged by other communities are the total system investment amount, whereas the draft fees only capture investment in Platteville's central systems. There will be additional development specific investment charges determined on a case-by-case basis.

### **Non-Residential Impact Fees**

Platteville does not currently impose non-residential impact fees, but BBC's current Impact Fee Study includes the development of non-residential fees for the town. Figure 2 on the following page presents non-residential fees charged by comparison municipalities, on a per 1,000 square feet basis for impact fees and per 1 ½" meter for plant investment fees (PIFs). For municipalities that alter impact fee amounts based on structure size (square footage basis), the fee amount which corresponds to a 20,000 square foot structure is used. For communities with different impact fees according to non-residential land use determinations, the general retail category is used.

**Figure 2.**  
**Non-Residential Impact Fees**

Municipality	Impact Fee Category <sup>(1)</sup> - Fee per 1,000 Square Feet						Total Impact Fees (per 1,000 sq. ft.)	Water PIF <sup>(4)</sup>	Sewer PIF <sup>(4)</sup>	Total PIF
	Police	Library/ Cultural	Streets / Transportation	Storm Drainage	General Government	Fire / Rescue				
Platteville (Current)	<i>No Non-Residential Impact Fees</i>							\$ 31,500	\$ 15,000	\$ 46,500
<b>Platteville (Draft)</b>	\$ 540		\$ 4,700	<i>n/a</i>	\$ 1,497	\$ -	\$ 6,737	\$ 6,470	\$ 7,195	\$ 13,665
Windsor	\$ -	\$ -	\$ 3,476	\$ 858	\$ -	\$ -	\$ 4,334	\$ 35,000	\$ 22,500	\$ 57,500
Loveland	390	-	6,960	713	420	300	8,783	35,570	53,360	88,930
Fort Collins	160	-	11,048	1,196	556	284	13,244	41,600	29,890	71,490
Greeley	143	-	4,825	94	-	641	5,703	36,600	17,200	53,800
Longmont <sup>(5)</sup>	-	-	2,236	592	401	-	3,229	53,380	29,320	82,700
Johnstown	240	-	2,360	-	390	-	2,990	17,160	13,200	30,360
Berthoud <sup>(1)</sup>	-	-	9,772	<i>Independent Calculation</i>	<i>Independent Calculation</i>	-	9,772+	<i>IGA with LTWD</i>	<i>Independent Calculation</i>	<i>Undetermined</i>
Fredrick <sup>(5)</sup>	-	-	1,580	488	-	-	2,068	32,000	28,250	60,250
Eaton	204	-	-	-	-	-	<i>204 plus \$433 per structure</i>	21,450	9,892	31,342
Severance <sup>(4)</sup>	-	-	<i>Independent Calculation</i>	<i>Based on Inspection</i>	-	-	<i>Variable</i>	<i>Variable</i>	<i>Variable</i>	<i>Variable</i>
Milliken	100	-	8,649	<i>\$700 fee + \$0.32 per sq. ft. after 7,000 sq. ft.</i>	200	-	8,949+	45,000	20,000	65,000
Evans	-	-	2,840	<i>\$992 fee + \$0.07 per sq. ft. after 10,000 sq. ft.</i>	-	450	3,290+	<i>Undetermined</i>	<i>Undetermined</i>	<i>Undetermined</i>
Timnath	<i>No Non-Residential Impact Fees</i>							35,000	22,500	57,500

Note:

- (1) For municipalities that distinguish between building size, the impact fee amount which corresponds to a 20,000 sq. ft. building is presented (consistent with example).
- (2) Berthoud's street impact fee differs by location (Town Center or I-25 area), although the differences are minimal. Town Center values are presented here.
- (3) Severance street/transportation impact fee calculation is based on single-family floor area equivalency and the storm drainage fee is determined by an on-site inspection and subsequent calculation.
- (4) Based on 1 1/2" meter. PIFs include district fees when applicable.
- (5) Water PIF may include raw water component.

Source: Duncan Associates, 2014; BBC Research & Consulting, 2015.



In addition to Platteville, only the Town of Timnath does not charge non-residential impact fees. While it is difficult to directly compare non-residential impact fees due to the use of independent calculations and per structure charges in certain municipalities, a typical impact fee amount between \$3,000 and \$5,000 per 1,000 square feet is common in the comparison municipalities. The streets/transportation impact fee accounts for the majority of the total impact fee charged in most municipalities.

Water and Sewer PIFs vary by meter size. Water PIFs range from \$17,160 in Johnstown to over \$40,000 in Fort Collins and Longmont (though Longmont’s fee may include the raw water component). Sewer investment fees range from \$9,892 in Eaton to \$53,360 in Loveland. Again since Platteville system investment fees are only one component of total system expansion revenues, Platteville fees should not be compared against other communities.

### Non-Residential Impact Fee Examples

Given the challenge of comparing non-residential impact fee amounts, Figure 3 presents the estimated total impact fee amount associated with a 20,000 development and a 1 ½” meter. These totals only serve as an estimate of total fees collect and do not reflect the ability of each community to fund capital investments.

**Figure 3.**  
**Impact Fees Collected on**  
**Various 20,000 Square**  
**Foot Developments**

Note: + indicates minimum estimate.  
 May not be complete total depending on  
 calculation difficulties shown in Figure 2.

Source:

BBC Research & Consulting, 2015.

Municipality	Total Fees Collected
<b>Platteville (Current)</b>	\$ 46,500
<b>Platteville (Draft)</b>	20,402
<b>Windsor</b>	\$ 100,345
<b>Loveland</b>	264,590
<b>Fort Collins</b>	336,370
<b>Greeley</b>	167,860
<b>Longmont</b>	147,280
<b>Johnstown</b>	74,019
<b>Berthoud</b>	197,015 +
<b>Fredrick</b>	101,610
<b>Eaton</b>	35,855 +
<b>Severance</b>	N/A
<b>Milliken</b>	248,840
<b>Evans</b>	67,492 +
<b>Timnath</b>	\$ 57,500

There is a wide range of fee amounts that would be collected by northern Colorado municipalities on a 20,000 square foot retail development. Excluding Platteville, Fort Collins is

estimated to collect the highest impact fee amount (\$336,370), while Eaton is estimated to collect the lowest amount (\$35,855). Seven municipalities are estimated to collect over \$100,000. The median total impact fee amount is roughly \$100,000. For most communities, system investment fees comprise the largest component of fees collected.

## **Summary**

Northern Colorado municipalities impose a broad set of impact fees on both residential and non-residential development. Currently, Platteville's residential impact fees are fairly conservative when compared to other surrounding communities. Platteville is only one of two municipalities analyzed that does not impose impact fees on non-residential development. When comparing communities, it is imperative to consider the level of service included in individual fee calculations. This is particularly important for the system investment fees. Platteville uses these fees in conjunction with case-by-case service extension requirements while other communities include the extension costs in the larger fee amount. This leads to lower fees in Platteville, but does not mean imply there will be insufficient revenues to cover necessary growth related investments.

As the comparative analysis demonstrates, non-residential impact fees vary greatly by municipality, likely reflective of the respective municipality's goals and fiscal situation. The Town of Platteville should reference the impact fees charged by comparison communities prior to the adoption of a non-residential impact fee schedule. Appropriately calculated and structured non-residential impact fees will help the town remain competitive for future non-residential development.

Town of Platteville, Colorado  
400 Grand Avenue, 80651



## Agenda Item Cover Sheet

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MEETING DATE: January 7, 2025

AGENDA ITEM: Consent Agenda Items  
➤ December 17, 2024 minutes

DEPARTMENT: Legislative

PRESENTED BY: Troy Renken, Town Manager

### SUMMARY

The regular monthly meeting minutes are presented for review and approval.

### FINANCIAL CONSIDERATIONS

N/A

### RECOMMENDED ACTION

Move to approve the Consent Agenda as presented and for the Mayor to execute all documents.

### ATTACHMENTS

December 17, 2024 Minutes

**TOWN OF PLATTEVILLE, COLORADO**  
**BOARD OF TRUSTEES MEETING MINUTES**

Regular meeting of the Platteville Board of Trustees will be held on  
Tuesday, December 17, 2024, at 400 Grand Avenue, Platteville, CO.

Mayor Cowper called the meeting to order at 7:00 pm

CALL TO ORDER

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

ROLL CALL

Mayor: Mayor Cowper  
Mayor Pro Tem: Nick Ralston  
Trustees: Larry Clark, Steve Nelson, Larry Hatcher, Hope Morris, Melissa Archambo  
Absent:  
Staff Present: Troy Renken, Town Manager; Danette Schlegel, Town Clerk/Treasurer;  
David Brand, Public Works Director; Carl Dwyer, Police Chief;  
Janet Torres, Rec/Senior, Naomi Nguyen, Library Director

APPROVAL OF THE AGENDA

Trustee Morris moved to approve the agenda as presented. Trustee Clark seconded. All members are in favor.

AUDIENCE PARTICIPATION (*Public Comment Items not on the agenda*)

None

PRESENTATIONS & DISCUSSIONS

Tim Laxson-Real Colorado Presentation.

APPROVAL OF THE CONSENT AGENDA

Trustee Morris moved to approve the consent agenda as presented. Trustee Nelson seconded the motion. All members in favor.

ACTION ITEMS

2025 Fee Schedule

After a brief discussion on various fee updates the Fee Schedule was tabled until January 7 so that a Cemetery fee survey can be completed.

Platte River Farms Conceptual Subdivision Plat

Northern Engineering has been working with the Town to develop a conceptual subdivision plat for the Board to review and approve for future development. Additional conceptual proposals will be developed and presented to the Board in January.

Reports

Library

Rec/Seniors

Police

Public Works

Attorney

Town Manager

Mayor

ADJOURNMENT

Having no further business before the Board, the meeting was adjourned at 9:26P.M.

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Attest: Danette Schlegel, Town Clerk / Treasurer

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Mike Cowper, Mayor

Town of Platteville, Colorado  
400 Grand Avenue, 80651



## Agenda Item Cover Sheet

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MEETING DATE: January 7, 2025  
AGENDA ITEM: Centennial Annexation  
DEPARTMENT: Administration  
PRESENTED BY: Troy Renken, Town Manager

### SUMMARY

An annexation petition was submitted in December for the 40+ acre property located along CR38 west of SH60. The property currently has two buildings that are being leased for industrial (oil & gas) uses and wants to expand the property with similar uses. Weld County referred the property owner to Platteville for annexation consideration as the County is wanting such uses to go into local municipalities.

### FINANCIAL CONSIDERATIONS

Potential one-time development fee revenues and long-term property tax revenues.

### RECOMMENDED ACTION

Move to approve Resolution 2025-01 A resolution of the Board of Trustees of the Town of Platteville accepting the annexation petition from Centennial Estates, LLC and setting the public hearing date for March 4<sup>th</sup>, 2025.

### ATTACHMENTS

Resolution 2025-01

**TOWN OF PLATTEVILLE  
BOARD OF TRUSTEES  
RESOLUTION NO. 2025-01**

**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF PLATTEVILLE  
ACCEPTING THE ANNEXATION PETITION FROM CENTENNIAL ESTATE, LLC**

**WHEREAS**, Jose Gonzalez, Centennial Estate, LLC ("Applicant") is the owner of the real property described in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property");

**WHEREAS**, on December 4, 2024, the Applicant filed a petition to annex the Property into the Town of Platteville (the "Petition");

**WHEREAS**, Town staff has reviewed the Petition and found it to be in compliance with the eligibility criteria found in Title 31, Article 12, of the Colorado Revised Statutes and the petitioner requirements in Section 15-1-70 of the Platteville Municipal Code;

**WHEREAS**, also on January 7, 2025, the Board of Trustees held a properly noticed public meeting to consider the Petition; and

**WHEREAS**, based on the evidence presented at the public meeting, and the findings of Town staff, the Board of Trustees wishes to approve the Application.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF PLATTEVILLE, COLORADO, THAT:**

**Section 1.** **Findings.** The Board of Trustees hereby finds the Petition complies with the eligibility criteria found in Title 31, Article 12, of the Colorado Revised Statutes, also referred to as the Municipal Annexation Act of 1965 and all applicable requirements of the Platteville Municipal Code;

**Section 2.** **Decision.** Based on the foregoing findings, the Board of Trustees hereby accepts the Petition and sets a public hearing date of March 4, 2025 to consider the annexation of the Property into the Town of Platteville.

**ADOPTED this 7th day of January, 2025.**

**TOWN OF PLATTEVILLE**

\_\_\_\_\_  
Mike Cowper, Mayor

ATTEST:

\_\_\_\_\_  
Danette Schlegel, Town Clerk

**EXHIBIT A**  
**LEGAL DESCRIPTION**

**COMMENCING** at the North Quarter corner of Section 1 and assuming the North line of the NW1/4 of said Section 1, as monumented by a #6 rebar with a 2.5" aluminum cap stamped LS38026 at the East end and at the calculated position of the Northwest corner of said Section 1 at the West end per said RE-4174, bears North 87°34'05" West, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983 (2011), a distance of 2616.50 feet with all bearings contained herein relative thereto.

The lineal dimensions contained herein are based on the U.S. Survey Foot.

THENCE North 87°34'05" West along the North line of the NW1/4 of said Section 1 a distance of 1308.29 feet to the Northeast corner of said Lot B, RE-4174;

THENCE South 00°19'17" West along the East line of said Lot B a distance of 30.02 feet to the South right-of-way line of County Road 38 and the Southerly line of the Hoffschneider Fifth Annexation recorded December 13, 2012 at Reception No. 3895813 within the records of Weld County and to the **POINT OF BEGINNING**;

Thence along the East, South and West lines of Lot B, RE-4174 the following Five (5) courses and distances:

THENCE South 00°19'17" West a distance of 1876.65 feet;

THENCE South 87°32'44" West a distance of 519.61 feet;

THENCE North 55°00'29" West a distance of 389.20 feet;

THENCE North 72°44'27" West a distance of 124.39 feet;

THENCE North 01°00'05" East a distance of 1678.86 feet to the South right-of-way line of said County Road 38;

THENCE South 87°34'05" East along said South right-of-way line a distance of 938.80 feet to the **POINT OF BEGINNING**;

Said described area of land contains 40.22 Acres (+/-1,751,819 sq.ft.), more or less, and is subject to any rights-of-way or other easements of record as now existing on said described area of land.





## STAFF REPORT

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**DATE:** January 3, 2025  
**TO:** Board of Trustees  
**FROM:** Angela Snyder, Town Planner  
**SUBJECT:** Centennial Estate Annexation – Compliance Resolution

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**Owner:** Centennial Estate, LLC, Jose Gonzalez  
**Representative:** Hannah Dutrow, AGPROfessionals  
**Parcel ID(s):** 120901200035  
**Address:** 11238 CR 38  
**Legal:** Lot B, Recorded Exemption RE-4174, W2NW4, 01-03-67  
**Location:** South of and adjacent to CR 38, approximately 335 feet east of CR 23  
**Size:** 40.22 acres  
**Purpose:** To affirm the proposed petition complies with Title 31, Article 12, C.R.S.

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### **Location and Description**

The Town has received a petition for annexation on December 4, 2024 from Jose Gonzalez of Centennial Estate, LLC. The subject property is located south of and adjacent to County Road 38, just east of County Road 23. The property is adjacent to the Hoffschneider Annexation (2012) which provides contiguity.

The property is located in the “Developing Urban” urban growth area and in the “Agricultural Holding” land use area according to the 2023 Comprehensive Plan.

The property has an approved Use by Special Review, USR14-0027, for an oil and gas roust-a-bout to include a 16,500-square-foot shop and parking for commercial and employee vehicles. As this use was approved by the Board of County Commissioners on June 24, 2015, it is a vested property right and would continue to be allowed following annexation to Platteville, regardless of initial zoning.

The applicant has requested L1 (Light Industrial) zoning, which is consistent with the adjacent zoning and the current use of the property. This zoning would allow the applicant to expand business operations, which is not allowed in unincorporated Weld County when adjacent to a municipality.



Petition Compliance Criteria

Staff finds the annexation petition meets the following eligibility criteria per Title 31, Article 12, C.R.S:

1. *It is desirable and necessary that the following described territory be annexed to the Town of Platteville.*

The property is located within the Urban Growth Area identified on the adopted Three Mile Plan. The business cannot be expanded without annexation to a municipality. Platteville is the only municipality that could annex the subject property.

2. *Not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed is contiguous with the Town of Platteville.*

Approximately 38% of the perimeter is contiguous with the Town of Platteville.

3. *A community of interest exists between the territory proposed to be annexed and the Town of Platteville.*

The annexation of a commercial business will provide the Town with property tax revenue.

4. *The territory proposed to be annexed is urban or will be urbanized in the near future.*

The subject property is identified as a “Developing Urban” area on the Platteville Urban Growth Area map.

5. *The territory proposed to be annexed is integrated or is capable of being integrated with the Town of Platteville, Colorado.*

The Town of Platteville already annexed County Road 38 in this location, providing access. The property has a water tap from Central Weld County Water District.

6. *The signatures of the petition comprise fifty percent (50%) or more of the landowners of the territory to be included in the area proposed to be annexed and said landowners attesting to the facts and agreeing to the conditions herein contained will negate the necessity of any annexation election.*

Jose Gonzalez, whose signature is on the petition, is the registered agent for Centennial Estate, LLC, which owns the entirety of the property.

7. *No land held in identical ownership, whether consisting of one tract to parcel of real estate or two or more contiguous tracts or parcels of real estate:*

- a. Is divided into separate parts or parcels without the written consent of the landowner or landowners thereof, unless such tracts or parcels are separated by a separate dedicated street, road or other public way; or*

- b. Comprising twenty (20) acres or more and which, together with the buildings and improvements situated thereon has an assessed value in excess of Two Hundred Thousand Dollars (\$200,000) for ad valorem tax purposes for the year proceeding the annexation, is included within the territory proposed to be annexed without the written consent of the landowner or landowners.*

The proposed annexation represents an entire parcel. No land will be split by the annexation. The only property owner has consented to the annexation.

- 8. No part of the area proposed to be annexed is more than three miles from a point on the municipal boundary, as such was established more than one year before this annexation will take place.*

The furthest point of the area proposed to be annexed is 1200 feet from the municipal boundary.

**Recommendations**

Based upon the finding in this staff report and the attached Resolution, staff recommends the petition favorably.

**Attachment(s)**

- Annexation Petition
- Annexation Plat
- Compliance Resolution

# CENTENNIAL ESTATES ANNEXATION AND ESTABLISHMENT OF ZONING MAP TO THE TOWN OF PLATTEVILLE, COLORADO Located in Section 1, Township 3 North, Range 67 West of the 6th P.M. County of Weld, State of Colorado

**OWNER'S APPROVAL**

Know all men by these presents that Centennial Estate, LLC, being the owner and proprietor of the land described herein as CENTENNIAL ESTATES ANNEXATION have caused such land to be annexed to the Town of Platteville, Colorado, in witness whereof, we have hereunto set out hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: Jose Gonzalez AS: CEO of Centennial Estate, LLC

**NOTARIAL CERTIFICATE**

STATE OF COLORADO }  
COUNTY OF WELD }

The foregoing instrument was acknowledged before me by \_\_\_\_\_ as \_\_\_\_\_ of Centennial Estate LLC this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My commission expires \_\_\_\_\_

Notary Public \_\_\_\_\_

**TOWN OFFICIALS' ACKNOWLEDGEMENT**

Troy Renken, Town Manager \_\_\_\_\_

Donette Schlegel, Town Clerk \_\_\_\_\_

**PLATTEVILLE TOWN BOARD APPROVAL CERTIFICATE**

This Annexation and Establishment of Zoning Map is to be known as the CENTENNIAL ESTATES ANNEXATION TO THE TOWN OF PLATTEVILLE and is passed and adopted at a meeting of the Town of Platteville, Colorado, held on \_\_\_\_\_, 20\_\_\_\_.

Mayor, Town of Platteville \_\_\_\_\_

Attest: Town Clerk \_\_\_\_\_

**SURVEYOR'S STATEMENT**

I, Jason S. Ailes, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that the Annexation and Establishment of Zoning Map shown hereon truly and correctly represents the above described parcels of land and that at least one sixth (1/6) of the peripheral boundary of said parcels is contiguous to the present boundary of the Town of Platteville.

Sheet 1 of 2

Jason S. Ailes, on behalf of ACPROfessionals, LLC  
Colorado Licensed Professional  
Land Surveyor No. 38479

**PROPERTY DESCRIPTION**

**CENTENNIAL ESTATES ANNEXATION AND PROPOSED LIGHT INDUSTRIAL ZONING (L)**

An area of land being a portion of that parcel of land known as Lot B, Recorded Exemption No. 1209-Q-2 RE-4174 recorded November 15, 2005 at Reception No. 3340190 within the records of Weld County, and being a part of the Northwest Quarter of Section One (1), Township Three North (13N), Range Sixty-seven West (R67W) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado being more particularly described as follows:

**COMMENCING** at the North Quarter corner of Section 1 and assuming the North line of the NW/4 of said Section 1, as monumented by a #6 rebar with a 2.5" aluminum cap stamped L538026 at the East end and at the calculated position of the Northwest corner of said Section 1 at the West end per said RE-4174, bears North 87°34'05" West, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983 (2011), a distance of 2616.50 feet with all bearings contained herein relative thereto.

The linear dimensions contained herein are based on the U.S. Survey Foot.

**THENCE** North 87°34'05" West along the North line of the NW/4 of said Section 1 a distance of 1,308.29 feet to the Northeast corner of said Lot B, RE-4174;

**THENCE** South 00°19'17" West along the East line of said Lot B a distance of 30.02 feet to the South right-of-way line of County Road 38 and the Southern line of Parcel 17 of the 17th Annexation recorded December 13, 2012 at Reception No. 3895813 within the records of Weld County and to the POINT OF BEGINNING;

**THENCE** along the East, South and West lines of Lot B, RE-4174 the following Five (5) courses and distances:

**THENCE** South 00°19'17" West a distance of 1876.65 feet;

**THENCE** South 87°32'44" West a distance of 519.61 feet;

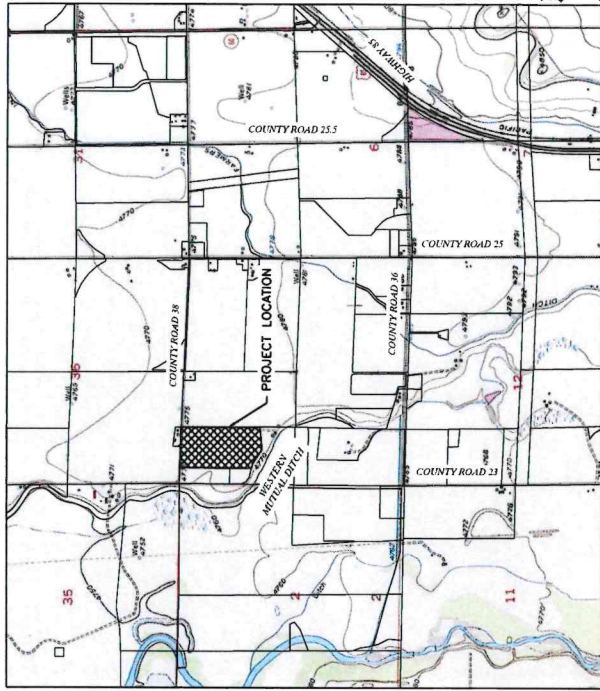
**THENCE** South 55°00'29" West a distance of 392.20 feet;

**THENCE** North 72°44'27" West a distance of 124.39 feet;

**THENCE** North 01°00'05" East a distance of 1678.88 feet to the South right-of-way line of said County Road 38;

**THENCE** along the East line of said County Road 38 to the POINT OF BEGINNING;

Said described area of land contains 40.22 Acres (+/-1,751,819 sq.ft.), more or less, and is subject to any rights-of-way or other easements of record as now existing on said described area of land.



VICINITY MAP

SCALE - 1" = 200'

HQ: 3050 67th Avenue, Suite 200,  
Greeley, CO 80634  
(970) 535-9318 - fax; (970) 535-9854  
ID: 213 Canyon Crest Dr., Suite 100,  
Twin Falls, ID 83301  
(208) 395-5301



DATE: December 11, 2024 DRAWN BY: SA

REVISIONS

R1	
R2	
R3	
R4	

**CENTENNIAL ESTATES ANNEX**  
CENTENNIAL ESTATE LLC PROPERTY,  
WELD COUNTY, COLORADO, SECTION 1, T3N, R67W  
CENTENNIAL TOOLS AND SERVICE - 110 1ST STREET, KERSEY, CO 80644

DATE: 11-26-24  
JOB NO. 138143  
SHEET

# CENTENNIAL ESTATES ANNEXATION AND ESTABLISHMENT OF ZONING MAP TO THE TOWN OF PLATTEVILLE, COLORADO

## Located in Section 1, Township 3 North, Range 67 West of the 6th P.M. County of Weld, State of Colorado

- SURVEYOR'S NOTES:**
1. BASIS OF BEARINGS AND LINEAL UNIT DEFINITION  
Assuming the North line of the NW1/4 of said Section 1, as monumented by a #6 rebar with a 2.5" aluminum cap stamped LS38028 at the East end and at the calculated position of the Northwest corner of said Section 1, S 87°32'44" W, 519.61', bearing thereon, and the bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983 (2011), a distance of 2616.50 feet with all bearings contained herein relative thereto.
  2. The lined dimensions contained herein are ground distances based on the "U.S. Survey Foot".  
This Annexation Map does not represent a Monumented Land Survey by ACPROfessionals. It is intended to depict the described parcels and their relationship with the existing Town of Platteville town limits.
  3. The area of Annexation is within the following Special Districts:  
Amp Junior College  
Central Colorado Water Subdistrict  
Central Weld County Water  
Central Weld County  
Northern Colorado Water  
Platte Valley Conservation  
Platteville-Gilcrest Fire  
Platteville-Gilcrest Fire  
Weld County
  4. Notices - According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect, or no court may action based upon any defect be commenced more than ten years from the date of certification shown herein.

LEGEND	
	BOUNDARY LINE
	SECTION LINE
	RIGHT-OF-WAY LINE
	EASEMENT LINE
	ADJACENT PARCEL LINE
	CORPORATE LIMITS OF THE TOWN OF PLATTEVILLE
	FOUND ALIQUOT MONUMENT AS NOTED
	FOUND ALIQUOT WITNESS MONUMENT AS NOTED
	SET ALIQUOT MONUMENT AS NOTED
	SET ALIQUOT WITNESS MONUMENT AS NOTED
	FOUND PROPERTY CORNER MONUMENT
	CALCULATED POSITION, DID NOT FIND OR SET

**ANNEXATION TABLE**

Total Annexed Perimeter = 5527.51 L.F.  
Minimum Contiguity Needed (1/8 of Perimeter) = 921.25 L.F.  
Perimeter Contiguity with Town = 2094.83 L.F.  
Percent of Contiguity (Ratio) = 37.9% (172.64)  
Total Annexed Area = 40.22 Acres

Sheet 2 of 2

James S. Miles on behalf of ACPROfessionals, LLC  
Colorado Licensed Professional  
Land Surveyor No. 38479

DATE: December 11, 2024 DRAWN BY: JS

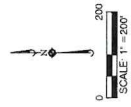
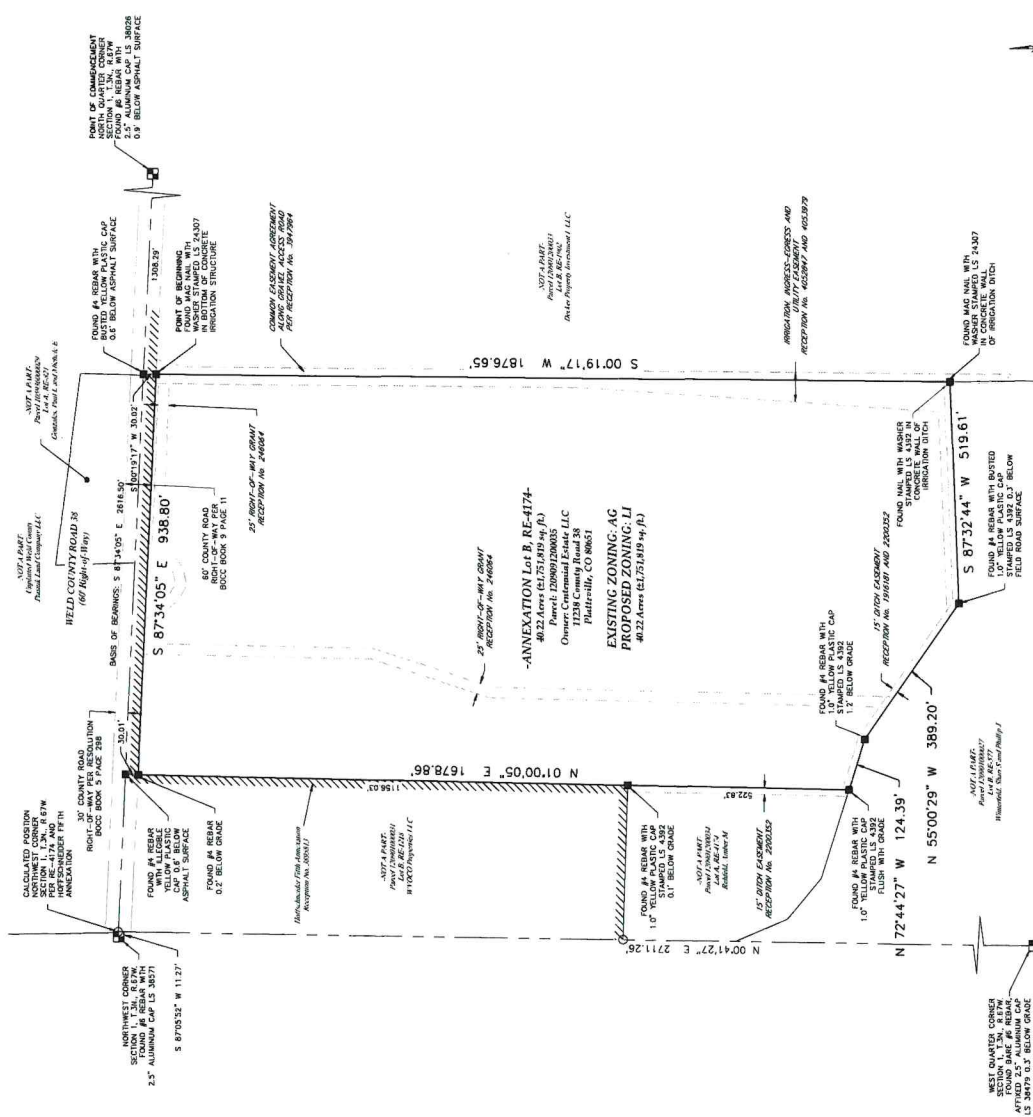
REVISIONS	



**ACPROfessionals**  
DEVELOPERS OF AGRICULTURE

HO: 3050 67th Avenue, Suite 200,  
Greeley, CO 80634  
(970) 535-9318 - fax: (970) 535-9854  
ID: 213 Canyon Crest Dr., Suite 100,  
Timnath Falls, ID 83301  
(208) 595-5301

**CENTENNIAL ESTATES ANNEX**  
CENTENNIAL ESTATE LLC PROPERTY,  
WELD COUNTY, COLORADO, SECTION 1, T3N, R67W  
CENTENNIAL TOOLS AND SERVICE - 110 1ST STREET, KERSEY, CO 80644



DATE: 11-26-24  
JOB NO.: 1381-03  
SHEET:  
2 of 2



# Annexation Petition

Platteville Annexation & Zoning Application

Prepared for

**Centennial Estate, LLC**

PETITION FOR ANNEXATION

TO: BOARD OF TRUSTEES OF THE TOWN OF PLATTEVILLE, COLORADO

RE: PROPERTY KNOWN AS: Centennial Annexation

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The undersigned landowners, in accordance with Title 31, Article 12, Part 1, C.R.S., known as the Municipal Annexation Act of 1965, hereby petition the Town of Platteville, Colorado (the "Town"), for annexation to the Town of the following described unincorporated area situate and being in the County of Weld, State of Colorado (the "Property"):

(See Exhibit A attached hereto and incorporated herein by reference)

In support of their Petition, Petitioners state as follows:

1. That it is desirable and necessary that the Property be annexed to the Town of Platteville, Colorado.
2. That the Property meets the requirements of C.R.S. §§ 31-12-104 and 105, in that:
  - a. Not less than 1/6 of the perimeter of the Property is contiguous with the existing boundaries of the Town, disregarding for contiguity purposes, as allowed by C.R.S. § 31-12-104(1)(a), the existence of any platted street or alley, any public or private right-of-way, any public or private transportation right-of-way or area, public lands (except county-owned open space) or any lakes, reservoirs, streams or other natural or artificial waterways located between the Town and the Property. The contiguity required by C.R.S. § 31-12-104(1)(a) has not been established by use of any boundary of an area that was previously annexed to the Town where the area, at the time of its annexation, was not contiguous at any point with the boundary of the Town, and was not otherwise in compliance with C.R.S. § 31-12-104(1)(a), and was located more than three miles from the nearest boundary of the Town, nor was the contiguity required by C.R.S. § 31-12-104(1)(a) established by use of any boundary of territory that was subsequently annexed directly to, or which was indirectly connected through, subsequent annexations of such an area.
  - b. The proposed annexation will not create any disconnected municipal satellites.
  - c. A community of interest exists between the Property and the Town.
  - d. The Property is urban or will be urbanized in the near future, and said area is integrated or is capable of being integrated with the Town.
  - e. No land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate:



- i. Is divided into separate parts or parcels without the written consent of the landowner or landowners thereof, unless such tracts or parcels are separated by a dedicated street, road, or other public way.
    - ii. Comprising 20 acres or more and which, together with the buildings and improvements situated thereon, has a valuation for assessment in excess of \$200,000 for ad valorem tax purposes for the year next preceding the annexation is included within the Property without the written consent of the landowner(s) unless such tract of land is situated entirely within the outer boundaries of the Town as they exist at the time of annexation.
  - f. No annexation proceedings have been commenced for the annexation to another municipality of part or all of the Property.
  - g. The annexation of the Property will not result in the detachment of area from any school district and the attachment of same to another school district, unless accompanied by a resolution of the board of directors of the school district to which such area will be attached approving such annexation.
  - h. The annexation of the Property will not have the effect of extending the boundary of the Town more than three miles in any direction from any point of the Town's boundary in any one year.
  - i. If a portion of a platted street or alley is to be annexed, the entire width of said street or alley is included within the Property.
  - j. Reasonable access will not be denied to landowners, owners of easements or the owners of franchises adjoining any platted street or alley to be annexed that will not be bordered on both sides by the Town.
3. That attached hereto and incorporated herein by reference are five prints of a black ink or Mylar annexation map, prepared, stamped and signed by a professional engineer or land surveyor registered in the State, containing the following information:
- a. A written legal description of the boundaries of the Property.
  - b. A map showing the boundary of the Property.
  - c. Within the annexation boundary map, a showing of the location of each ownership tract of unplatted land, and, with respect to any area which is platted, the boundaries and the plat numbers of plots or lots and blocks.
  - d. Next to the boundary of the Property, a drawing of the contiguous boundary of the Town and the contiguous boundary of any other municipality abutting the Property.
  - e. The physical relationship of the Property to the existing corporate limits of the Town.

- f. Boundaries of special districts, if any, having jurisdiction over the Property.
  - g. The location and width of existing street and utility easements within or adjacent to the Property.
  - h. The location and site of the nearest existing utility lines.
  - i. Existing development within the Property, and the current source of water, sanitary sewer and storm drainage service for such development.
  - j. Proposed zoning of the Property and exact boundaries of zoning districts if more than one district is proposed.
  - k. Date, scale and north sign.
4. That Petitioners are the landowners of more than 50% of the Property, exclusive of streets and alleys.
5. That all Petitioners signed this Petition no more than 180 days prior to the date of the filing of this Petition.
6. That this Petition satisfies the requirements of Article II, § 30 of the Colorado Constitution in that it is signed by persons comprising more than 50% of the landowners of the Property who own more than 50% of the Property, excluding public streets and alleys and any land owned by the Town.
7. That no election has been held within the last 12 months for annexation of the Property to the Town.
8. That upon the effective date of the ordinance annexing the Property to the Town, the entire Property shall become subject to the ordinances, resolutions, rules and regulations of the Town, except for general property taxes which shall become effective on January 1 of the next year following passage of the annexation ordinance.
9. That attached hereto and incorporated herein are the following:
- a. Evidence of fee ownership of each separately owned parcel of the Property, consisting of a commitment for or a title insurance policy, an attorney's written title opinion, a subdivision certificate or a written ownership and encumbrance report, effective as of a date not later than 30 days before the date of filing.
  - b. A legal description of water and ditch rights appurtenant to the Property, identified to each ownership parcel.
  - c. Evidence that the Property is within the established Town three-mile planning area or evidence that the Town is willing to extend the Town boundaries beyond the established three-mile planning area as specified in C.R.S. § 31-12-105(1)(e).

[If the owner of the Property is a corporation/partnership/joint venture, add the following provision:

d. Evidence that Petitioners are authorized on behalf of the corporation, partnership or joint venture owning the Property, to execute all documentation related to this Petition.]

10. That, by the date that is 90 days after the effective date of the annexation ordinance, the Property shall be brought under the Town's zoning code and map.

11. That Petitioners agree to reimburse the Town for all costs and expenses incurred by the Town in reviewing and processing this Petition, as provided by and pursuant to § 15-1-110 of the Platteville Municipal Code.

12. That Petitioners have not requested from any government entity review of a site specific development plan that would vest Petitioners with the property rights contemplated in C.R.S. § 24-68-101, et seq., and that Petitioners hereby waive any vested property rights for the Property resulting from any prior approval of any site specific development plan as defined in C.R.S. § 24-68-101, et seq.

13. That this Petition and the annexation of the Property are specifically conditioned on the negotiation and execution by Petitioners and the Town of a mutually acceptable annexation agreement.

14. That Petitioners reserve the right to withdraw this Petition at any time prior to the adoption of an annexation ordinance.

WHEREFORE, the undersigned Petitioners respectfully request that the Board of Trustees approve the annexation of the Property to the Town.

Jose Refugio Gonzalez 10/3/2024 110 1st Street, Kersey, CO 80644  
Name Date Mailing Address

STATE OF COLORADO )  
 ) ss.  
COUNTY OF Weld )

Subscribed, sworn to and acknowledged before me this 3<sup>rd</sup> day of October, 2024, by Jose Refugio Gonzalez

My Commission expires 03-01-2025.

(SEAL)

Monica Watson  
Notary Public

MONICA LYNN WATSON  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 19954018552  
MY COMMISSION EXPIRES MARCH 1, 2025

**Exhibit A**

An area of land being a portion of that parcel of land known as Lot B, Recorded Exemption No. 1209-01-2 RE-4174 recorded November 15, 2005 at Reception No. 3340190 within the records of Weld County, and being a part of the Northwest Quarter of Section One (1), Township Three North (T.3N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado being more particularly described as follows:

**COMMENCING** at the North Quarter corner of Section 1 and assuming the North line of the NW1/4 of said Section 1, as monumented by a #6 rebar with a 2.5" aluminum cap stamped LS38026 at the East end and at the calculated position of the Northwest corner of said Section 1 at the West end per said RE-4174, bears North 87°34'05" West, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983 (2011), a distance of 2616.50 feet with all bearings contained herein relative thereto.

The lineal dimensions contained herein are based on the U.S. Survey Foot.

THENCE North 87°34'05" West along the North line of the NW1/4 of said Section 1 a distance of 1308.29 feet to the Northeast corner of said Lot B, RE-4174;

THENCE South 00°19'17" West along the East line of said Lot B a distance of 30.02 feet to the South right-of-way line of County Road 38 and the Southerly line of the Hoffschneider Fifth Annexation recorded December 13, 2012 at Reception No. 3895813 within the records of Weld County and to the **POINT OF BEGINNING**;

Thence along the East, South and West lines of Lot B, RE-4174 the following Five (5) courses and distances:

THENCE South 00°19'17" West a distance of 1876.65 feet;

THENCE South 87°32'44" West a distance of 519.61 feet;

THENCE North 55°00'29" West a distance of 389.20 feet;

THENCE North 72°44'27" West a distance of 124.39 feet;

THENCE North 01°00'05" East a distance of 1678.86 feet to the South right-of-way line of said County Road 38;

THENCE South 87°34'05" East along said South right-of-way line a distance of 938.80 feet to the **POINT OF BEGINNING**;

Said described area of land contains 40.22 Acres (+/-1,751,819 sq.ft.), more or less, and is subject to any rights-of-way or other easements of record as now existing on said described area of land.

**AFFIDAVIT OF CIRCULATOR**

The undersigned, being of lawful age, being first duly sworn upon oath, deposes and says:

That he or she was the circulator of the foregoing Petition for Annexation of lands to the Town of Platteville, Colorado, consisting of 5 pages including this page, and that each signature thereon was witnessed by the affiant and is the true signature of the person whose name it purports to be.

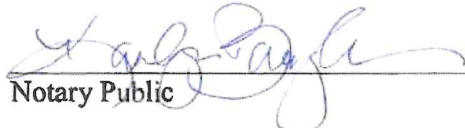
  
Circulator

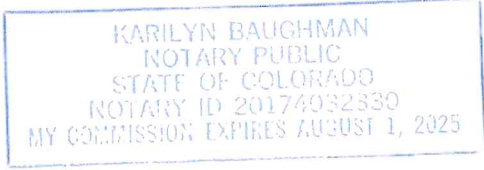
STATE OF COLORADO    )  
  ) ss.  
COUNTY OF Weld    )

Subscribed, sworn to and acknowledged before me this 26<sup>th</sup> day of November, 2020, by Hannah Detrow.

My Commission expires 8-1-2025.

(SEAL)

  
Notary Public



Town of Platteville, Colorado  
400 Grand Avenue, 80651



## Agenda Item Cover Sheet

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MEETING DATE: January 7, 2025  
AGENDA ITEM: Ordinance 2025-840  
DEPARTMENT: Administration  
PRESENTED BY: Troy Renken, Town Manager

### SUMMARY

The salaries for the Town Manager & Town Clerk/Treasurer are approved during the budget process and then the compensation is set by ordinance during a public meeting. The compensation shown in the ordinance reflects a 4% increase based upon the Board approved 2.5% COLA and 1.5% Merit for 2025.

### FINANCIAL CONSIDERATIONS

All employee salaries and compensation are budgeted for 2025.

### RECOMMENDED ACTION

Move to approve Ordinance 2025-840 AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF PLATTEVILLE SETTING THE COMPENSATION FOR THE POSITIONS OF TOWN CLERK/TOWN TREASURER AND TOWN MANAGER

### ATTACHMENTS

Ordinance 2025-840

**TOWN OF PLATTEVILLE  
BOARD OF TRUSTEES  
ORDINANCE NO. 2025-840**

**AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF  
PLATTEVILLE SETTING THE COMPENSATION FOR THE POSITIONS OF  
TOWN CLERK/TOWN TREASURER AND TOWN MANAGER.**

**WHEREAS**, pursuant to Section 31-4-304, the Board of Trustees must to fix the compensation for the positions of Town Clerk/Town Treasurer and Town Manager by ordinance;

**NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF PLATTEVILLE, COLORADO:**

**Section 1.** The 2025 annual compensation for the Town Clerk/Town Treasurer shall be \$90,581.82.

**Section 2.** The 2025 annual compensation for the Town Manager shall be \$149,871.

**Section 3.** **Applicability.** The compensation set forth herein shall be effective on and after January 1, 2025.

**Section 4.** **Severability.** If any provision of this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining provisions of this Ordinance will remain valid, it being the intent of the Board of Trustees that the provisions of this Ordinance are severable.

**Section 5.** **Repealer.** All ordinances or resolutions, or parts thereof, in conflict with this Ordinance are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such ordinance nor revive any ordinance thereby.

**INTRODUCED, READ, ADOPTED AND ORDERED PUBLISHED THIS 7<sup>TH</sup>  
DAY OF JANUARY, 2025.**

**TOWN OF PLATTEVILLE**

By: \_\_\_\_\_  
Mike Cowper, Mayor

ATTEST:

By: \_\_\_\_\_  
Danette Schlegel, Town Clerk/Treasurer



## Agenda Item Cover Sheet

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MEETING DATE: January 7, 2025  
AGENDA ITEM: Business Grant Program  
DEPARTMENT: Administration  
PRESENTED BY: Troy Renken, Town Manager

### SUMMARY

During the budget process the Board approved \$50,000 to implement a new Business Grant Program to assist local businesses in making improvements to the exterior of their businesses (buildings and/or properties) to enhance the appearance of the business district. The Town Manager will present a draft grant application to the Board during the meeting that will outline the basic requirements and scope of the funding.

In general, the purpose of the Business Grant Program is to provide matching funds to help business make improvements to their buildings and properties including paint, landscape features, signage, door and window upgrades, and similar improvements that would help improve the appearance for customers and the community overall. As a comparable example, the City of Longmont has a business sign program to provide partial funding for local businesses to upgrade or replace signage that meet the City's sign code. The grant funding in Platteville could go towards a wider variety of improvements that the Board would on a case-by-case basis per the applications.

### FINANCIAL CONSIDERATIONS

\$50,000 is budgeted in the Planning & Economic Development section of the General Fund and grant funds could provide a 50% cost reimbursement for approved projects up to \$5,000 per application (i.e. for a \$5,000 building painting or exterior remodel the Town would reimburse up to \$2,500 with approved receipts).

### RECOMMENDED ACTION

Move to approve the draft proposal to establish a Business Grant Program and authorize the Town Manager to finalize and present to the Board a grant guidelines and application form to begin the program this spring.

### ATTACHMENTS

None (to be presented during the meeting)





## Agenda Item Cover Sheet

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MEETING DATE: January 7, 2025  
AGENDA ITEM: Police Vehicles Replacement Purchases  
DEPARTMENT: Administration  
PRESENTED BY: Troy Renken, Town Manager

### SUMMARY

During the budget process the Board approved \$60,000 in the LE Fund to purchase two used vehicles to replace current police units as part of our annual replacement program. During the past few years Chief Dwyer has worked with two commercial dealerships in Chicago, Illinois (Asia Motors and Chicago Motors) to purchase used police units including the current Chevy Tahoe that he drives, and they have proven to be affordable and reliable. Carl contacted both dealerships during the past month and found a 2018 Dodge Charger for \$27,995 with 22,789 miles at Chicago Motors and a 2020 Ford Explorer for \$30,835 with 42,700 miles at Asia Motors that are in good condition and reasonably priced. Both dealerships have multiple police vehicles available with a wide range of miles and prices so they have good selections to choose from. The Charger will replace one of the older Ford Crown Victoria's and the Explorer will replace one of the current Explorers that now needs an engine replacement (obtained two opinions from local mechanics). Upon approval, both vehicles will be shipped to Platteville and Carl will get them scheduled to be equipped in the next few months.

### FINANCIAL CONSIDERATIONS

\$60,000 is budgeted in the Vehicle Replacement line item in the LE Fund with an additional \$30,000 for equipment and installation costs for both vehicles. The total purchase costs of \$58,830 are within the approved budget and Carl is soliciting estimates from several companies to complete the equipment installation and decals.

### RECOMMENDED ACTION

Move to approve the purchase of a 2018 Dodge Charger from Chicago Motors for \$27,995 and a 2020 Ford Explorer from Asia Motors for \$30,835 for a total cost of \$58,830.

### ATTACHMENTS

Chicago Motors Bill of Sale with pictures  
Asia Motors Bill of Sale with pictures



# Bill of Sale

CHICAGO MOTORS INC.  
 2553 W. CHICAGO AVE.  
 CHICAGO, IL 60622  
 Office Phone: 773-235-6500  
 sales@chicagomotors.com

Bill of Sale Number: I241216865  
 Bill of Sale Date: 01/01/2025  
 Payment Terms: Due Prior to  
 Delivery  
 Bill of Sale Amount: 27,995.00

**Register & Title To**  
 Town of Platteville  
 400 Grand Avenue  
 Platteville, CO 80651  
 Office Phone: 970-785-2215 Ext. 1202  
 cdwyer@plattevillegov.org

**Ship To**  
 Town of Platteville  
 400 Grand Avenue  
 Platteville, CO 80651  
 Office Phone: 970-785-2215 Ext. 1202  
 cdwyer@plattevillegov.org

Item Name	Quantity	Unit Price	Total
R-5177 - 2018 Dodge Charger AWD 5.7L V8 HEMI Police VIN: 2C3CDXKT0JH248896 - MILEAGE: 22,789 - COLOR: WHITE	1.00	26,995.00	26,995.00
SHIPPING TO 80651 FOR INVOICE NO. I220622905	1.00	1,000.00	1,000.00

**Comments:**

**TERMS & CONDITIONS:**

1. Vehicles are sold AS-IS-WHERE-IS, with no implied warranty or guarantee. Factory Warranty and/or open recalls may apply.
2. Full Payment is due PRIOR to delivery.
3. If paying by check, please make it payable to "CHICAGO MOTORS INC", and please send it via UPS or FedEx to: 2553 W. Chicago Ave. Chicago, IL 60622.

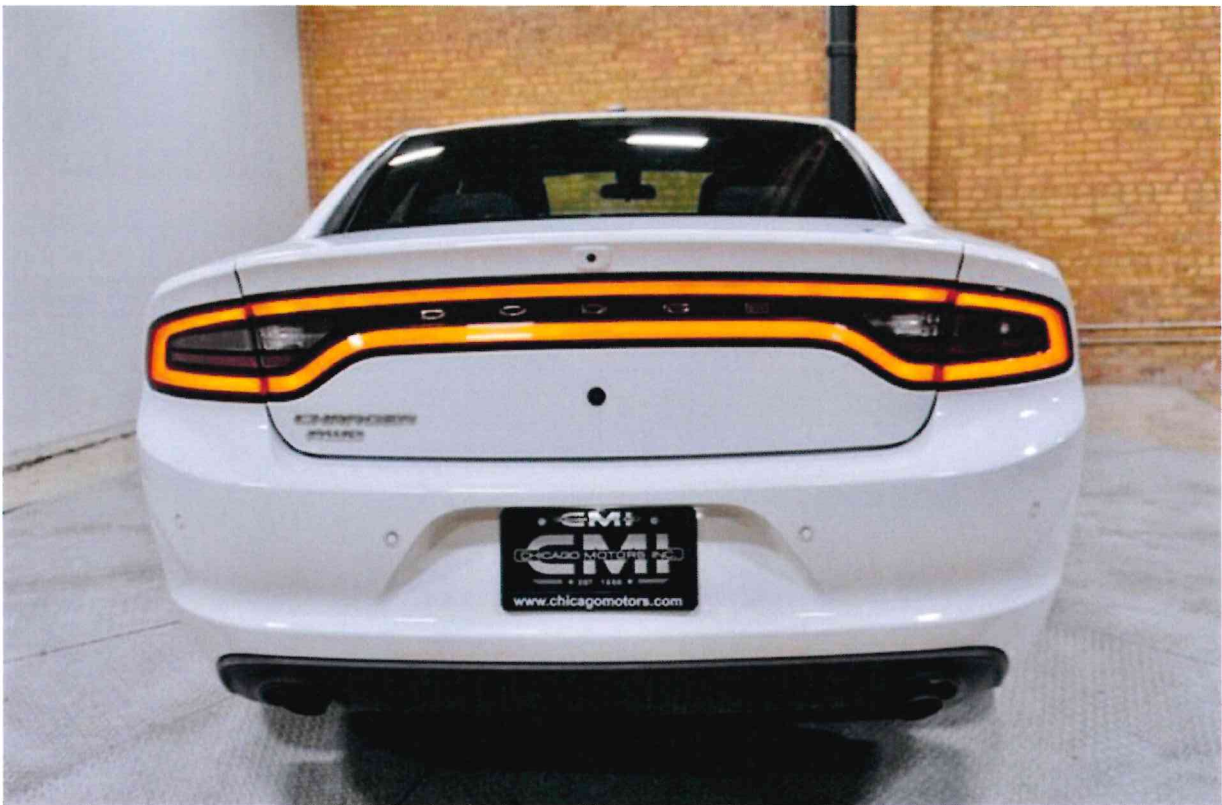
  
 \_\_\_\_\_  
 Customer Signature & Date

\_\_\_\_\_  
 Seller Signature & Date

Subtotal: \$ 27,995.00  
 Bill of Sale Amount \$ 27,995.00

*OS*  
 1/2/25  
 280.0000. 8152.00





## BILL OF SALE

SELLER	BUYER(S)																																
ASIA MOTORS INC 2300 NORTH MANNHEIM RD MELROSE PARK, IL 60164 847-447-3500  Date: 1/02/25 Salesman:	Platteville Police Department  400 Grand Avenue PLATTEVILLE, CO 80651 County: WELD Phone: 970-785-2215																																
DESCRIPTION OF VEHICLE SOLD	DESCRIPTION OF TRADE-IN(S)																																
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">Stock #: 23584</td> <td style="width: 50%;">Year: 2020</td> </tr> <tr> <td>Make: FORD</td> <td>Model: EXPLORER</td> </tr> <tr> <td>Body Type: 4DR</td> <td>Color: WHITE</td> </tr> <tr> <td>Tag:</td> <td>Mileage: 42700</td> </tr> <tr> <td colspan="2">VIN: 1FM5K8AW5LGD07012</td> </tr> </table>	Stock #: 23584	Year: 2020	Make: FORD	Model: EXPLORER	Body Type: 4DR	Color: WHITE	Tag:	Mileage: 42700	VIN: 1FM5K8AW5LGD07012		<table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">Trade # 1: N/A</td> <td style="width: 50%;">Mileage:</td> </tr> <tr> <td>VIN:</td> <td></td> </tr> <tr> <td>Trade # 2: N/A</td> <td>Mileage:</td> </tr> <tr> <td>VIN:</td> <td></td> </tr> </table>	Trade # 1: N/A	Mileage:	VIN:		Trade # 2: N/A	Mileage:	VIN:															
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SETTLEMENT																																	
<p><b>WARRANTY DISCLAIMER</b> Any warranties on the products sold hereby are those made by the manufacturer. The seller hereby expressly disclaims all warranties, either express or implied, including any implied warranty of merchantability or fitness for a particular purpose and neither assumes nor authorizes any other person to assume for it any liability in connection with the sale of said products.</p> <p>Seller makes no warranty of any kind, express or implied, as to the merchantability or fitness for a particular purpose of the vehicle covered by this agreement, and buyer understands and agrees that such vehicle, whether new or used is sold "AS-IS" and "WITH ALL FAULTS".</p> <p style="text-align: center;"><b>LIEN HOLDER</b></p>	<table style="width: 100%; border: none;"> <tr> <td style="width: 60%;">Price:</td> <td style="text-align: right;">29,795.00</td> </tr> <tr> <td>Less Trade Allowance:</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td colspan="2" style="border-top: 1px solid black;"></td> </tr> <tr> <td>Difference:</td> <td style="text-align: right;">29,795.00</td> </tr> <tr> <td>Payoff on Trade-In</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>Sales Tax:</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>Dealer Service Fee: :</td> <td style="text-align: right;">150.00</td> </tr> <tr> <td>Tag &amp; Title Fee::</td> <td style="text-align: right;">40.00</td> </tr> <tr> <td colspan="2" style="border-top: 1px solid black;"></td> </tr> <tr> <td>Shipping-1:</td> <td style="text-align: right;">850.00</td> </tr> <tr> <td colspan="2" style="border-top: 1px solid black;"></td> </tr> <tr> <td>Total:</td> <td style="text-align: right;">30,835.00</td> </tr> <tr> <td>Less Cash Down Payment:</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>Deferred Down Payment:</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td colspan="2" style="border-top: 1px solid black;"></td> </tr> <tr> <td><b>BALANCE REMAINING:</b></td> <td style="text-align: right;"><b>30,835.00</b></td> </tr> </table>	Price:	29,795.00	Less Trade Allowance:	N/A			Difference:	29,795.00	Payoff on Trade-In	N/A	Sales Tax:	N/A	Dealer Service Fee: :	150.00	Tag & Title Fee::	40.00			Shipping-1:	850.00			Total:	30,835.00	Less Cash Down Payment:	N/A	Deferred Down Payment:	N/A			<b>BALANCE REMAINING:</b>	<b>30,835.00</b>
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**CONTRARY LANGUAGE DISCLOSURE** The following applies to all vehicles sold as "DEMONSTRATOR" or "USED". The information you see on the window form (entitled "Buyer's Guide") for this vehicle is part of this contract. Information on the window form overrides any contrary provisions in the contract of sale. Buyer hereby acknowledges the presence of the above mentioned window form (BUYER'S GUIDE) on the purchased vehicle at time of delivery and receipt of the original of said form.

**WILL NOT PROVIDE ANY LOANER VEHICLE**

Buyer \_\_\_\_\_ Co-Buyer \_\_\_\_\_  
 I UNDERSTAND NO VERBAL AGREEMENT WILL BE HONORED BY DEALER

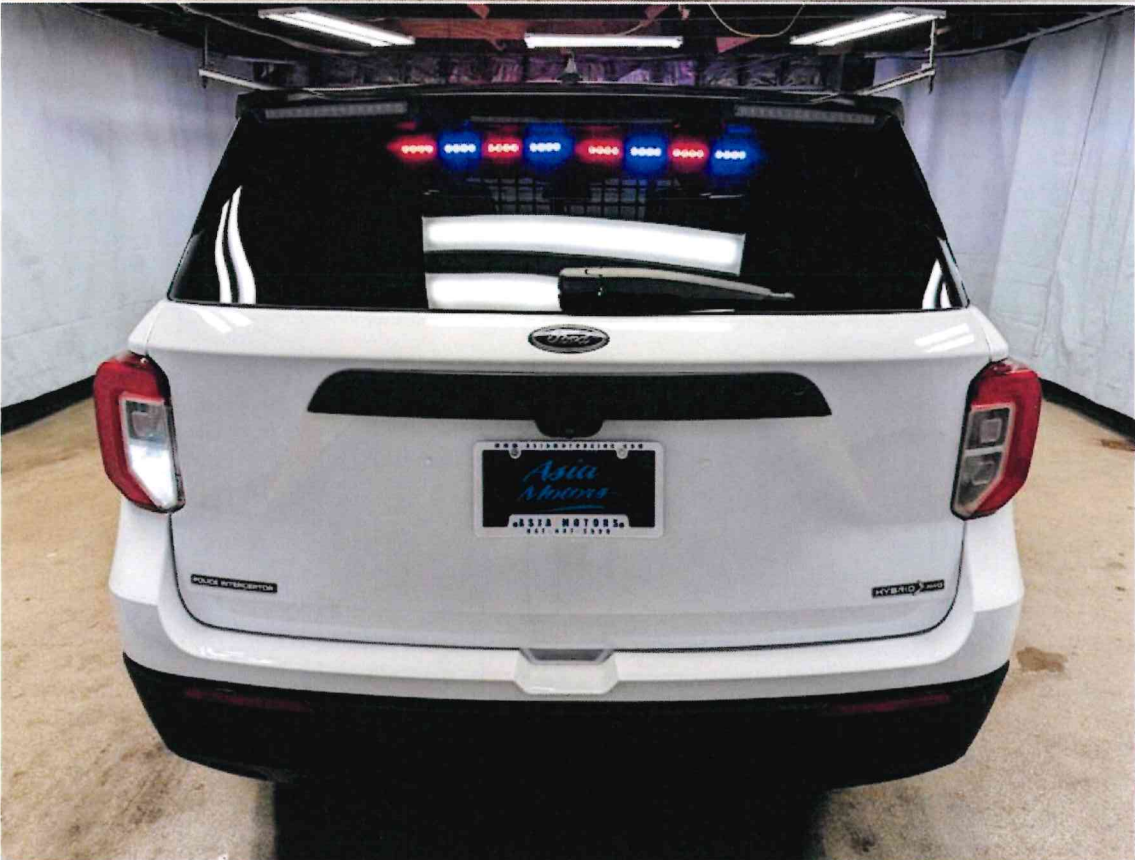
**ALL SALES FINAL**

BUYER AGREES THAT HE HAS READ AND UNDERSTANDS THE TERMS AND CONDITIONS AND LIMITATIONS OR LIABILITY SET FORTH HEREIN AND AFFIXES HIS SIGNATURE IN CONFIRMATION OF HIS OFFER.

Buyer \_\_\_\_\_ Co-Buyer \_\_\_\_\_  
 I UNDERSTAND NO VERBAL AGREEMENT WILL BE HONORED BY DEALER.  
 I HAVE RECEIVED A COPY OF MY PURCHASE OPTION CONTRACT ON DELIVERY.

Accepted This Date 1/02/25  
 By \_\_\_\_\_  
 Purchase Order must be accepted by an officer or manager of the Company.







## Agenda Item Cover Sheet

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MEETING DATE: January 7, 2025  
AGENDA ITEM: Town Manager Report  
DEPARTMENT: Administration  
PRESENTED BY: Troy Renken, Town Manager

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### SUMMARY

Manager Renken will provide a verbal report during the meeting and be available to address additional questions the Board may have.

### ATTACHMENTS

None



Town of Platteville, Colorado  
400 Grand Avenue, 80651



## Agenda Item Cover Sheet

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MEETING DATE: January 7, 2025  
AGENDA ITEM: Mayor Report  
DEPARTMENT: Executive / Legislative  
PRESENTED BY: Mike Cowper, Mayor

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### SUMMARY

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Mayor Cowper will update the Board with any & all pertinent information currently at his disposal and will seek comments, questions, and concerns of the Board Members.

### ATTACHMENTS

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None