

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, March 04, 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
Katie Vera, Town Attorney

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. 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.)

A. February 18, 2025 Meeting Minutes

8. PRESENTATIONS AND DISCUSSIONS

A. Public Hearing - Centennial Estates Annexation

B. Platte View Metropolitan District Service Plan Presentation

9. ACTION ITEMS

A. Special Districts Policy

B. Resolution 2025-03 VHS After Prom Donation

C. Resolution 2025-04 Platte View Metropolitan District Service Plan

D. CDBG Park Improvements Grant Contractor Bid Approval

E. Business Enhancement Grant Program

10. REPORTS

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

11. ADJOURNMENT

Town of Platteville, Colorado
400 Grand Avenue, 80651



Agenda Item Cover Sheet

MEETING DATE: March 4, 2025

AGENDA ITEM: Consent Agenda Items
➤ February 18 Minutes

DEPARTMENT: Legislative

PRESENTED BY: Troy Renken, Town Manager

SUMMARY

The only item on the consent agenda is the previous meeting minutes 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

February 18, 2025 Minutes

TOWN OF PLATTEVILLE, COLORADO
BOARD OF TRUSTEES MEETING MINUTES

Regular meeting of the Platteville Board of Trustees will be held on
Tuesday, February 18, 2025 at 400 Grand Avenue, Platteville, CO.
Mayor Cowper called the meeting to order at 7:10 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: None
Staff Present: Troy Renken, Town Manager; Tessa Yaste, Finance Clerk; David Brand, Public Works Director; Chief Dwyer; Janet Torres, Recreation & Senior Director

APPROVAL OF THE AGENDA

Mayor Pro Tem Ralston moved to approve the agenda as presented. Trustee Archambo seconded. All members are in favor.

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

None

PRESENTATIONS & DISCUSSIONS

Rotary Club Historical Sign Project
Presentation on Colorado Special District-Overview, Organization and Use

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

Special District Policy

In November the Town completed the annexation and zoning for the Platte View Commerce Center located on the northwest corner of Highway 66 & CR19 for the development of a 9-lot industrial park. The development team has requested time to make a presentation on how Colorado Special Districts are established and function and then discuss more specifically the special district (service plan) proposal for the Platte View Commerce Center.

The Board continued this item to the March 4th meeting date as they would like to see changes regarding the proposed application and annual review fees.

Resolution 2025-02 Northern Water Section 131 Contract

This past year the Town purchased 10 CBT Units during two separate auctions and those shares have been included in the Town's water portfolio with Northern Water through Temporary Use Permits (TUPs). This is a standard process to allow Northern Water to verify the CBT rights and ensure the transfer documents are completed. The TUPs are now being cancelled, and the 10 CBT Units are converted to what's called a Section 131 Contract that is permanent and continuously renewed annually.

Trustee Morris moved to approve Resolution 2025-02, A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF PLATTEVILLE TO APPLY FOR AN ANNUALLY RENEWABLE PERPETUAL WATER CONTRACT FOR THE RIGHT TO USE COLORADO - BIG THOMPSON PROJECT WATER AND FOR CANCELLATION OF TEMPORARY USE PERMITS. Trustee Nelson Seconded the motion. All members in favor.

Main Street Sidewalk Bids - United Methodist Church

This new sidewalk will complete the public access between Grand Ave and Elizabeth Ave. The portion of sidewalk to be installed will connect the ADA access at Elizabeth Ave, then proceed north to ADA access at the alley, between Grand Ave. and Elizabeth Ave.

Trustee Morris moved to authorize the Town Public Works Director to enter into a Town attorney approved agreement with Sons of Concrete LLC in the amount not to exceed \$21,800.00 to complete this sidewalk installation. Trustee Nelson seconded the motion. All members in favor.

Police Station Design - Fransen Pittman Construction & Infusion Architects Contract

A Request for Proposals (RFP) was advertised on December 10th with a response deadline of January 10th for the new Police Station Design and nine (9) construction or architectural firms responded with proposals. David, Carl and Troy reviewed the proposals during the week of January 13-17 and conducted interviews on January 22nd & 23rd with five of the nine firms. All the firms provided very impressive proposals and any of them could satisfy all of the requirements of the design project.

Trustee Morris moved to approve the Agreement for Professional Services with Franzen Pittman & Infusion Architects in the amount of \$69,300 to complete the Police Station Design. Trustee Nelson seconded the motion. All members in favor.

Sarchet Water Lease - Platteville Irrigation & Milling Ditch Share

Mayor Pro Tem Ralston moved to approve the proposed lease agreement with the Sarchet family to lease 12/24 of a share of the PIMC water for the 2025 season. Trustee Morris seconded the motion. All members in favor.

Red Cross Facility Use Agreement - Community Center Emergency Shelter

This item was tabled until the March 4 meeting.

Reports

Rec./Seniors

Police

Public Works

Town Manager

Mayor

ADJOURNMENT

Having no further business before the Board, the meeting was adjourned at 9:23P.M.

Attest: Tessa Yaste, Finance Clerk

Michael Cowper, Mayor



Agenda Item Cover Sheet

MEETING DATE: March 4, 2025

AGENDA ITEM: Presentations & Discussions

- Centennial Estate Annexation Continuance - Public Hearing
- Platte View Metropolitan District Presentation

DEPARTMENT: Legislative

PRESENTED BY: Troy Renken, Town Manager

SUMMARY

The Town received an annexation petition for the Centennial Estates Development located on CR38 during the January 7th Board meeting and the public hearing to complete the annexation was scheduled for March 4th. Due to several remaining details that need to be worked out in the annexation agreement the Town Planner is requesting to open the public hearing for 1 hour (statutory requirement) and then continue the public hearing to the March 18th date. Also during the March 18th meeting date the Planning Commission will consider zoning for the property and make a recommendation to the Board.

The Platte View attorney, Jeff Erb, will make a presentation on the proposed Platte View Metropolitan District prior to the Board considering the resolution during action items to approve the service plan.

FINANCIAL CONSIDERATIONS

Both developments will provide one-time development revenues and long-term property tax and possible sales tax revenues to the Town.

RECOMMENDED ACTION

Presentations only with no action being requested.

ATTACHMENTS

Centennial Estates Annexation Continuance Request
Platte View Metropolitan District Presentation



STAFF REPORT

DATE: March 4, 2025
TO: Board of Trustees
FROM: Angela Snyder, Town Planner
SUBJECT: Centennial Estate Annexation – Continuance Request

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 consider the proposed annexation in accordance with Title 31, Article 12, C.R.S.

Staff Recommendation

On January 7, 2025, the Board of Trustees accepted a petition for annexation, originally received 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 public hearing was noticed properly in the Greeley Herald Tribune on January 15, 22, 29, February 5, & 12, 2025, however, the notice failed to include information regarding the initial zoning request and related Planning Commission and Board of Trustees public hearings. According to Section 15-1-60 of the Platteville Municipal Code, a petitioner shall be allowed to have the zoning considered prior to the annexation. That way, if the preferred zoning is not accepted, the petitioner may withdraw their annexation request.

Staff requests the consideration of the proposed annexation be continued to March 18, 2025, so that the applicant has the opportunity to have the proposed zoning considered first at a properly noticed public hearing. This will also give staff and applicant the opportunity to finalize the annexation agreement details.

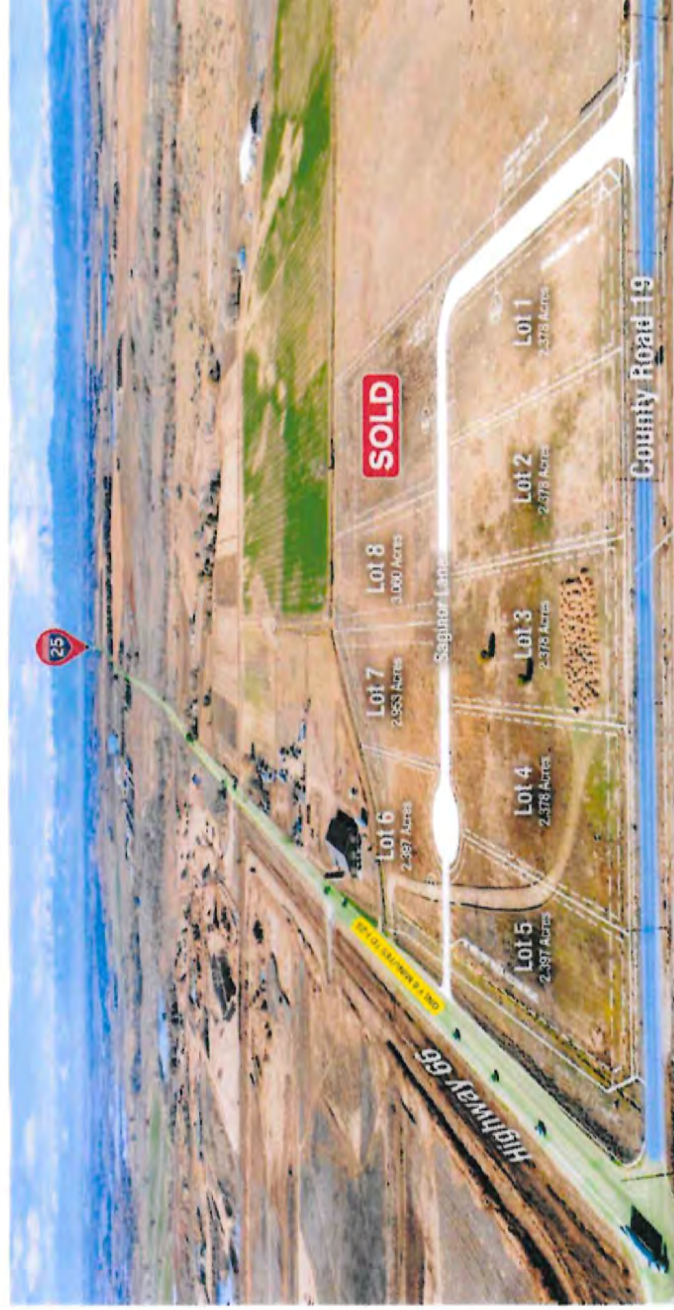


Platte View Metropolitan District

TOWN OF
PLATTEVILLE

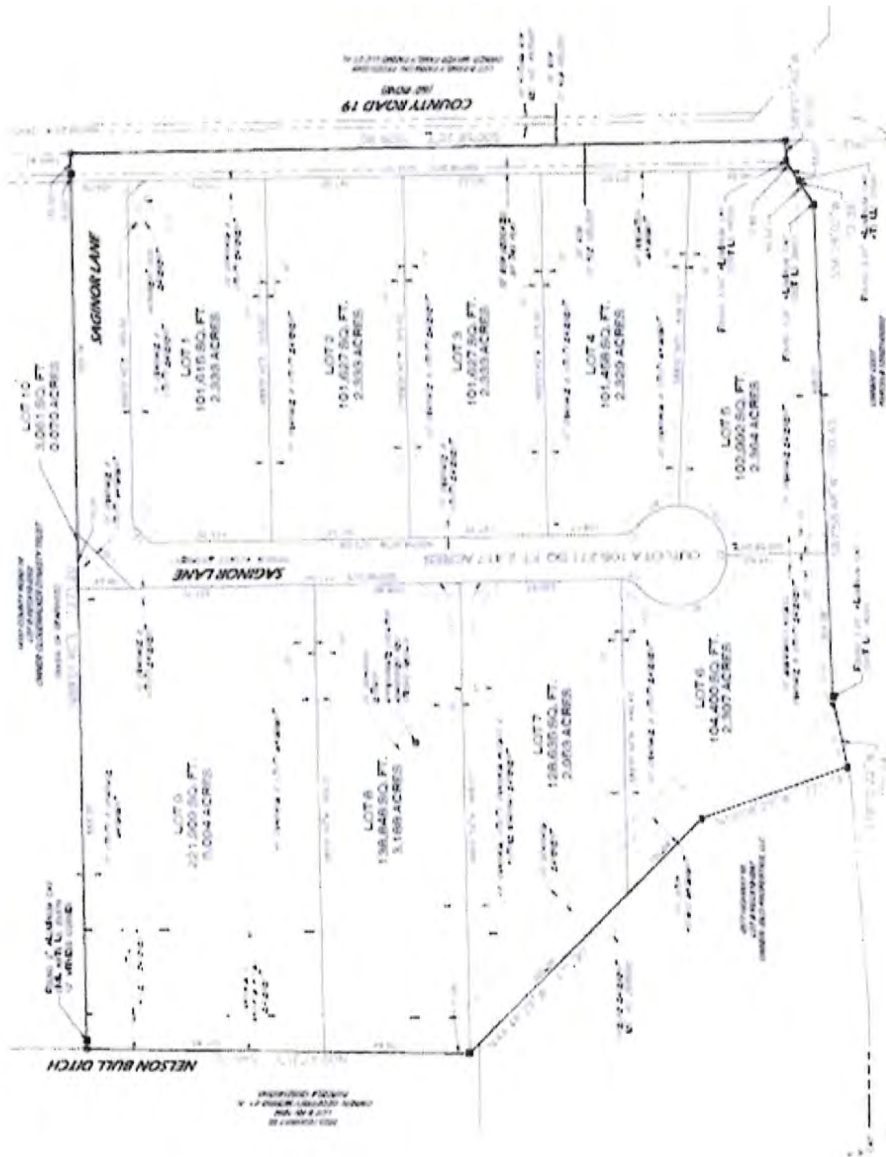
MARCH 4, 2025

Platte View Metropolitan District



Platte View Commerce Center – Project Overview

- Platte View Commerce Center, LLC – Developer and Builder
- Currently vacant property



Platte View Commerce Center — Primary Challenges



CONSTRUCTION
OF ROADS



STORMWATER
CONTROL



WATER MAINS



TRAFFIC
CONTROL



Platte View Metropolitan District

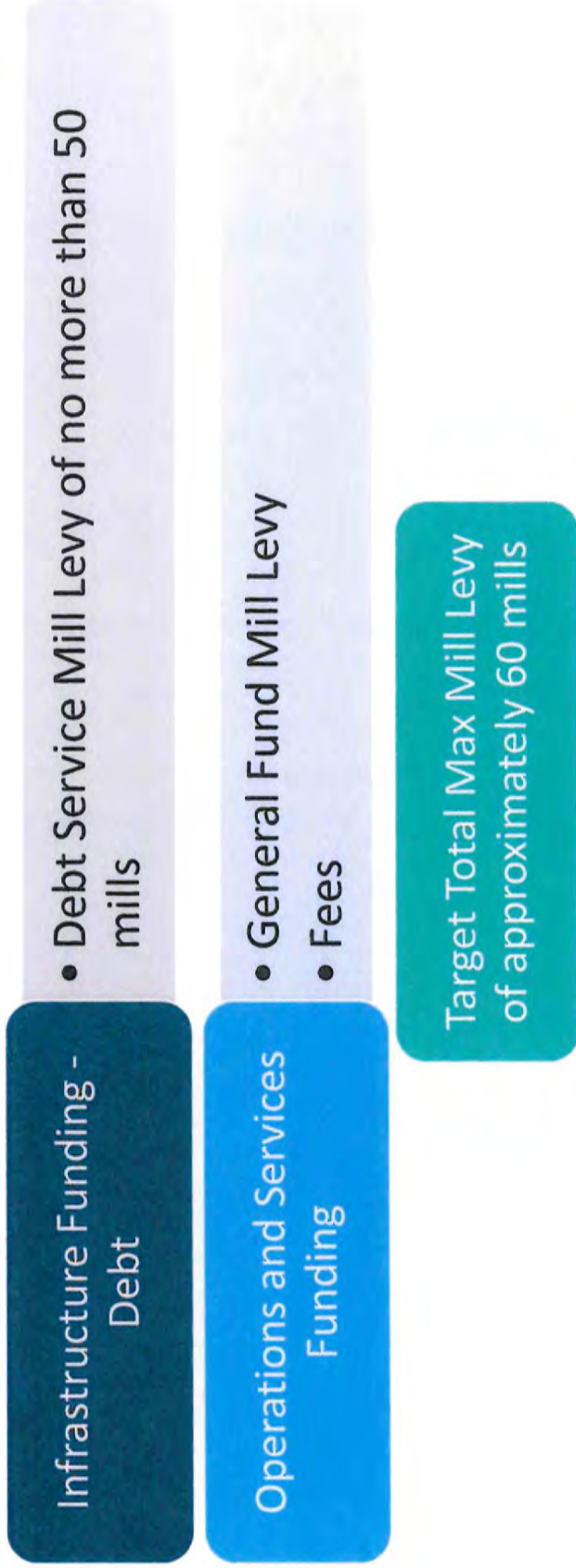
- Single District
- Provide organized public infrastructure and services for the project
- Most efficient way to provide long-term public infrastructure and services to the project



Platte View Metropolitan District – Services

- Primary Required Public Infrastructure
 - Streets
 - Water Infrastructure (Central Weld County Water District and Town of Platteville)
 - Stormwater
 - Traffic Control – CR19 and Hwy 66
- Primary Ongoing Services
 - Road Maintenance
 - Stormwater
 - Landscaping at Monument Sign

Platte View Metropolitan District – Revenue Sources



Platte View Metropolitan District – Infrastructure Funding – Debt

Maximum Debt Amount of \$7.185 million

- Paid primarily with Debt Service Mill Levy
- Estimated Maximum Project Fund of \$5.42 million

Amount Limited to:

- Eligible Costs
 - Estimated Public Improvement Costs of \$4.150 million
- District's ability to repay bond based on market conditions at time of issuance
 - Value of Property
 - Market Interest Rate

Platte View Metropolitan District – Operations Funding

Mill Levy

- Estimated at approximately 10 mills

Fees

- Not anticipated to be required

Fund administrative expenses, operations of public improvements, and capital fund

No Owner's Association

Platte View Metropolitan District – Timeline



Approval of Service Plan by
Town of Platteville – March
2025



Petition for Organization Filed
with Weld County District
Court

Public Hearing

Court Order re Election on
Organization, Taxes and Debt in May
2025



May 2025 Election



District Court Order Creating
the District



Platte View Metropolitan District - Satisfies Requirements for Organization of a District

1. There is sufficient existing and projected need for organized service in the area to be serviced by the District;
2. The existing service in the area to be served by the District is inadequate for present and projected needs;
3. The District is capable of providing economical and sufficient service to the area within its proposed boundaries;
4. The area to be included in the District does have, and will have, the financial ability to discharge the proposed indebtedness on a reasonable basis;
5. Adequate service is not, and will not be, available to the area through the Town or other existing municipal or quasi-municipal corporations, including existing special District, within a reasonable time and on a comparable basis;
6. The facility and service standards of the District are compatible with the facility and service standards of the Town within which the special district is to be located and each municipality which is an interested party under Section 32-1-204(1), C.R.S.;
7. The proposal is in substantial compliance with the comprehensive plan adopted by the Town.
8. The proposal is in compliance with any duly adopted Town, regional or state long-range water quality management plan for the area; and
9. The creation of the District is in the best interests of the area proposed to be served.

**Platte View
Metropolitan
District**

Questions?

Request approval of the Service Plan without Conditions.



Agenda Item Cover Sheet

MEETING DATE: March 4, 2025
AGENDA ITEM: Special Districts Policy
DEPARTMENT: Administrative
PRESENTED BY: Troy Renken, Town Manager

SUMMARY

The Special District Policy was discussed during the last meeting and continued to this meeting at the Board asked me to revisit the fee schedule for the costs of the initial application, annual review of the budget and the costs to complete amendments. I spoke to the Town Attorney (Kendra took the lead on this item) and she believes the fees are appropriate and explained that they will vary based upon the complexity and size of the development as most larger ones involve multiple districts to provide separate services and all districts will require new fees. The Platte View development is very simple being a small 9-lot industrial subdivision but larger developments, especially residential and commercial, will need a substantially larger financial plan and multiple districts to provide services and therefore each district will be required to pay a fee.

FINANCIAL CONSIDERATIONS

Potential application and annual review fees for service plans in relation to special districts being approved by the Board of Trustees for developments.

RECOMMENDED ACTION

Move to approve the policy for reviewing service plans for special districts in regards to new development.

ATTACHMENTS

Special Districts Policy

TOWN OF PLATTEVILLE POLICY FOR REVIEWING SERVICE PLANS FOR SPECIAL DISTRICTS

I. Introduction

The Board of Trustees (the "Board") wishes to protect current residents from paying costs associated with new development. Further, the Board wants to ensure that prospective buyers of property in a special district ("District") are made aware of the taxes they will be subject to in the District, as well as how they will be able to participate in governance of the District. Additionally, the Board wishes to confirm that taxes imposed by a District on future residents of the District are reasonable and not used as a means to generate excessive profits for developers of property in the District. To help achieve these goals, this policy ("Policy") establishes criteria, guidelines and processes to be followed for applications requesting approval by the Board of service plans for the organization of special districts or amendments to service plans for existing special districts, as provided in the Colorado Special District Act, Article 1, Title 32, C.R.S. (the "Act"). The Act provides that a special district is a quasi-municipal corporation and political subdivision that can be organized within the boundaries of a municipality provided the municipality's governing body approves by resolution the proposed service plan for the District.

Under the Act, the service plan constitutes the document that delineates the specific powers and functions the District can exercise, including the facilities and services it can provide, the taxes it can impose and its permitted financial arrangements (the "Service Plan"). The Act requires each District to conform to its Service Plan.

II. Policy Statements and Objectives

A. It is the Town's Policy to approve a District service plan or an amendment to an existing service plan only when:

1. The service plan includes clear notice requirements such that all prospective buyers of property within the District will have sufficient time, information on District taxes they will be subject to, and information on the District governance structure and how they can participate, to make an informed decision on buying property within the District;

2. The service plan satisfies the criteria for approval of a service plan set forth in the Act;

3. The applicant demonstrates it is not possible to finance the public infrastructure proposed to be constructed within the District without imposing the proposed taxes in the District;

4. The District and development within the District reflect the Town's existing long-term strategic planning documents, such as the [Capital Improvement Plan](#); [Economic Development Strategic Plan](#); [Main Street Design Concept Final Plan](#); [Main Street Infrastructure Improvements](#); [Weld County 2021 Multi-Jurisdictional Hazard Mitigation Plan](#); [Platteville Storm Drainage Criteria Manual](#), [Platteville Street Criteria Manual](#); [Platteville Water and Sewage Criteria Manual](#) and applicable Sub-Area Plans. To determine whether a proposed District or service plan

amendment reflects the Town's strategic priorities, the Town may consider: ways in which the proposed improvements exceed the Town's minimum requirements and standards; ways in which the existence of the District facilitates the strategic priorities; and any other factors the Town deems relevant under the circumstances. The Town will rely on the Town's development review process and associated requirements to confirm the proposed development reflects the Town's Strategic Priorities.

B. The approval of a service plan, or amendment of an existing service plan, is at the sole discretion of the Board of Trustees. The Board of Trustees may reject, approve, or conditionally approve service plans and amendments on a case-by-case basis. Nothing in this Policy is intended, nor shall it be construed, to limit this discretion of the Board, which retains full authority regarding the approval, terms, conditions and limitations of all service plans.

III. Evaluation Criteria

To provide the Board of Trustees with information and an assessment consistent with this Policy, staff will review and report on District service plan proposals in the following areas:

1. Adequate Notice and District Governance: The Town will review the proposed service plan or service plan amendment to evaluate the applicant's materials to confirm the service plan includes clear notice requirements such that all prospective buyers of property within the District will have sufficient time, information on District taxes they will be subject to, and information on the District governance structure and how new residents can participate, to make an informed decision on buying property within the District.

2. Financial Assessment: All proposed service plans shall include a Financial Plan, including full sources and uses of funds. If specifically requested by the applicant, the Town will maintain sources and uses of funds information as "Proprietary and Confidential Business Information, Not for Public Disclosure" to the extent permitted by law. Using the Financial Plan, and other supporting information which may be necessary, the Town Manager or designee will evaluate the District's debt capacity, servicing ability, and other factors to confirm:

- a. It is not possible to finance the public infrastructure proposed to be constructed within the District without imposing the proposed taxes in the District;
- b. The service plan identifies adequate resources, including appropriate coverage ratios and reserves to cover the District's costs of financing the public infrastructure; and
- c. The project cash flows.

3. Evaluation Report: Town staff will evaluate all service plans for compliance with this Policy and prepare a report and recommendations for consideration by the Board of Trustees during a public hearing at a regularly scheduled Board meeting.

IV. Process

A. Letter of Interest: Applicant must first provide Town with a Letter of Interest containing the following, at a minimum:

1. Proposed notice requirements to ensure that all prospective buyers of property within the District will have sufficient time prior to closing a purchase, information on District

taxes they will be subject to, and information on the District governance structure and how they can participate, to make an informed decision on buying property within the District;

2. Summary of the District's proposed governance structure, including composition of the District's Board of Directors (the "District Board") and other details to ensure statutory compliance;

3. General description of the proposed powers and services of the District;

4. General description of the public improvements and services to be provided by the District, estimated costs, estimated construction timeline and build-out schedule;

5. Proposed timeline for organization of the District; and

6. Clear justification for why a District is needed, including a full sources and uses of funds ("SUF") reflecting the projected ROR on the project. If the applicant would like the SUF to remain confidential, the applicant shall mark the SUF file as "Proprietary and Confidential Business Information, Not for Public Disclosure," provided that the Town cannot guarantee the confidentiality of the SUF.

B. Staff Response: Staff will provide a written response to a Letter of Interest within 30 days of receipt.

C. Application: After considering the staff response, the applicant may submit an application, which shall include the Service Plan and a narrative in which the applicant highlights any provisions that deviate from this Policy. The application and application fees must be received by the Town no later than the third Tuesday of December in the preceding year for a spring election (May) or the third Tuesday of May for a fall election (November). The Town cannot commit to timely processing of applications submitted after these dates.

D. Town Review: The Town will review the application along with any follow-up documentation that is requested to assess the application according to this Policy and applicable law.

E. Study Session (optional): Based on the magnitude and complexity of the District proposal, staff may recommend a Study Session with the Board of Trustees.

F. Public Hearing: The Board of Trustees will conduct the public hearing at a regular or special Board meeting to consider a resolution approving the Service Plan. The applicant must notice the public hearing in compliance with the Act.

V. Service Plans

A. Purpose: Each Service Plan should memorialize the understandings and agreements between the District and the Town, as well as the considerations that compelled the Town to authorize the formation of the District.

B. Requirements: In addition to all other information required in a Service Plan by the Act, each Service Plan must include the following:

1. Financial Plan: The Service Plan must include the District's debt and operating financial projections prepared by an investment banking firm or financial advisor qualified to

make such projections, in the Town's sole discretion. The Financial Plan must include debt issuance and service schedules and calculations establishing the District's projected maximum debt capacity (the "Total Debt Limitation") based on assumptions of: (i) Projected Interest Rate on the debt to be issued; (ii) Projected Assessed Valuation of the property within the District; and (iii) Projected Rate of Absorption of the assessed valuation within the District. These assumptions must use market-based, market comparable valuation and absorption data and may use an annual inflation rate of 3% or the Consumer Price Index for the preceding 12-month period for the Denver-Boulder-Greeley statistical region as prepared by the U.S. Department of Labor Statistics, whichever is lesser.

2. *Total Debt Limitation:* The total debt authorized in the Service Plan must not exceed 100% of the projected maximum debt capacity as shown in the Financial Plan.

3. *Costs:* The Service Plan must include foreseeable administrative, operational and maintenance costs, as well as a summary of public improvements to be constructed or installed by the district (the "Public Improvements"). The description of these Public Improvements must include, at a minimum: a map and construction drawings; a written narrative and description of the Public Improvements; a general description of the District's proposed role with regard to the same; and a list of those Public Improvements that the District commits to maintain, which shall be consistent with all other planning and land use documents related to the development for which the District is created, including without limitation development agreements, maintenance agreements, plats, and site plans.

4. *Intergovernmental Agreement:* The proposed intergovernmental agreement between the Town and the District must be included.

VI. Fees

A. The following fees shall apply, and shall be nonrefundable:

1. *New District Application Fee:* \$5,000 per District.
2. *Existing District Annual Fee:* \$500 per District.
3. *Service Plan Amendment:* \$1,500 per District.

B. If the fees above are not sufficient to cover all the Town's other expenses, the applicant shall reimburse the Town for all reasonable consultant, legal, and other fees and expenses incurred by the Town in the process of its review.

Town of Platteville, Colorado
400 Grand Avenue, 80651



Agenda Item Cover Sheet

MEETING DATE: March 4, 2025
AGENDA ITEM: Resolution 2025-03 VHS After Prom Donation
DEPARTMENT: Administrative
PRESENTED BY: Troy Renken, Town Manager

SUMMARY

The VHS After-Prom Committee has submitted the annual donation request to help support the after-prom activities that are scheduled for May 3rd in Greeley. The prom will be held at Zoe's Café with the after-prom held at Chippers Classic Lanes. Donations primarily go towards the rental and use of the bowling alley, food and drinks, various activities and door prizes. The Board has supported this program for many years that helps promote positive choices for our high school students once prom ends.

FINANCIAL CONSIDERATIONS

The Board budgeted \$3,000 for donations and the After-Prom donation letter is expected each year.

RECOMMENDED ACTION

Move to approve Resolution 2025-03, A RESOLUTION OF THE TOWN OF PLATTEVILLE BOARD OF TRUSTEES GRANTING A CHARITABLE DONATION TO THE VALLEY HIGH SCHOOL AFTER-PROM COMMITTEE.

ATTACHMENTS

Resolution 2025-03
After-Prom Donation Letter

**TOWN OF PLATTEVILLE
WELD COUNTY, COLORADO
RESOLUTION NO. 2025-03**

**A RESOLUTION OF THE TOWN OF PLATTEVILLE BOARD OF TRUSTEES
GRANTING A CHARITABLE DONATION TO THE VALLEY HIGH SCHOOL
AFTER-PROM COMMITTEE**

WHEREAS the Town has the power to aid and foster charitable organizations via lawful appropriations under the authority granted by Section 31-15-901(1)(c), C.R.S.; and

WHEREAS Article XI, Section 2 of the Colorado Constitution prohibits the Town from making purely private donations or gifts from the public funds that confer no benefit upon the public in general; and

WHEREAS, pursuant to this authority, the Town previously adopted guidelines for charitable donations by the Town, by Resolution No. 2000 - 8; and

WHEREAS, said guidelines establish certain criteria the Board of Trustees must consider and findings the Board must make in order to approve an application for a charitable contribution by the Town; and

WHEREAS, on March 4 2025 the Board of Trustees was presented with a request for a charitable contribution from the Valley High School After-Prom Committee; and

WHEREAS, the Board of Trustees wishes to enter certain findings on the Application and issue a formal decision thereon in accordance with the Town's guidelines governing the same.

NOW THEREFORE, BE IT RESOLVED by the Board of Trustees of the Town of Platteville, Colorado as follows:

Section 1. The above and foregoing recitals are adopted as findings of the Board of Trustees.

Section 2. The Application is hereby granted and the Board of Trustees approves a charitable donation in the amount of two hundred and fifty dollars (\$250.00) to the Valley High School After-Prom Committee.

Section 3. The Board of Trustees considered the following facts in reaching its decision to approve the Application:

- A. Name of applicant: Valley High School After-Prom Committee.
- B. Amount of requested donation: \$250.00 requested in writing.

- C. Purpose for which the donation is requested: To create a safe environment with wholesome activities after prom.

Section 4. The Board of Trustees finds that the Program serves a public purpose based on the following factors:

- A. The primary benefit conferred by the Program is public in nature and open to all residents of the Town of Platteville and their families.
- B. The private benefits bestowed to Program participants are incidental to the overriding public benefit the Program provides to the community as a whole.
- C. The Board of Trustees has not been presented with any available options that would bestow the same benefits on the public that the Program does, without conferring a private benefit.

Section 5. The Board of Trustees finds that there are Town funds legally available to grant the Application. The two hundred and fifty dollars (\$250.00) granted will be paid from the General Fund.

ADOPTED AND APPROVED this 4th day of March, 2025

TOWN OF PLATTEVILLE

Mike Cowper, Mayor

ATTEST:

Danette Schlegel, Town Clerk/Treasurer



VALLEY HIGH SCHOOL
1001 BIRCH STREET, P.O. BOX 156
GILCREST, COLORADO 80623
(970) 350-4201/ FAX (970) 737-2203

Feb. 7th, 2025

To Whom It May Concern:

The parents and students of the Valley High School After-Prom committee are planning our annual event. In an effort to offer students a positive choice for their After-Prom activities, parents in our community work tirelessly to organize this event. We had a great turn out thanks to all the community members' support!

The cost for hosting wholesome and safe activities for our teenagers today is high, but so are the benefits. Providing alternatives to the prevalent use of drugs and alcohol is a common goal for all of us.

The 2025 Prom will be held at Zoe's Cafe on May 3rd, and the After-Prom will be held at Chippers Classic Lanes in Greeley. A variety of activities and door prizes are being planned along with food and beverages.

In order to make this event the best ever, the VHS After-Prom committee is searching for business and individual sponsors. We appreciate your willingness to support this cause and are asking for monetary donations, gift cards, and/or complimentary gift items. All donations are tax-deductible, and a gift acceptance form will be sent out for any monetary donations submitted.

The committee of parent and student volunteers believes that the hard work and expense of this event is well worth the experience. Your support is immensely appreciated and will help to ensure the success of the 2025 After-Prom event.

Thank you in advance for helping to keep our students safe with your support and consideration. Please feel free to contact me at the email address or phone number below if you have any questions. If you would like to make a donation, you can also mail them to the high school. Checks should be made out to VHS After Prom.

Sincerely,

Tia Morenz
2025 After-Prom Committee
morenzt@wcsdre1.org
970-350-4301

RICHARD DALGLIESH

Principal

DIANE FREEHLING

Assistant Principal

TARA SAVOLT

Activities Director/
Administrator

Town of Platteville, Colorado
400 Grand Avenue, 80651



Agenda Item Cover Sheet

MEETING DATE: March 4, 2025
AGENDA ITEM: Resolution 2025-04 Platte View Metropolitan District Service Plan
DEPARTMENT: Administrative
PRESENTED BY: Troy Renken, Town Manager

SUMMARY

The Service Plan is being presented to the Board for review and approval. This plan is the primary funding mechanism to complete the development requirements and long-term maintenance for the Platte View Commerce Center. Jeff Erb, development team attorney, will make a presentation on the Platte View Metropolitan District prior to action items that should address most of the questions regarding the service plan.

FINANCIAL CONSIDERATIONS

All costs associated with the Service Plan will be funded through the Platte View Metropolitan District.

RECOMMENDED ACTION

Move to approve Resolution 2025-04, A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF PLATTEVILLE APPROVING A SERVICE PLAN FOR THE PLATTE VIEW METROPOLITAN DISTRICT

ATTACHMENTS

Platte View Metro District Service Plan
Resolution 2025-04

**TOWN OF PLATTEVILLE
BOARD OF TRUSTEES
RESOLUTION NO. 2025-04**

**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF
PLATTEVILLE APPROVING A SERVICE PLAN FOR THE PLATTE
VIEW METROPOLITAN DISTRICT**

WHEREAS, the Town received an application for the organization of the Platte View Metropolitan District (the "District") and an accompanying Service Plan;

WHEREAS, the boundaries within the proposed District are wholly located within the boundaries of the Town;

WHEREAS, on March 4, 2025, the Board of Trustees held a properly-noticed public hearing on the proposed service plan; and

WHEREAS, the Board of Trustees has considered the Service Plan and all other testimony and evidence presented at the hearing.

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

Section 1. The Board of Trustees finds that all of the relevant requirements of Part 2, Article 1, Title 32, C.R.S., have been satisfied and that all required notices of the filing of the Service Plan and of the public hearing were given in the time and manner required by law.

Section 2. The Board of Trustees determines that:

- a. There is sufficient existing and projected need for organized service in the areas to be serviced by the District.
- b. The existing service in the area to be served by the District is inadequate for present and projected needs.
- c. The District is capable of providing economical and sufficient service to the area within its proposed boundaries.
- d. The area to be included in the District has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.
- e. Adequate service is not, or will not be, available to the area through the county or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis.
- f. The facility and service standards of the District are compatible with the facility and service standards of each county within which the proposed special district is to be located and each municipality that is an interested party under § 32-1-204(1).

- g. The proposal is in substantial compliance with any Town long-term master plans.
- h. The proposal is in compliance with any duly adopted county, regional, or state long-range water quality management plan for the area.
- i. The creation of the District will be in the best interests of the area proposed to be served.

Section 3. Based on the foregoing, the Board of Trustees approves the Service Plan, as submitted, without conditions.

Section 4. The Board of Trustees contingently approves the Intergovernmental Agreement attached as Exhibit F to the Service Plan, subject to any non-material changes approved by the Town Attorney. Upon approval of the Town Attorney, the Mayor may execute the Intergovernmental Agreement on behalf of the Town.

ADOPTED this 4th day of March, 2025.

TOWN OF PLATTEVILLE

Mike Cowper, Mayor

ATTEST:

Danette Schlegel, Town Clerk

**SERVICE PLAN FOR
PLATTE VIEW METROPOLITAN DISTRICT
TOWN OF PLATTEVILLE, COLORADO**

Approved: March 4, 2025

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I. INTRODUCTION

a. Purpose and Intent.

The Platte View Commerce Center is a light industrial and commercial development (the “**Project**”) in the Town of Platteville, Colorado (the “**Town**”). The Project is anticipated to have 9 developable lots ranging in size from approximately 2.3 acres to 5 acres for use as light industrial and small office/warehouse.

The Platte View Metropolitan District (the “**District**”) is an independent unit of local government, separate and distinct from the Town and, except as may otherwise be provided for by State or local law or this Service Plan, its activities are subject to review by the Town only insofar as they may deviate in a material matter from the requirements of the Service Plan.

The District is being organized to provide Public Improvements for the use and benefit of all taxpayers of the District. The purpose of the District will be to finance the construction of these Public Improvements and provide ongoing operation and maintenance services as more specifically set forth in this Service Plan.

b. Need for the District.

There are currently no other governmental entities, including the Town, located in the immediate vicinity of the District that consider it desirable, feasible or practical to undertake the planning, design, acquisition, construction, installation, relocation, redevelopment, financing, operation and maintenance of the Public Improvements needed for the Project. Formation of the District is therefore necessary in order for the Public Improvements required for the Project to be provided in the most economic manner possible.

c. Objective of the Town Regarding District’s Service Plan.

The Town’s objective in approving the Service Plan is to authorize the District to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment and financing of the Public Improvements from the proceeds of Debt to be issued by the District and other legally available revenues of the District and for the operation and maintenance of the Public Improvements not accepted for operation and maintenance by another entity.

II. DEFINITIONS

In this Service Plan, the following terms shall have the meanings indicated below, unless the context hereof clearly requires otherwise:

Approved Development Plan: means an approved agreement or other document by the Town and any amendments thereto and any site plans for the Project approved by the Town from time to time which, among other things, identifies Public Improvements necessary for facilitating development of the Project.

Board: means the Board of Directors of the District.

Board of Trustees: means the Board of Trustees of the Town of Platteville.

Debt: means bonds, notes, contracts, reimbursement agreements, or other multiple fiscal year financial obligations issued by the District or other obligations for the payment of which the District has promised to impose an *ad valorem* property tax mill levy and/or impose and collect Fees.

Developer: means the owner or owners of property within the District, any affiliates of such owner or owners and their successors and assigns, but Developer does not include an End User.

Developer Debt: means bonds, notes, contracts, reimbursement agreements or other multiple fiscal year financial obligations issued by the District to the Developer for reimbursement of sums advanced or paid on behalf of the District to fund organization of the District, pay for the design and construction of Public Improvements and/or operation and maintenance expenses or to cover Debt service. Developer Debt shall be subordinate to the Debt of the District. Developer Debt does not include Developer Loan.

Developer Loan: means reimbursement agreements or other obligations between the Developer and the District for the reimbursement of sums advanced or paid on behalf of the District to fund organization of the District, pay for the design or construction of Public Improvements and/or operation and maintenance expenses or to cover Debt service that are not multiple fiscal year obligations and are subject to annual appropriation.

District: means the Platte View Metropolitan District.

District Boundaries: means the boundaries or the area shown in the District Boundary Map and legally described in Exhibit B.

End User: means any owner or occupant of any taxable real property within the District after such property has been vertically developed. By way of illustration, a commercial property owner or commercial tenant is an End User. The Developer and any business entity that constructs or owns commercial structures for lease is not an End User.

External Financial Advisor: means a consultant that: (1) advises Colorado governmental entities on matters relating to the issuance of securities by Colorado governmental entities, including matters such as the pricing, sales and marketing of such securities and the procuring of bond ratings, credit enhancement and insurance in respect of such securities; (2) shall be an underwriter, investment banker, or individual listed as a public finance advisor in the Bond Buyer's Municipal Market Place; and (3) is not an officer or employee of the District or the Developer.

Fees: means any fee imposed and/or received by the District pursuant to Section 32-1-1001(1) for services, programs, improvements, or facilities provided by the District.

Financial Plan: means the Financial Plan described in Section VII which describes (i) how the Public Improvements are to be financed; (ii) how the Debt is expected to be incurred; and (iii) the estimated operating revenue derived from property taxes for the first budget year.

Maximum Debt Mill Levy: means the maximum mill levy the District is permitted to impose for payment of Debt.

O&M Mill Levy: means the mill levy imposed by the District to provide for operation and maintenance services to the District's taxpayers and service users.

Privately Placed Debt. means Debt that is placed directly with the Debt purchaser and without the use of an underwriter as a purchaser and reseller of the Debt, and includes, but is not limited to, Developer Debt and bank loans.

Project: means the Platte View Commerce Center development.

Public Improvements: means a part or all of the improvements authorized to be planned, designed, acquired, constructed, installed, relocated, redeveloped and financed as generally described in the Special District Act, except as specifically limited in Section V, to serve the future taxpayers and inhabitants of the District as determined by the Board.

Service Plan: means this service plan for the District approved by the Town.

Service Plan Amendment: means an amendment to the Service Plan approved by the Town in accordance with applicable law.

Special District Act: means Section 32-1-101, *et seq.*, of the Colorado Revised Statutes, as amended from time to time.

State: means the State of Colorado.

Taxable Property: means real or personal property subject to ad valorem taxes imposed by the District.

III. BOUNDARIES

The District Boundaries includes approximately 28.75 acres. A vicinity map is attached as **Exhibit A** and a legal description and map of the District Boundaries is attached as **Exhibit B**.

IV. PROPOSED LAND USE/POPULATION PROJECTIONS/ASSESSED VALUATION

The District consists of approximately 28.75 acres of land and will contain approximately 9 light industrial or commercial buildings with outdoor secured storage yards at completion. The estimated population of the District at build-out is approximately 0 persons because there is no residential property within the District.

The current assessed valuation of the District is assumed to be \$0 (property within the District is currently zoned and used for agricultural purposes) and, at build out is expected to be sufficient to reasonably discharge the Debt under the Financial Plan.

Approval of this Service Plan by the Town does not imply approval of the development of a specific area within the District, nor does it imply approval of the total site/floor area of commercial or industrial buildings identified in this Service Plan or any of the exhibits attached thereto, unless the same is contained within an Approved Development Plan.

V. DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS AND SERVICES

The District shall have the power and authority to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment, financing, operation and maintenance of Public Improvements, within and without the boundaries of the District, as permitted by the Special District Act and other applicable statutes, common law and the Constitution. Without limiting the foregoing powers and authority, a general description of the types of Public Improvements and services the District shall be authorized to provide, but is not limited to, is as follows:

- a. Types of Improvements.
 - i. Street Improvements.

The District shall have the power and authority to plan, design, acquire, construct, install, relocate, redevelop, operate and maintain street and roadway improvements including, but not limited to, related landscaping, curbs, gutters, sidewalks, culverts and other drainage facilities, pedestrian ways, bridges, overpasses, interchanges, signage, median islands, alleys, parking facilities, paving, lighting, grading and irrigation structures, together with all necessary, incidental and appurtenant facilities, land and easements, and all extensions of and improvements to said facilities. It is anticipated that street improvements not conveyed to the Town, Weld County or other appropriate entity will be owned and maintained by the District.

- ii. Water Improvements.

Subject to the limitations set forth herein, the District shall have the power and authority to plan, design, acquire, construct, install, relocate, redevelop, operate and maintain potable, non-potable and irrigation water systems including, but not limited to, transmission lines, distribution mains and laterals, storage and treatment facilities, water right acquisition, together with all necessary, incidental and appurtenant facilities, land and easements, and all extensions of and improvements to said facilities. Water improvements shall include the installation of fire hydrants or other fire suppression items as required.

The Property is located within the Town of Platteville and within the boundaries of the Central Weld County Water District (“**Central Weld**”). Water service will ultimately be provided by the Town of Platteville. The District’s exercise of its power to provide water services will be limited to financing and constructing water improvements that are dedicated to Central Weld or

the Town of Platteville for ownership, operations and maintenance. Following acceptance by Central Weld and the Town of Platteville, the water improvements constructed by the District will be owned, operated and maintained by Central Weld or the Town of Platteville, respectively.

Central Weld does not provide for the construction and financing of the water facilities to be provided by the District as generally described in this Service Plan. Therefore, the improvements or facilities to be financed, acquired, constructed, completed or installed by the District for water service do not duplicate or interfere with any other improvements or facilities already constructed or planned to be constructed by Central Weld within or without the boundaries of the District.

iii. Safety Protection Improvements.

The District shall have the power and authority to plan, design, acquire, construct, install, relocate, redevelop, operate and maintain traffic and safety controls and devices on streets, highways and railroad crossings including, but not limited to, signalization, signage and striping, together with all necessary, incidental and appurtenant facilities, land and easements, and all extensions of and improvements to said facilities. It is anticipated that safety protection improvements not conveyed to the Town, Weld County, or other appropriate entity will be owned and maintained by the District.

iv. Park and Recreation Improvements.

The District shall have the power and authority to plan, design, acquire, construct, install, relocate, redevelop, operate and maintain park and recreation facilities and programs including, but not limited to, parks, pedestrian ways and plazas, fountains, exterior artwork, bike paths, bike storage facilities, signage, interpretive kiosks and facilities, open space, landscaping, cultural activities, community centers, recreational centers, water bodies, wildlife preservation and mitigation areas, irrigation facilities, playgrounds, pocket parks, swimming pools, and other active and passive recreational facilities, together with all necessary, incidental and appurtenant facilities, land and easements, and all extensions of and improvements to said facilities. It is anticipated that park and recreation improvements not conveyed to the Town or other appropriate entity will be owned and maintained by the District.

v. Transportation Improvements.

The District shall have the power and authority within the District Boundaries to plan, design, acquire, construct, install, relocate, redevelop, operate and maintain improvements related to transport the public by bus, rail or any other means of conveyance, or any combination thereof, including, but not limited to, bus stops and shelters, park-and-ride facilities, parking facilities, and bike storage facilities together with all necessary, incidental and appurtenant facilities, land and easements, and all extensions of and improvements to said facilities. It is anticipated that transportation improvements not conveyed to the Town or other appropriate entity will be owned and maintained by the District.

vi. Mosquito Control.

The District shall have the power to provide for the eradication and control of mosquitos, including but not limited to elimination or treatment of breeding grounds and the purchase, lease, contracting or other use of equipment or supplies for mosquito control.

vii. Storm Sewer

The District shall have the power and authority to finance, design, construct, acquire, install, own, operate, maintain, and provide for flood and surface drainage improvements, including, but not limited to, culverts, dams, retaining walls, access way inlets, detention and retention ponds, paving, roadside swales, curbs and gutters, disposal works and facilities, water quality facilities, and all necessary and proper equipment, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto. It is anticipated that storm sewer improvements not conveyed to the Town or other appropriate entity will be owned and maintained by the District.

b. Other Powers.

i. Operations and Maintenance.

The District shall be authorized to operate and maintain Public Improvements not conveyed to the Town or other appropriate entities.

ii. Security Services.

Subject to the provisions of § 32-1-1004(7), C.R.S., the District shall have the power to furnish security services within the District.

iii. Covenant Enforcement.

Subject to the provisions of § 32-1-1004(8), C.R.S., the District shall have the power to furnish covenant enforcement and design review services within the District.

iv. Solid Waste Disposal, Collection and Transport.

The District shall have the power and authority to provide solid waste disposal, collection and transportation services within the boundaries of the District subject to the limitations in § 32-1-1006(6), (7), C.R.S.

v. Phasing; Deferral.

Except as may be limited herein, the District shall have the right, without having to amend this Service Plan, to defer, delay, reschedule, re-phase or restructure the financing and/or construction of the Public Improvements to accommodate the pace of development within the Project, resource availability and the funding capability of the District.

vi. Service Plan Amendment.

The District shall have the authority to amend or modify this Service Plan, as needed, subject to the applicable statutory procedures.

vii. Subdistricts and Special Improvement Districts

The District shall be authorized to create subdistricts and special improvements districts with the power to levy assessments as permitted by Colorado law. Any subdistrict authorized under this provision shall be deemed to refer to the District and to each such subdistrict collectively, so that the aggregate mill levy that may be imposed by the District and any subdistrict combined shall not exceed the Maximum Debt Mill Levy or the Mill Levy Cap and the aggregate Debt does not exceed the Total Debt Issuance Limit.

viii. Intergovernmental Agreements.

The District shall have the authority to enter into such intergovernmental agreements as may be necessary or appropriate to perform the functions for which the District has been organized, including the provision of Public Improvements required by any Approved Development Plan or the ownership and maintenance of Public Improvements outside of the District's boundaries. The District shall provide a copy of any intergovernmental agreements to which it is a party to the Town as part of its annual report.

ix. Additional Services.

Except as specifically provided herein, the District shall be authorized to provide such additional services and exercise such powers as are expressly or impliedly granted by Colorado law.

c. Limitations

i. Eminent Domain Limitation.

The District shall not exercise its statutory power of eminent domain without the prior written consent of the Board of Trustees, which shall be evidenced by a resolution of the Board of Trustees duly considered and adopted at a regular or special meeting of the Board of Trustees.

ii. Construction Standards Limitation.

The District will ensure that the Public Improvements are designed and constructed in accordance with the applicable standards and specifications of the Town and of other governmental entities having proper jurisdiction.

iii. Financial Obligation Limitation.

Prior to the issuance of any Privately Placed Debt, but excluding Developer Debt, the District shall obtain the certification of an External Financial Advisor substantially as follows:

We are [I am] an External Financial Advisor within the meaning of the District's Service Plan. We [I] certify that (1) the net effective

interest rate (calculated as defined in Section 32-1-103(12), C.R.S.) to be borne by the District for the [insert the designation of the Debt] does not exceed a reasonable current tax-exempt interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable securities or loans; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is at a market rate and reasonable considering the financial circumstances of the District.

Prior to the issuance of any Developer Debt, the District shall obtain the certification of an External Financial Advisor who is also a registered municipal advisor as required by § 32-1-1101(7)(a), C.R.S.

iv. Inclusion Limitation.

The District may not include additional property into its boundaries unless such property is also located within the Town of Platteville.

v. Total Debt Issuance Limitation.

The District shall not issue Debt in excess of the Total Debt Issuance Limit; provided, however, any refunding Debt or Developer Loan shall not count against the Total Debt Issuance Limit.

VI. ESTIMATE OF PUBLIC IMPROVEMENT COSTS

An estimate of the costs of the Public Improvements which may be planned for, designed, acquired, constructed, installed, relocated, redeveloped, maintained or financed is approximately Four Million One Hundred Fifty Thousand Dollars (\$4,150,000) as set forth in **Exhibit C**. Maps depicting the estimated location of the Public Improvements are attached as **Exhibit D**. All construction cost estimates are based on the assumption that construction conforms to applicable local, State or Federal requirements. Actual Public Improvements to be constructed and their costs may vary, and the Board shall have the discretion to construct any Public Improvements needed for the Project, including those set forth in an authorized in an Approved Development Plan, and to increase or decrease the costs of any category of Public Improvements to serve the Project as development occurs without the necessity of amending this Service Plan.

VII. FINANCIAL PLAN

a. General.

The District shall be authorized to provide for the planning, design, acquisition, construction, installation, relocation and/or redevelopment of the Public Improvements from its revenues and by and through the proceeds of Debt to be issued by the District. The financial plan for the District shall be to issue such Debt as the District can reasonably pay from revenues derived from the taxes imposed and collected at a mill levy no higher than the Maximum Debt Mill Levy, Fees, and other legally available revenues.

The Financial Plan, attached as **Exhibit E**, sets forth projections for the financing of the Public Improvements. The timing and amounts associated with the development of the Project and the issuance of any Debt shall be based upon the pace of development within the District and at the discretion of the Board of Directors. Accordingly, Debt issued by the District may be issued on a schedule and in such year or years as the District determines shall meet the needs of the Financial Plan and may be phased and altered as appropriate. The Financial Plan provides an illustration of how the Public Improvements and other services of the District may be financed. However, the final terms of the Debt financing are likely to be different and shall be determined by the District, subject to any limitations in this Service Plan.

The total Debt that the District shall be permitted to issue shall not exceed Seven Million One-Hundred Eighty-Five Thousand Dollars (\$7,185,000) (the “**Total Debt Issuance Limit**”) and shall be permitted to be issued on a schedule and in such year or years as the District determines shall meet the needs of the Financial Plan and phased to serve development as it occurs. Increases necessary to accomplish a refunding, reissuance or restructuring of Debt shall not count against the Total Debt Issuance Limit. A repayment obligation that does not require voter approval and is subject to annual appropriation shall not count against the Total Debt Issuance Limit.

All bonds and other Debt issued by the District may be payable from any and all legally available revenues of the District, including general ad valorem taxes to be imposed upon all Taxable Property of the District (and associated specific ownership tax revenues) and Fees. The District will also rely upon various other revenue sources authorized by law. These will include the power to assess Fees, rates, tolls, penalties, or charges as provided in § 32-1-1001(1), C.R.S., as amended from time to time.

b. Maximum Voted Interest Rate and Maximum Underwriting Discount.

The interest rate on any Debt, including Privately Placed Debt or Developer Debt, is expected to be the market rate at the time the Debt is issued. In the event of a default, the proposed maximum interest rate on any Debt is not expected to exceed eighteen percent (18%). The proposed maximum underwriting discount will be five percent (5%). Debt, when issued, will comply with all relevant requirements of this Service Plan, State law and Federal law as then applicable to the issuance of public securities.

The interest rate on any Developer Loan, Developer Debt, or debt issued to a director of the District or to an entity with respect to which a director of the District must make disclosure under § 24-18-109, C.R.S., must not exceed the municipal market data “AAA” general obligation, thirty-year constant maturity, or successor index if replaced, plus four hundred basis points, as of the seventh business day prior to the date of issuance of that debt and must have a maximum final maturity of not more than forty years from the date of issuance.

c. Maximum Debt Mill Levy.

The “Maximum Debt Mill Levy” shall be the maximum mill levy the District is permitted to impose upon the Taxable Property of the District for payment of Debt, and shall be determined as follows:

i. For the portion of any aggregate District Debt which exceeds fifty percent (50%) of the District's assessed valuation, the Maximum Debt Mill Levy for such portion of Debt shall be fifty (50) mills, provided that if, on or after January 1, 2024, there are changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement, the mill levy limitation applicable to such Debt may be increased or decreased to reflect such changes, such increases or decreases to be determined by the Board in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by the mill levy, as adjusted for changes occurring after January 1, 2024, are neither diminished nor enhanced as a result of such changes. For purposes of the foregoing, a change in the method of calculating actual valuation shall be deemed to be a change in the method of calculating assessed valuation.

ii. For the portion of any aggregate District Debt which is equal to or less than fifty percent (50%) of the District's assessed valuation, either on the date of issuance or at any time thereafter, the mill levy to be imposed to repay such portion of Debt shall not be subject to the Maximum Debt Mill Levy and, as a result, the mill levy may be such amount as is necessary to pay the debt service on such Debt, without limitation of rate. For purposes of the foregoing, once Debt has been determined to be equal to or less than fifty percent (50%) of the District's assessed valuation, so that the District is entitled to pledge to its payment an unlimited ad valorem mill levy, the District may provide that such Debt shall remain secured by such unlimited mill levy, notwithstanding any subsequent change in the District's Debt to assessed ratio. All Debt issued by the District must be issued in compliance with the requirements of Section 32-1-1101, C.R.S., and all other requirements of State law.

Any Debt, issued with a pledge or which results in a pledge, that exceeds the Maximum Debt Mill Levy shall be deemed a material modification of this Service Plan pursuant to Section 32-1-207, C.R.S. and shall not be an authorized issuance of Debt unless and until such material modification has been approved by the Town as part of a Service Plan Amendment.

d. Debt Repayment Sources.

The District may impose a mill levy as a primary source of revenue for repayment of Debt. The District may also rely upon various other revenue sources authorized by law. At the District's discretion, these may include the power to assess Fees, rates, tolls, penalties, or charges as provided in Section 32-1-1001(l), C.R.S., as amended from time to time.

e. Security for Debt.

The District shall not pledge any revenue or property of the Town as security for the indebtedness set forth in this Service Plan. Approval of this Service Plan shall not be construed as a guarantee by the Town of payment of any of the District's obligations; nor shall anything in the Service Plan be construed so as to create any responsibility or liability on the part of the Town in the event of default by the District in the payment of any such obligation.

f. District's Operating Costs/Operations Mill Levy.

The estimated cost of engineering services, legal services and administrative services, together with the estimated costs of the District's organization and initial operations, are anticipated to be Fifty-Thousand Dollars (\$50,000), which will be eligible for reimbursement from Debt proceeds.

In addition to the capital costs of the Public Improvements, the District will require operating funds for administration and to plan and cause the Public Improvements to be operated and maintained. The District will be responsible for operations and maintenance of all Public Improvements constructed until accepted for operations and maintenance by another jurisdiction.

The District's first year's operating budget is estimated to be Twenty-Five Thousand Dollars (\$25,000) which is anticipated to be provided by an advance from the Developer which is anticipated to be repaid from funds available in the operating funds in the future or proceeds from Debt. At full development, the District's anticipated operating budget is estimated to be One Hundred Thousand Dollars (\$100,000), which is intended to be funded with property taxes.

The District is authorized to impose an O&M Mill Levy. The Maximum Debt Mill Levy shall not apply to the District's ability to increase its mill levy as necessary for provision of operation and maintenance services to its taxpayers and service users.

g. Monies from Other Governmental Sources.

The District shall not apply for or accept Conservation Trust Funds, Great Outdoors Colorado Funds, or other funds available from or through governmental or non-profit entities that the Town is eligible to apply for, except pursuant to advance written approval of the Town. This Section shall not apply to State or Federal grants for which there is a competitive application process, or specific ownership taxes which shall be distributed to and shall constitute a revenue source for the District without any limitation.

h. Bankruptcy Limitation.

All of the limitations contained in this Service Plan, including, but not limited to, those pertaining to the Maximum Debt Mill Levy, have been established under the authority of the Town to approve a Service Plan with conditions pursuant to Section 32-1-204.5, C.R.S. It is expressly intended that such limitations:

- a. Shall not be subject to set-aside for any reason or by any court of competent jurisdiction, absent a Service Plan Amendment; and
- b. Are, together with all other requirements of Colorado law, included in the "political or governmental powers" reserved to the State under the U.S. Bankruptcy Code (11 U.S.C.) Section 903, and are also included in the "regulatory or electoral approval necessary under applicable non-bankruptcy law" as required for confirmation of a Chapter 9 Bankruptcy Plan under Bankruptcy Code Section 943(b)(6).

VIII. ANNUAL REPORT AND NOTICES

The District shall submit an annual report to the Town no later than October 1 of each year following the year in which the Order and Decree creating the District has been issued. The annual report shall include the information required by § 32-1-207(3), C.R.S.

The District shall cause the owner of real property within the District that first sells property within the District after the organization of the District to provide the notice required by § 38-35.7-110, C.R.S. to each potential buyer of real property within the District concurrently with or prior to execution of a contract to sell the real property, with such notice to be provided for any sale even if for non-residential use. This requirement does not apply to sales subsequent to the first sale of property after organization of the District.

IX. DISSOLUTION

In no event shall the District be dissolved until the District has provided for the payment or discharge of all of their outstanding indebtedness and other financial obligations as required by law. If there is no construction of Public Improvements or issuance of Debt within five years of the District's organization, the District shall begin dissolution proceedings in accordance and subject to §§ 32-1-701 to -710, C.R.S.

X. INTERGOVERNMENTAL AGREEMENTS

a. Town of Platteville

A proposed form of the Intergovernmental Agreement relating to the limitations imposed on the District's activities, as modified to conform with this Service Plan, is attached hereto as **Exhibit F**. The District shall approve the Intergovernmental Agreement at its first Board meeting after its organizational election, in the same form as is attached and with any revisions as approved by the Town.

b. Additional Agreements

The District anticipates entering into intergovernmental agreements as needed regarding the provision of public improvements and services to the Project.

XI. CONCLUSION

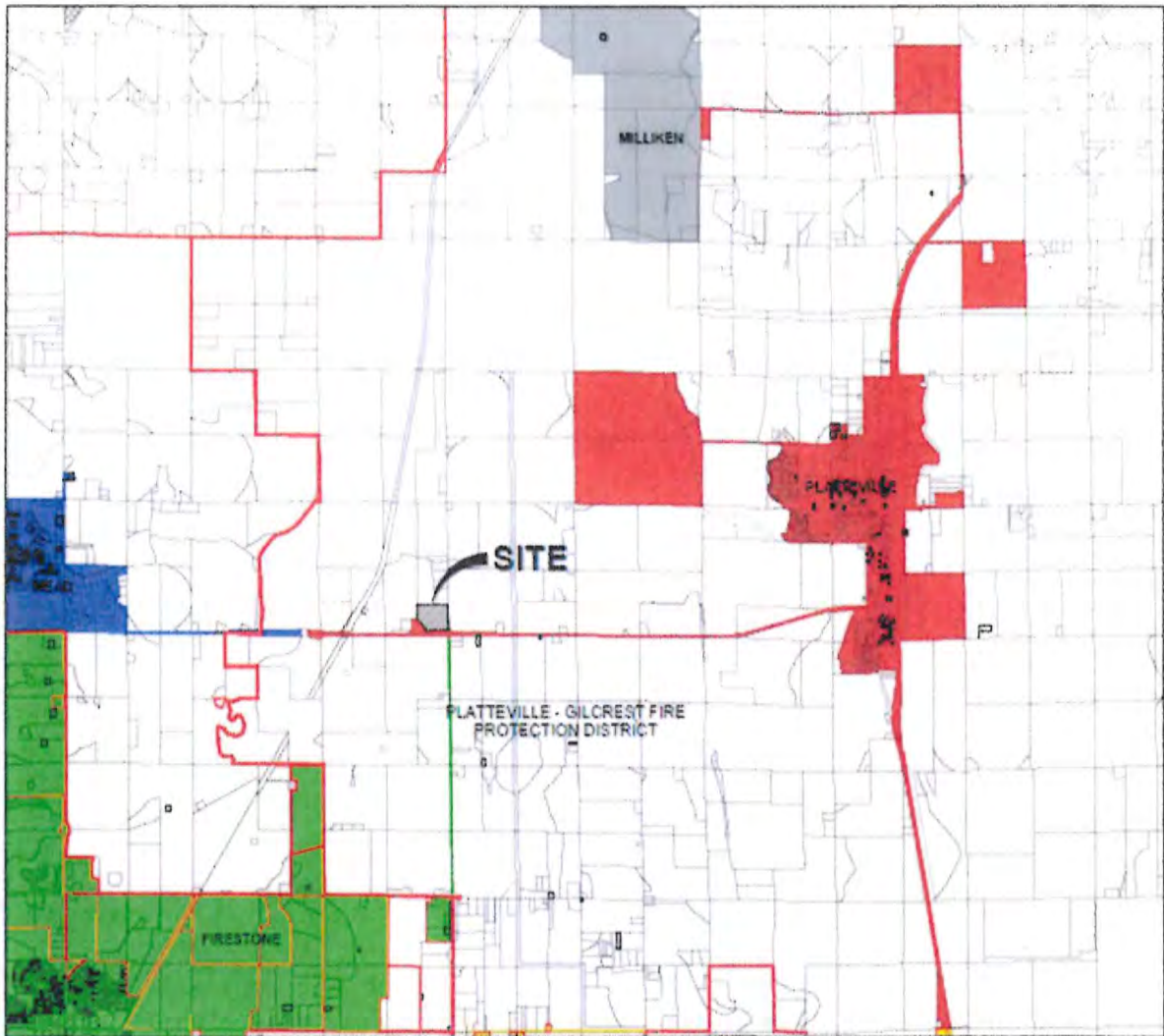
It is submitted that this Service Plan for the District, as required by Section 32-1-203(2) and (2.5), C.R.S., establishes that:

1. There is sufficient existing and projected need for organized service in the area to be serviced by the District;
2. The existing service in the area to be served by the District is inadequate for present and projected needs;

3. The District is capable of providing economical and sufficient service to the area within its proposed boundaries;
4. The area to be included in the District does have, and will have, the financial ability to discharge the proposed indebtedness on a reasonable basis;
5. Adequate service is not, and will not be, available to the area through the Town or other existing municipal or quasi-municipal corporations, including existing special District, within a reasonable time and on a comparable basis;
6. The facility and service standards of the District are compatible with the facility and service standards of the Town within which the special district is to be located and each municipality which is an interested party under Section 32-1-204(1), C.R.S;
7. The proposal is in substantial compliance with a comprehensive plan adopted by the Town.
8. The proposal is in compliance with any duly adopted Town, regional or state long-range water quality management plan for the area; and
9. The creation of the District is in the best interests of the area proposed to be served.

EXHIBIT A

Vicinity Map



VICINITY MAP
1" = 5000'

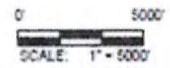


EXHIBIT B

District Boundary Map and Legal Description

Boundary Map



Legal Description

Platte View Commerce Center Subdivision, Being a Replat of Lot A, Recorded Exemption No. 1209-21-4 RECX19-0002, located in the Southeast Quarter of Section 21, Township 3 North, Range 67 West of the 6th P.M., Town of Platteville, County of Weld, State of Colorado.

EXHIBIT C

Estimated Costs of Public Improvements

PLATTE VIEW COMMERCE CENTER

Estimated Costs of Public Improvements

13-Dec-24

	<u>District Total</u>
Public Improvements	
Survey	\$ 31,784
Grading	\$ 590,799
Erosion Control	\$ 73,632
On-Site Storm Sewer	\$ 232,692
On-Site Domestic Water	\$ 265,519
Water Main Extension	\$ 949,213
Traffic Control	\$ 66,745
Concrete	\$ 125,624
Paving	\$ 293,203
Signage & Striping	\$ 10,595
Fencing/Gates	\$ 10,912
Construction Management	\$ 44,450
Subtotal	\$ 2,695,168
Contingency (15%)	\$ 404,275
TOTAL	\$ 3,099,444

Future CDOT Traffic Signal Cost Summary

13-Dec-24

Traffic Signal	
Signal and Cabinets	\$ 407,888
Traffic Control	\$ 68,864
Grading	\$ 21,613
Concrete	\$ 23,308
Striping	\$ 25,427
Construction Management	\$ 15,892
Subtotal	\$ 562,992
Contingency (15%)	\$ 84,449
TOTAL	\$ 647,440

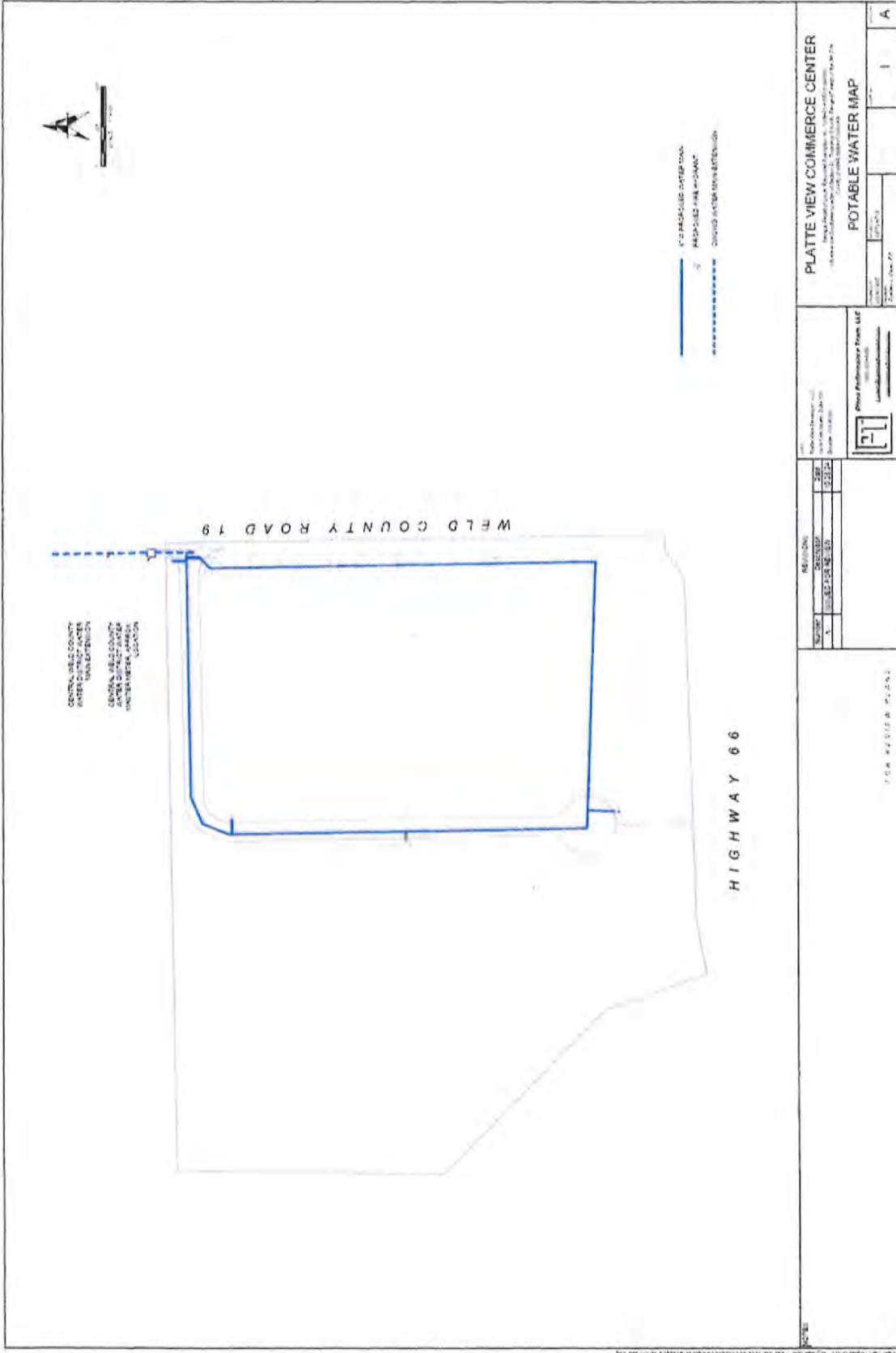
Plus:

Estimate to Increase Size of Water Main Extension
from 8 inches to 12 inches = \$400,000

Grand Total = \$4,146,884

EXHIBIT D

Public Improvement Maps



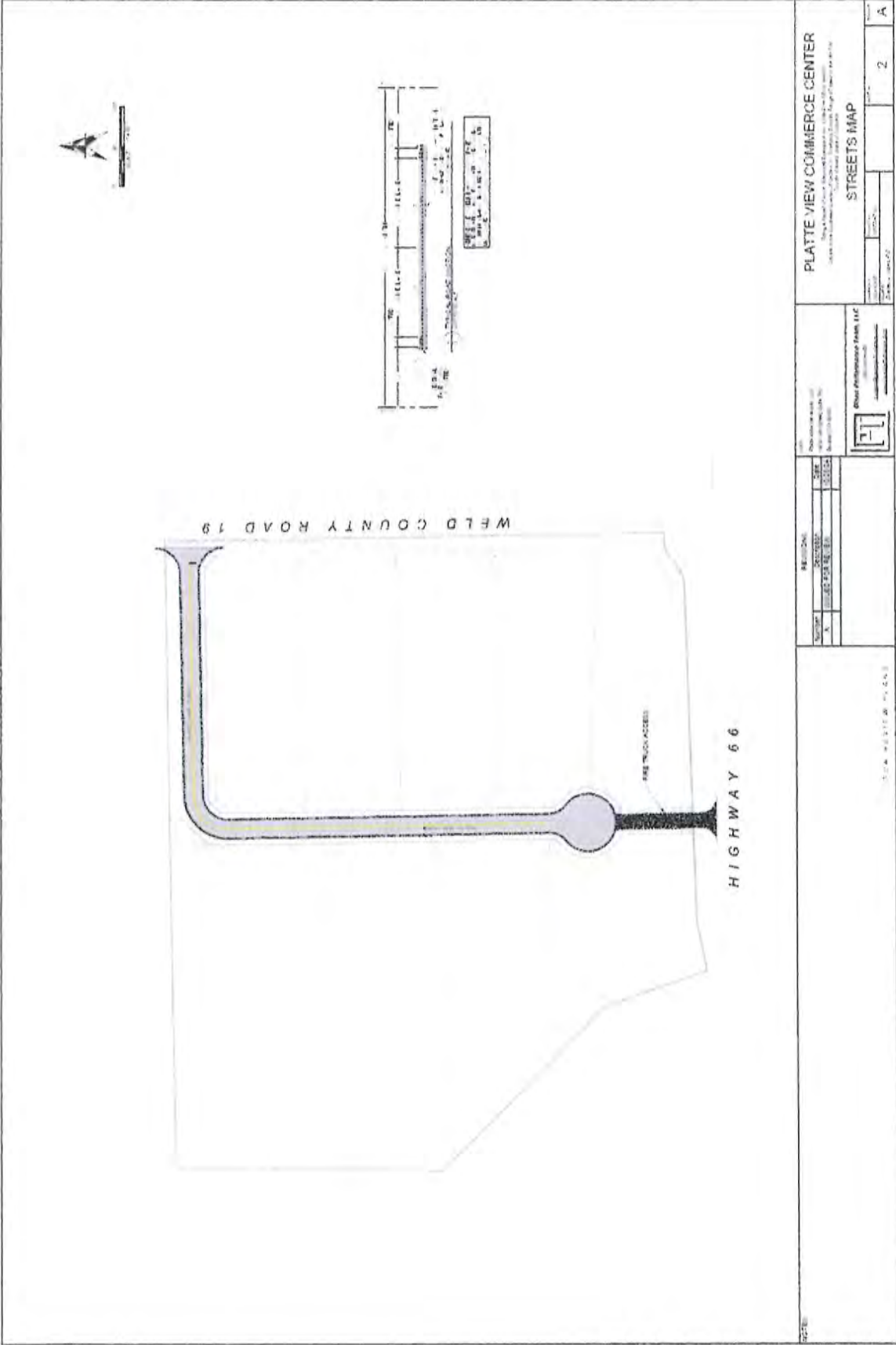
COOK COUNTY WATER TREATMENT PLANT
 WINDY HILLS WATER TREATMENT PLANT
 WINDY HILLS WATER TREATMENT PLANT
 WINDY HILLS WATER TREATMENT PLANT
 WINDY HILLS WATER TREATMENT PLANT

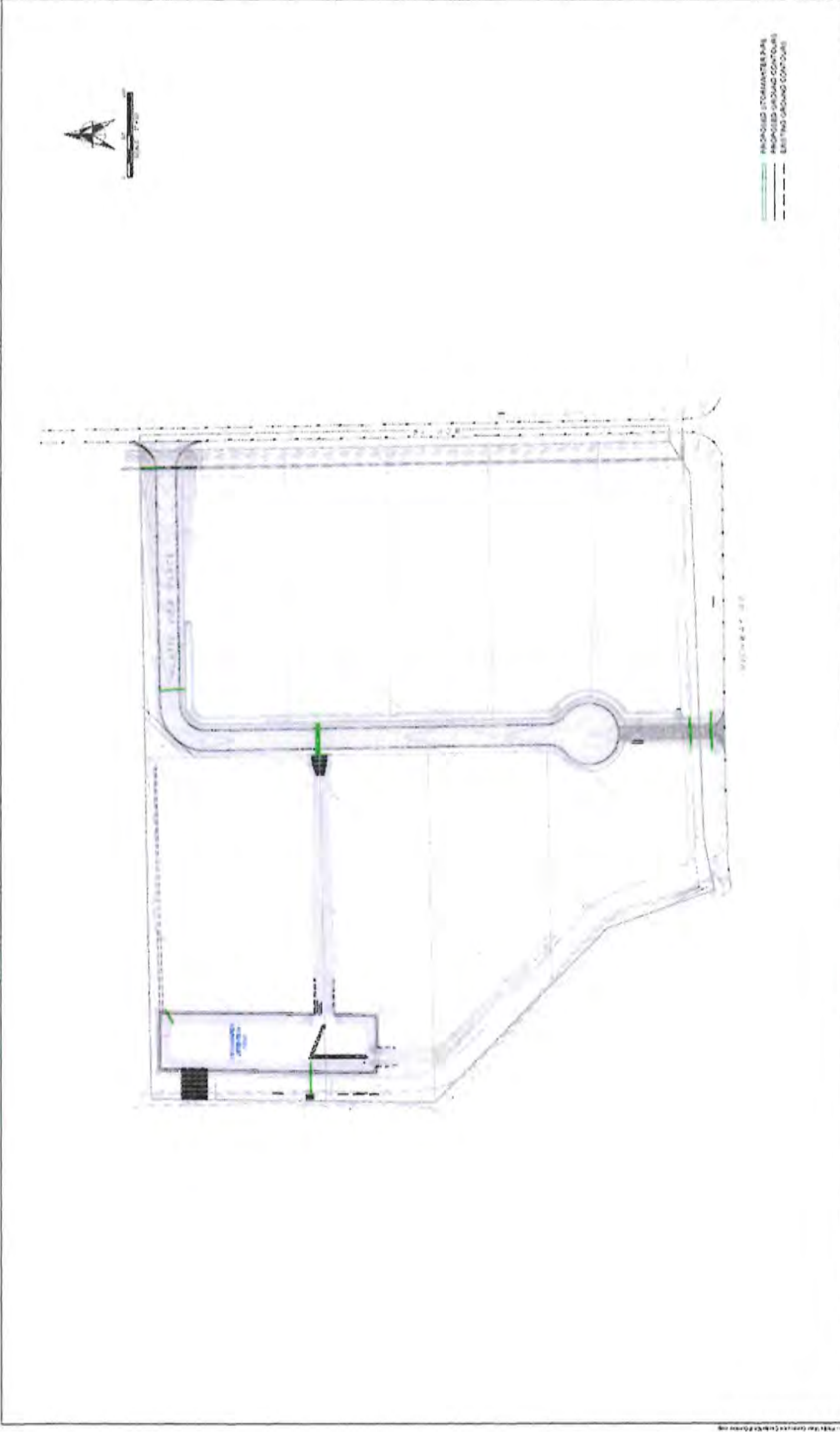
PLATTE VIEW COMMERCE CENTER
 POTABLE WATER MAP

DATE	10/20/10
BY	W. J. ...
CHECKED BY	...
DATE	...

W. J. ...
 ...
 ...

1 1 1 A





NOTES

FOR REVIEW PLANS




REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">NO.</td> <td style="width: 50%;">DESCRIPTION</td> <td style="width: 40%;">DATE</td> </tr> <tr> <td>1</td> <td>ISSUED FOR PERMITS</td> <td>02/27/24</td> </tr> </table>	NO.	DESCRIPTION	DATE	1	ISSUED FOR PERMITS	02/27/24	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"> PROJECT NO. 24-100-0000-0000 SHEET NO. 5 OF 5 DATE 02/27/24 </td> <td style="width: 50%; text-align: center;">  </td> </tr> </table>	PROJECT NO. 24-100-0000-0000 SHEET NO. 5 OF 5 DATE 02/27/24		PLATTE VIEW COMMERCE CENTER 8440 S. PLATTE AVENUE, SUITE 100 DENVER, CO 80231	STORMWATER MAP SHEET NO. 5 OF 5
NO.	DESCRIPTION	DATE									
1	ISSUED FOR PERMITS	02/27/24									
PROJECT NO. 24-100-0000-0000 SHEET NO. 5 OF 5 DATE 02/27/24											

EXHIBIT E

Financial Plan

PLATTE VIEW METROPOLITAN DISTRICT
 Weld County, Colorado
 ~~~~~  
**GENERAL OBLIGATION BONDS, SERIES 2026**  
 ~~~~~  
Service Plan

<u>Bond Assumptions</u>	<u>Series 2026</u>	<u>Total</u>
Closing Date	12/1/2026	
First Call Date	12/1/2031	
Final Maturity	12/1/2056	
Sources of Funds		
Par Amount	7,185,000	7,185,000
Total	7,185,000	7,185,000
Uses of Funds		
Project Fund	\$5,421,988	\$5,421,988
Debt Service Reserve	561,000	561,000
Capitalized Interest	808,313	808,313
Costs of Issuance	393,700	393,700
Total	7,185,000	7,185,000
Bond Features		
Projected Coverage at Mill Levy Cap	120x	
Tax Status	Tax-Exempt	
Rating	Non-Rated	
Average Coupon	5.000%	
Annual Trustee Fee	\$4,000	
Biennial Reassessment		
Residential	2.00%	
Commercial	2.00%	
Taxing Authority Assumptions		
Metropolitan District Revenue		
Residential Assessment Ratio		
Service Plan Gallagherization Base	6.80%	
Current Assumption	6.80%	
Commercial Assessment Ratio		
Service Plan Gallagherization Base	25.00%	
Current Assumption	25.00%	
Debt Service Mills		
Service Plan Mill Levy Cap	50.000	
Maximum Adjusted (Stabilized) Cap	50.000	
Target Mill Levy	50.000	
Specific Ownership Taxes	0.00%	
County Treasurer Fee	1.50%	
Operations		
Operations Mill Levy	10.000	
Total Mill Levy	60.000	



PLATTE VIEW METROPOLITAN DISTRICT
Development Summary

Statutory Actual Value (2024)	Commercial								Total Commercial
	Commercial 1.2 (tbd) \$200	Commercial 3.4.5 (tbd) \$200	Commercial 6.7 (tbd) \$200	Commercial 8.9 (tbd) \$200	Product E \$	Product F \$	Product G \$	Product H \$	
2024	-	-	-	-	-	-	-	-	-
2025	-	-	-	-	-	-	-	-	-
2026	40,000	-	-	-	-	-	-	-	40,000
2027	-	70,000	-	-	-	-	-	-	70,000
2028	-	-	40,000	-	-	-	-	-	40,000
2029	-	-	-	40,000	-	-	-	-	40,000
2030	-	-	-	-	-	-	-	-	-
2031	-	-	-	-	-	-	-	-	-
2032	-	-	-	-	-	-	-	-	-
2033	-	-	-	-	-	-	-	-	-
2034	-	-	-	-	-	-	-	-	-
2035	-	-	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-	-	-
2049	-	-	-	-	-	-	-	-	-
2050	-	-	-	-	-	-	-	-	-
2051	-	-	-	-	-	-	-	-	-
2052	-	-	-	-	-	-	-	-	-
2053	-	-	-	-	-	-	-	-	-
2054	-	-	-	-	-	-	-	-	-
Total Units	40,000	70,000	40,000	40,000	40,000	-	-	-	190,000
Total Statutory Actual Value	\$8,000,000	\$14,000,000	\$8,000,000	\$8,000,000	\$8,000,000	\$	\$	\$	\$38,000,000

Draft: For discussion purposes only



PLATTE VIEW METROPOLITAN DISTRICT
Assessed Value Calculation

	Vacant Land			Commercial				Total
	Cumulative Statutory Actual Value ¹	VAR	Assessed Value in Collection Year (3-year lag)	Total Commercial SF	Biennial Reassessment	Cumulative Statutory Actual Value	CAR	
2023	0	29.0000%	0	0	2.00%	0	29.0000%	0
2024	0	27.9000%	0	0	0	0	27.9000%	0
2025	800,000	27.9000%	0	0	0	0	27.9000%	0
2026	1,400,000	27.0000%	0	40,000	0	8,523,200	27.0000%	0
2027	800,000	26.0000%	208,000	70,000	463,602	23,180,112	26.0000%	2,680,600
2028	800,000	25.0000%	350,000	40,000	0	32,303,172	25.0000%	5,795,028
2029	0	25.0000%	200,000	40,000	0	41,125,818	25.0000%	8,275,793
2030	0	25.0000%	200,000	0	822,716	41,958,534	25.0000%	10,283,954
2031	0	25.0000%	0	0	838,171	42,797,705	25.0000%	10,489,634
2032	0	25.0000%	0	0	0	42,797,705	25.0000%	10,489,634
2033	0	25.0000%	0	0	855,954	43,653,659	25.0000%	10,699,426
2034	0	25.0000%	0	0	0	43,653,659	25.0000%	10,699,426
2035	0	25.0000%	0	0	873,073	44,526,732	25.0000%	10,913,415
2036	0	25.0000%	0	0	0	44,526,732	25.0000%	10,913,415
2037	0	25.0000%	0	0	860,535	45,417,267	25.0000%	11,131,683
2038	0	25.0000%	0	0	0	45,417,267	25.0000%	11,131,683
2039	0	25.0000%	0	0	908,345	46,325,612	25.0000%	11,354,317
2040	0	25.0000%	0	0	0	46,325,612	25.0000%	11,354,317
2041	0	25.0000%	0	0	926,512	47,252,125	25.0000%	11,581,403
2042	0	25.0000%	0	0	0	47,252,125	25.0000%	11,581,403
2043	0	25.0000%	0	0	945,042	48,197,167	25.0000%	11,813,031
2044	0	25.0000%	0	0	0	48,197,167	25.0000%	11,813,031
2045	0	25.0000%	0	0	963,543	49,161,110	25.0000%	12,049,282
2046	0	25.0000%	0	0	0	49,161,110	25.0000%	12,049,282
2047	0	25.0000%	0	0	983,222	50,144,333	25.0000%	12,290,278
2048	0	25.0000%	0	0	0	50,144,333	25.0000%	12,290,278
2049	0	25.0000%	0	0	1,002,887	51,147,219	25.0000%	12,536,083
2050	0	25.0000%	0	0	0	51,147,219	25.0000%	12,536,083
2051	0	25.0000%	0	0	1,022,944	52,170,164	25.0000%	12,786,805
2052	0	25.0000%	0	0	0	52,170,164	25.0000%	12,786,805
2053	0	25.0000%	0	0	1,043,403	53,213,567	25.0000%	13,042,541
2054	0	25.0000%	0	0	0	53,213,567	25.0000%	13,042,541
2055	0	25.0000%	0	0	1,064,271	54,277,838	25.0000%	13,303,392
2056	0	25.0000%	0	0	0	54,277,838	25.0000%	13,303,392
Total				190,000	13,605,622			

1. Vacant land value calculated in year prior to construction as 10% of built-out market value

PLATTE VIEW METROPOLITAN DISTRICT
Revenue Calculation

	District Mill Levy Revenue				Expenses		Total Revenue Available for Debt Service
	Assessed Value in Collection Year (2-year lag)	Debt Mill Levy 50.666 Cap 50.000 Target	Debt Mill Levy Collections 99.2%	Specific Ownership Taxes 6.66%	County Treasurer Fee 1.59%	Annual Trustee Fee \$4,000	
2023	0	0.000	0	0	0	0	0
2024	0	0.000	0	0	0	0	0
2025	0	0.000	0	0	0	0	0
2026	0	0.000	0	0	0	0	0
2027	208,000	50,000	10,348	621	(165)	(4,000)	6,614
2028	2,430,600	50,000	120,932	7,256	(1,816)	(4,000)	122,374
2029	5,995,026	50,000	296,253	17,895	(4,474)	(4,000)	307,674
2030	6,275,793	50,000	411,721	24,703	(6,176)	(4,000)	426,248
2031	10,283,954	50,000	511,627	30,688	(7,674)	(4,000)	530,650
2032	10,489,634	50,000	521,859	31,312	(7,828)	(4,000)	541,343
2033	10,498,634	50,000	521,859	31,312	(7,828)	(4,000)	541,343
2034	10,699,428	50,000	532,296	31,938	(7,984)	(4,000)	552,250
2035	10,699,428	50,000	532,296	31,938	(7,984)	(4,000)	552,250
2036	10,913,415	50,000	542,942	32,577	(8,144)	(4,000)	563,375
2037	10,913,415	50,000	542,942	32,577	(8,144)	(4,000)	563,375
2038	11,131,683	50,000	553,601	33,228	(8,307)	(4,000)	574,722
2039	11,131,683	50,000	553,601	33,228	(8,307)	(4,000)	574,722
2040	11,354,317	50,000	564,677	33,893	(8,473)	(4,000)	586,257
2041	11,354,317	50,000	564,677	33,893	(8,473)	(4,000)	586,257
2042	11,581,403	50,000	576,175	34,570	(8,643)	(4,000)	598,103
2043	11,581,403	50,000	576,175	34,570	(8,643)	(4,000)	598,103
2044	11,813,031	50,000	587,696	35,262	(8,815)	(4,000)	610,145
2045	11,813,031	50,000	587,696	35,262	(8,815)	(4,000)	610,145
2046	12,049,292	50,000	599,452	35,967	(8,992)	(4,000)	622,428
2047	12,049,292	50,000	599,452	35,967	(8,992)	(4,000)	622,428
2048	12,290,278	50,000	611,441	36,686	(9,172)	(4,000)	634,956
2049	12,290,278	50,000	611,441	36,686	(9,172)	(4,000)	634,956
2050	12,536,063	50,000	623,670	37,420	(9,356)	(4,000)	647,735
2051	12,536,063	50,000	623,670	37,420	(9,356)	(4,000)	647,735
2052	12,786,805	50,000	636,144	38,169	(9,542)	(4,000)	660,770
2053	12,786,805	50,000	636,144	38,169	(9,542)	(4,000)	660,770
2054	13,042,541	50,000	648,686	38,932	(9,733)	(4,000)	674,065
2055	13,042,541	50,000	648,686	38,932	(9,733)	(4,000)	674,065
2056	13,303,392	50,000	661,844	39,711	(9,926)	(4,000)	687,627
Total			16,013,171	690,790	(240,196)	(120,000)	16,613,764



PLATTE VIEW METROPOLITAN DISTRICT
Senior Debt Service

	Total Revenue Available for Debt Service	Net Debt Service Series 2026		Senior Surplus Fund			Ratio Analysis	
		Dated: 12/1/26 Par: \$7,185,000 Proj: \$5,421,948		Annual Surplus	Cumulative Balance \$718,500 Max	Released Revenue	Senior Debt to Assessed Value	Debt Service Coverage
2023	0		0	0	0	0	n/a	n/a
2024	0		0	6,814	6,814	0	3452%	n/a
2025	0		0	122,374	129,188	0	236%	n/a
2026	6,814		0	38,237	167,424	0	120%	134%
2027	122,374		269,438	68,968	236,433	0	87%	119%
2028	307,674		359,250	91,400	325,822	0	70%	121%
2029	426,548		439,250	91,093	416,915	0	68%	120%
2030	530,650		450,250	90,843	507,758	0	67%	120%
2031	541,343		455,000	96,750	604,508	0	65%	121%
2032	552,250		465,000	94,125	701,753	0	64%	121%
2033	563,375		469,250	95,875	718,500	77,983	61%	120%
2034	574,722		475,500	99,222	718,500	95,875	60%	121%
2035	586,297		477,750	96,972	718,500	99,222	58%	121%
2036	598,103		484,500	101,797	718,500	96,972	56%	120%
2037	610,145		495,500	100,797	718,500	101,797	54%	121%
2038	622,428		496,000	102,103	718,500	100,797	52%	121%
2039	634,856		495,500	102,603	718,500	102,103	49%	121%
2040	647,735		504,500	105,645	718,500	102,603	48%	121%
2041	660,770		507,500	102,645	718,500	105,645	45%	121%
2042	674,095		514,750	107,678	718,500	102,645	43%	120%
2043	687,627		516,000	108,428	718,500	107,678	40%	121%
2044	701,343		526,500	108,456	718,500	108,428	38%	121%
2045	715,250		539,250	108,485	718,500	108,456	34%	121%
2046	729,343		547,250	113,270	718,500	109,306	32%	121%
2047	743,575		556,000	113,520	718,500	108,485	29%	120%
2048	757,945		564,000	113,065	718,500	111,485	26%	121%
2049	772,455		573,000	118,065	718,500	113,270	22%	121%
2050	787,105			114,627	0	113,520	16%	121%
2051	801,895					113,065	15%	120%
2052	816,825					118,065	12%	121%
2053	831,895					114,627	8%	120%
2054	847,105							
2055	862,455							
2056	877,945							
Total	16,613,764		13,687,938	2,925,826		2,925,626		

12-4-2024
Draft For review on purposes only



PLATTE VIEW METROPOLITAN DISTRICT
Operations Projection

	Total Assessed Value in Collection Year (2-year lag)	Operations Revenue					Total Revenue Available for Operations	Total Mills Total District Mills
		Operations Mill Levy 10.000 Target	Ops Mill Levy Collections 98.5%	Specific Ownership Taxes 6%	County Treasurer Fee 1.50%			
2023	0	0.000	0	0	0	0	0.000	
2024	0	0.000	0	0	0	0	0.000	
2025	0	0.000	0	0	0	0	0.000	
2026	0	0.000	0	0	0	0	0.000	
2027	206,000	10,000	2,070	124	(33)	2,161	60,000	
2028	2,430,800	10,000	24,166	1,451	(395)	25,253	60,000	
2029	5,995,026	10,000	59,651	3,579	(946)	62,281	60,000	
2030	8,275,793	10,000	82,344	4,941	(1,309)	85,978	60,000	
2031	10,283,954	10,000	102,325	6,140	(1,627)	106,838	60,000	
2032	10,489,634	10,000	104,372	6,262	(1,660)	108,975	60,000	
2033	10,489,634	10,000	104,372	6,262	(1,660)	108,975	60,000	
2034	10,699,426	10,000	106,459	6,368	(1,693)	111,154	60,000	
2035	10,699,426	10,000	106,459	6,368	(1,693)	111,154	60,000	
2036	10,913,415	10,000	108,588	6,515	(1,727)	113,377	60,000	
2037	10,913,415	10,000	108,588	6,515	(1,727)	113,377	60,000	
2038	11,131,883	10,000	110,760	6,648	(1,761)	115,645	60,000	
2039	11,131,883	10,000	110,760	6,648	(1,761)	115,645	60,000	
2040	11,354,317	10,000	112,975	6,779	(1,796)	117,958	60,000	
2041	11,354,317	10,000	112,975	6,779	(1,796)	117,958	60,000	
2042	11,581,403	10,000	115,235	6,914	(1,832)	120,317	60,000	
2043	11,581,403	10,000	115,235	6,914	(1,832)	120,317	60,000	
2044	11,813,031	10,000	117,540	7,052	(1,869)	122,723	60,000	
2045	11,813,031	10,000	117,540	7,052	(1,869)	122,723	60,000	
2046	12,049,292	10,000	119,880	7,193	(1,906)	125,178	60,000	
2047	12,049,292	10,000	119,880	7,193	(1,906)	125,178	60,000	
2048	12,290,278	10,000	122,268	7,337	(1,944)	127,681	60,000	
2049	12,290,278	10,000	122,268	7,337	(1,944)	127,681	60,000	
2050	12,536,083	10,000	124,734	7,484	(1,983)	130,235	60,000	
2051	12,536,083	10,000	124,734	7,484	(1,983)	130,235	60,000	
2052	12,786,805	10,000	127,229	7,634	(2,023)	132,839	60,000	
2053	12,786,805	10,000	127,229	7,634	(2,023)	132,839	60,000	
2054	13,042,541	10,000	129,773	7,786	(2,063)	135,496	60,000	
2055	13,042,541	10,000	129,773	7,786	(2,063)	135,496	60,000	
2056	13,303,392	10,000	132,369	7,942	(2,105)	138,206	60,000	
Total			3,302,634	192,158	(50,922)	3,343,870		

12-4-2024

6

SOURCES AND USES OF FUNDS

PLATTE VIEW METROPOLITAN DISTRICT
WELD COUNTY, COLORADO
GENERAL OBLIGATION BONDS, SERIES 2026
 50,000 (target) Mills
 Non-Rated, 120x, 30-yr. Maturity
 (SERVICE PLAN: Full Growth + 2.00% Bi-Reassessment Projections)

Dated Date 12/01/2026
 Delivery Date 12/01/2026

Sources:	
<hr/>	
Bond Proceeds:	
Par Amount	7,185,000.00
	<hr/>
	7,185,000.00
	<hr/>
Uses:	
<hr/>	
Project Fund Deposits:	
Project Fund	5,421,987.50
Other Fund Deposits:	
Capitalized Interest Fund	808,312.50
Debt Service Reserve Fund	861,000.00
	<hr/>
	1,669,312.50
Cost of Issuance:	
Other Cost of Issuance*	250,000.00
Delivery Date Expenses:	
Underwriter's Discount	143,700.00
	<hr/>
	7,185,000.00
	<hr/>

BOND SUMMARY STATISTICS

PLATTE VIEW METROPOLITAN DISTRICT
WELD COUNTY, COLORADO
GENERAL OBLIGATION BONDS, SERIES 2026
 50.000 (target) Mills
 Non-Rated, 120x, 30-yr. Maturity
 (SERVICE PLAN: Full Growth + 2.00% Bi-Reassessment Projections)

Dated Date	12/01/2026
Delivery Date	12/01/2026
First Coupon	06/01/2027
Last Maturity	12/01/2056
Arbitrage Yield	5.000000%
True Interest Cost (TIC)	5.156830%
Net Interest Cost (NIC)	5.000000%
All-In TIC	5.446664%
Average Coupon	5.000000%
Average Life (years)	21.913
Weighted Average Maturity (years)	21.913
Duration of Issue (years)	12.966
Par Amount	7,185,000.00
Bond Proceeds	7,185,000.00
Total Interest	7,872,250.00
Net Interest	8,015,950.00
Bond Years from Dated Date	157,445,000.00
Bond Years from Delivery Date	157,445,000.00
Total Debt Service	15,057,250.00
Maximum Annual Debt Service	1,134,000.00
Average Annual Debt Service	501,608.33
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	20.000000
Total Underwriter's Discount	20.000000
Bid Price	99.000000

Bond Component	Par Value	Price	Average Coupon	Average Life	Average Maturity Date	PV of 1 bp change
Term Bond due 2056	7,185,000.00	100.000	5.000%	21.913	10/26/2048	11,136.75
	7,185,000.00			21.913		11,136.75

	TIC	All-In TIC	Arbitrage Yield
Par Value	7,185,000.00	7,185,000.00	7,185,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	-143,700.00	-143,700.00	
- Cost of Issuance Expense		-250,000.00	
- Other Amounts			
Target Value	7,041,300.00	6,791,300.00	7,185,000.00
Target Date	12/01/2026	12/01/2026	12/01/2026
Yield	5.156830%	5.446664%	5.000000%

BOND DEBT SERVICE

**PLATTE VIEW METROPOLITAN DISTRICT
WELD COUNTY, COLORADO
GENERAL OBLIGATION BONDS, SERIES 2026
50.000 (target) Mills**

**Non-Rated, 120x, 30-yr. Maturity
(SERVICE PLAN: Full Growth + 2.00% Bi-Reassessment Projections)**

Dated Date 12/01/2026
Delivery Date 12/01/2026

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/01/2027			179,625	179,625	
12/01/2027			179,625	179,625	359,250
06/01/2028			179,625	179,625	
12/01/2028			179,625	179,625	359,250
06/01/2029			179,625	179,625	
12/01/2029			179,625	179,625	359,250
06/01/2030			179,625	179,625	
12/01/2030			179,625	179,625	359,250
06/01/2031			179,625	179,625	
12/01/2031	50,000	5.000%	179,625	229,625	439,250
06/01/2032			177,625	177,625	
12/01/2032	55,000	5.000%	177,625	232,625	460,250
06/01/2033			175,250	175,250	
12/01/2033	100,000	5.000%	175,250	275,250	460,500
06/01/2034			172,750	172,750	
12/01/2034	110,000	5.000%	172,750	282,750	465,500
06/01/2035			170,000	170,000	
12/01/2035	115,000	5.000%	170,000	285,000	465,000
06/01/2036			167,125	167,125	
12/01/2036	135,000	5.000%	167,125	302,125	469,250
06/01/2037			163,750	163,750	
12/01/2037	140,000	5.000%	163,750	303,750	467,500
06/01/2038			160,250	160,250	
12/01/2038	155,000	5.000%	160,250	315,250	475,500
06/01/2039			156,375	156,375	
12/01/2039	165,000	5.000%	156,375	321,375	477,750
06/01/2040			152,250	152,250	
12/01/2040	180,000	5.000%	152,250	332,250	484,500
06/01/2041			147,750	147,750	
12/01/2041	190,000	5.000%	147,750	337,750	486,500
06/01/2042			143,000	143,000	
12/01/2042	210,000	5.000%	143,000	353,000	496,000
06/01/2043			137,750	137,750	
12/01/2043	220,000	5.000%	137,750	357,750	495,500
06/01/2044			132,250	132,250	
12/01/2044	240,000	5.000%	132,250	372,250	504,500
06/01/2045			126,250	126,250	
12/01/2045	255,000	5.000%	126,250	381,250	507,500
06/01/2046			119,875	119,875	
12/01/2046	275,000	5.000%	119,875	394,875	514,750
06/01/2047			113,000	113,000	
12/01/2047	290,000	5.000%	113,000	403,000	516,000
06/01/2048			105,750	105,750	
12/01/2048	315,000	5.000%	105,750	420,750	526,500
06/01/2049			97,875	97,875	
12/01/2049	330,000	5.000%	97,875	427,875	526,750
06/01/2050			89,625	89,625	
12/01/2050	350,000	5.000%	89,625	449,625	539,250
06/01/2051			80,625	80,625	
12/01/2051	375,000	5.000%	80,625	466,625	536,250
06/01/2052			71,250	71,250	
12/01/2052	405,000	5.000%	71,250	478,250	547,500
06/01/2053			61,125	61,125	
12/01/2053	425,000	5.000%	61,125	486,125	547,250
06/01/2054			50,500	50,500	
12/01/2054	460,000	5.000%	50,500	510,500	561,000
06/01/2055			39,000	39,000	
12/01/2055	480,000	5.000%	39,000	519,000	568,000
06/01/2056			27,000	27,000	
12/01/2056	1,050,000	5.000%	27,000	1,107,000	1,134,000
	7,185,000		7,872,250	15,057,250	15,057,250

NET DEBT SERVICE

PLATTE VIEW METROPOLITAN DISTRICT
 WELD COUNTY, COLORADO
 GENERAL OBLIGATION BONDS, SERIES 2026
 50,000 (target) Mills
 Non-Rated, 120x, 30-yr. Maturity
 (SERVICE PLAN: Full Growth + 2.00% Bi-Reassessment Projections)

Period Ending	Principal	Interest	Total Debt Service	Debt Service Reserve Fund	Capitalized Interest Fund	Net Debt Service
12/01/2027		359,250	359,250		359,250.00	
12/01/2028		359,250	359,250		359,250.00	
12/01/2029		359,250	359,250		89,812.50	269,437.50
12/01/2030		359,250	359,250			359,250.00
12/01/2031	80,000	359,250	439,250			439,250.00
12/01/2032	95,000	355,250	450,250			450,250.00
12/01/2033	100,000	350,500	450,500			450,500.00
12/01/2034	110,000	345,500	455,500			455,500.00
12/01/2035	115,000	340,000	455,000			455,000.00
12/01/2036	135,000	334,250	469,250			469,250.00
12/01/2037	140,000	327,500	467,500			467,500.00
12/01/2038	155,000	320,500	475,500			475,500.00
12/01/2039	165,000	312,750	477,750			477,750.00
12/01/2040	180,000	304,500	484,500			484,500.00
12/01/2041	190,000	295,500	485,500			485,500.00
12/01/2042	210,000	286,000	496,000			496,000.00
12/01/2043	220,000	275,500	495,500			495,500.00
12/01/2044	240,000	264,500	504,500			504,500.00
12/01/2045	255,000	252,500	507,500			507,500.00
12/01/2046	275,000	239,750	514,750			514,750.00
12/01/2047	290,000	226,000	516,000			516,000.00
12/01/2048	315,000	211,500	526,500			526,500.00
12/01/2049	330,000	195,750	525,750			525,750.00
12/01/2050	360,000	179,250	539,250			539,250.00
12/01/2051	375,000	161,250	536,250			536,250.00
12/01/2052	405,000	142,500	547,500			547,500.00
12/01/2053	425,000	122,250	547,250			547,250.00
12/01/2054	460,000	101,000	561,000			561,000.00
12/01/2055	480,000	78,000	558,000			558,000.00
12/01/2056	1,080,000	54,000	1,134,000	561,000		573,000.00
	7,185,000	7,872,250	15,057,250	561,000	808,312.50	13,687,937.50

BOND SOLUTION

**PLATTE VIEW METROPOLITAN DISTRICT
WELD COUNTY, COLORADO
GENERAL OBLIGATION BONDS, SERIES 2026
50,000 (target) Mills
Non-Rated, 120x, 30-yr. Maturity
(SERVICE PLAN: Full Growth + 2.00% BI-Reassessment Projections)**

Period Ending	Proposed Principal	Proposed Debt Service	Debt Service Adjustments	Total Adj Debt Service	Revenue Constraints	Unused Revenues	Debt Service Coverage
12/01/2027		350,250	-350,250		6,814	6,814	
12/01/2028		350,250	-350,250		122,374	122,374	
12/01/2029		350,250	-80,813	269,438	307,874	38,237	114.191%
12/01/2030		350,250		350,250	426,248	66,698	118.849%
12/01/2031	50,000	430,250		430,250	530,650	91,400	120.806%
12/01/2032	95,000	450,250		450,250	541,343	91,093	120.232%
12/01/2033	100,000	450,500		450,500	541,343	90,843	120.165%
12/01/2034	110,000	455,500		455,500	552,250	96,750	121.240%
12/01/2035	115,000	455,000		455,000	552,250	97,250	121.374%
12/01/2036	135,000	460,250		460,250	563,375	94,125	120.056%
12/01/2037	140,000	467,500		467,500	563,375	95,875	120.508%
12/01/2038	155,000	475,500		475,500	574,722	99,222	120.867%
12/01/2039	165,000	477,750		477,750	574,722	96,972	120.298%
12/01/2040	180,000	484,500		484,500	586,267	101,797	121.011%
12/01/2041	190,000	485,500		485,500	586,267	100,797	120.781%
12/01/2042	210,000	490,000		490,000	598,103	102,103	120.595%
12/01/2043	220,000	495,500		495,500	598,103	102,603	120.707%
12/01/2044	240,000	504,500		504,500	610,145	105,645	120.940%
12/01/2045	255,000	507,500		507,500	610,145	102,645	120.328%
12/01/2046	275,000	514,750		514,750	622,428	107,678	120.919%
12/01/2047	290,000	516,000		516,000	622,428	106,428	120.628%
12/01/2048	315,000	526,500		526,500	634,656	108,456	120.599%
12/01/2049	330,000	525,750		525,750	634,656	109,206	120.772%
12/01/2050	360,000	530,250		530,250	647,735	108,485	120.115%
12/01/2051	375,000	538,250		538,250	647,735	111,485	120.760%
12/01/2052	405,000	547,500		547,500	660,770	113,270	120.689%
12/01/2053	425,000	547,250		547,250	660,770	113,520	120.744%
12/01/2054	460,000	561,000		561,000	674,065	113,065	120.154%
12/01/2055	480,000	558,000		558,000	674,065	116,065	120.800%
12/01/2056	1,080,000	1,134,000	-561,000	573,000	687,627	114,627	120.005%
	7,185,000	15,057,250	-1,269,313	13,887,938	15,613,764	2,925,826	

EXHIBIT F

Form of Intergovernmental Agreement

DRAFT

**INTERGOVERNMENTAL AGREEMENT BETWEEN
THE TOWN OF PLATTEVILLE, COLORADO
AND THE
PLATTE VIEW METROPOLITAN DISTRICT**

THIS AGREEMENT is made and entered into as of this ___ day of _____, 2025, by and between the **TOWN OF PLATTEVILLE**, a Colorado municipal corporation (the “**Town**”), and the **PLATTE VIEW METROPOLITAN DISTRICT**, a quasi-municipal corporation and political subdivision of the State of Colorado (the “**District**”). The Town and the District are collectively referred to as the Parties.

RECITALS

A. Section 29-1-203, C.R.S. authorizes the Parties to cooperate and contract with one another regarding functions, services and facilities each is authorized to provide; and

B. The District was organized to provide those services and to exercise powers as are more specifically set forth in the District’s Service Plan approved by the Town on March 4, 2025 (the “**Service Plan**”); and

C. The Service Plan refers to the execution of an Intergovernmental Agreement between the Town and the District; and

D. The Parties have determined that any capitalized term not specifically defined in this Agreement shall have that meaning as set forth in the Service Plan; and

E. The Parties have determined it to be in the best interests of their respective taxpayers, residents and property owners to enter into this Intergovernmental Agreement (“**Agreement**”).

NOW, THEREFORE, in consideration of the covenants and mutual agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

TERMS AND CONDITIONS

1. Operations and Maintenance. The District shall operate and maintain any part or all the Public Improvements of which the District retains ownership and that are not otherwise conveyed or dedicated to the Town or other governmental entity. The District may impose an O&M Mill Levy in accordance with Section VII.f of the Service Plan or other Fees and charges as necessary to provide for administrative and general operating expenses, operating and maintaining Public Improvements, and financing Public Improvements as described in the Service Plan.

2. Fire Protection. The District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate or maintain fire protection facilities or services. The authority to plan for, design, acquire, construct, install, relocate, redevelop or

finance fire hydrants and related improvements installed as part of any water system shall not be limited by this provision.

3. Construction Standards. The District will ensure that the Public Improvements are designed and constructed in accordance with the applicable standards and specifications of the Town and of other governmental entities having proper jurisdiction. The District will obtain the Town's approval of all plans and will obtain applicable permits for construction and installation of Public Improvements prior to performing such work.

4. Issuance of Debt. Prior to the issuance of any Privately Placed Debt, but excluding Developer Debt, the District shall obtain the certification of an External Financial Advisor substantially as follows:

We are [I am] an External Financial Advisor within the meaning of the District's Service Plan. We [I] certify that (1) the net effective interest rate (calculated as defined in Section 32-1-103(12), C.R.S.) to be borne by the District for the [insert the designation of the Debt] does not exceed a reasonable current tax-exempt interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable securities or loans; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is at a market rate and reasonable considering the financial circumstances of the District.

Prior to the issuance of any Developer Debt, the District shall obtain the certification of an External Financial Advisor who is also a registered municipal advisor as required by § 32-1-1101(7)(a), C.R.S.

5. Inclusion. The District may not include additional property into its boundaries unless such property is also located within the Town of Platteville.

6. Initial Debt Limitation. On or before the effective date of approval by the Town of an Approved Development Plan and the execution of this Agreement, the District shall not: (a) issue any Debt; nor (b) impose a mill levy for the payment of Debt by direct imposition or by transfer of funds from the operating fund to the Debt service funds; nor (c) impose and collect any fees used for the purpose of repayment of Debt.

7. Total Debt Issuance. The District shall not issue Debt in excess of Seven Million One-Hundred Eighty-Five Thousand Dollars (\$7,185,000). Any refunding Debt or Developer Loan shall not count against the Total Debt Issuance Limit.

8. Maximum Debt Mill Levy. The "Maximum Debt Mill Levy" shall be the maximum mill levy the District is permitted to impose upon the Taxable Property of the District for payment of Debt, and shall be determined as follows:

a. For the portion of any aggregate District Debt which exceeds fifty percent (50%) of the District's assessed valuation, the Maximum Debt Mill Levy for such portion of Debt shall be fifty (50) mills), provided that if, on or after January 1, 2024, there are changes in

the method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement, the mill levy limitation applicable to such Debt may be increased or decreased to reflect such changes, such increases or decreases to be determined by the Board in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by the mill levy, as adjusted for changes occurring after January 1, 2024, are neither diminished nor enhanced as a result of such changes. For purposes of the foregoing, a change in the method of calculating actual valuation shall be deemed to be a change in the method of calculating assessed valuation.

b. For the portion of any aggregate District Debt which is equal to or less than fifty percent (50%) of the District's assessed valuation, either on the date of issuance or at any time thereafter, the mill levy to be imposed to repay such portion of Debt shall not be subject to the Maximum Debt Mill Levy and, as a result, the mill levy may be such amount as is necessary to pay the debt service on such Debt, without limitation of rate. For purposes of the foregoing, once Debt has been determined to be equal to or less than fifty percent (50%) of the District's assessed valuation, so that the District is entitled to pledge to its payment an unlimited ad valorem mill levy, the District may provide that such Debt shall remain secured by such unlimited mill levy, notwithstanding any subsequent change in the District's Debt to assessed ratio. All Debt issued by the District must be issued in compliance with the requirements of Section 32-1-1101, C.R.S., and all other requirements of State law.

Any Debt, issued with a pledge or which results in a pledge, that exceeds the Maximum Debt Mill Levy shall be deemed a material modification of this Service Plan pursuant to Section 32-1-207, C.R.S. and shall not be an authorized issuance of Debt unless and until such material modification has been approved by the Town as part of a Service Plan Amendment.

9. Monies from Other Governmental Sources. The District shall not apply for or accept Conservation Trust Funds, Great Outdoors Colorado Funds, or other funds available from or through governmental or non-profit entities that the Town is eligible to apply for, except pursuant to advance written approval of the Town. This Section shall not apply to State or Federal grants for which there is a competitive application process, or specific ownership taxes which shall be distributed to and shall constitute a revenue source for the District without any limitation.

10. Limitations on Developer Loans and Developer Debt.

a. The Developer may loan the District money as described in the Service Plan. The interest rate on any Developer Loan, Developer Debt, or debt issued to a director of the District or to an entity with respect to which a director of the District must make disclosure under § 24-18-109, C.R.S., must not exceed the municipal market data "AAA" general obligation, thirty-year constant maturity, or successor index if replaced, plus four hundred basis points, as of the seventh business day prior to the date of issuance of that debt and must have a maximum final maturity of not more than forty years from the date of issuance.

b. The District shall obtain a certification described in Paragraph 4 of this Agreement for all Developer Debt.

c. After the issuance of Debt, the District may obtain a Developer Loan to repay Debt subject to the provisions in Paragraph 13(a) of this Agreement. If the District wishes to repay Debt with a Developer Loan that does not meet the requirements of this Section 11, the District must provide the Town with copies of the financing and issuing documents, and comply with Section 32-1-207(3), C.R.S.

11. Bankruptcy Limitation. All of the limitations contained in this Service Plan, including, but not limited to, those pertaining to the Maximum Debt Mill Levy, have been established under the authority of the Town to approve a Service Plan with conditions pursuant to Section 32-1-204.5, C.R.S. It is expressly intended that such limitations:

- c. Shall not be subject to set-aside for any reason or by any court of competent jurisdiction, absent a Service Plan Amendment; and
- d. Are, together with all other requirements of Colorado law, included in the “political or governmental powers” reserved to the State under the U.S. Bankruptcy Code (11 U.S.C.) Section 903, and are also included in the “regulatory or electoral approval necessary under applicable non-bankruptcy law” as required for confirmation of a Chapter 9 Bankruptcy Plan under Bankruptcy Code Section 943(b)(6).

12. Material Modification - Debt. Any Debt issued with a pledge or which results in a pledge, that exceeds the Maximum Debt Mill Levy (except as permitted by Section VII.c.ii of the Service Plan) shall be deemed a material modification of the Service Plan pursuant to Section 32-1-207, C.R.S. and shall not be an authorized issuance of Debt unless and until such material modification has been approved by the Town as part of a Service Plan Amendment.

13. Eminent Domain Limitation. The District shall not exercise its statutory power of eminent domain without the prior written consent of the Board of Trustees, which shall be evidenced by a resolution of the Board of Trustees duly considered and adopted at a regular or special meeting of the Board of Trustees.

14. Covenant Enforcement. The District shall have the power to provide covenant enforcement and design review services within its boundaries, subject to the requirements and limitations set forth in Section 32-1-1004(8), C.R.S.

15. Service Plan Amendment Requirement. Any action of the District which violates the limitations contained within the Service Plan or which violate the provisions of this Agreement may, in the Board of Trustee’s discretion, be deemed to be a material modification of the Service Plan and the Town shall be entitled to all remedies available under State and local law to enjoin any such action(s) of the District.

Disclosure to Property Owners. The District shall cause a written notice regarding the existence of the District to be recorded against all of the real property within the District as required by § 32-1-104.8, C.R.S. Such notice shall be filed with the Town Manager within thirty (30) days following the date on which the same has been recorded in the real property records of

- a. Defined Terms. Unless otherwise defined in this Agreement, capitalized terms shall have the meaning provided in the Service Plan.
- b. Effective Date. This Agreement shall be in full force and effect and be legally binding upon final approval of the governing bodies of the Parties. No Debt shall be issued by the District until after the effective date of this Agreement.
- c. No Assignments. No party to this Agreement may assign any interest therein to any person without the consent of the other party hereto at that time, and the terms of this Agreement shall inure to the benefit of and be binding upon the respective representatives and successors of each party hereto.
- d. Amendments. This Agreement may be amended from time to time by written amendment, duly authorized and signed by representatives of the parties hereto.
- e. Severability. If any section, subsection, paragraph, clause, phrase, or other provision of this Agreement shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, subsection, paragraph, clause, phrase, or other provision shall not affect any of the remaining provisions of this Agreement.
- f. Execution of Documents. This Agreement may be executed in two (2) counterparts, either of which shall be regarded for all purposes as one original. Each party agrees that it will execute any and all deeds, instruments, documents, and resolutions or ordinances necessary to give effect to the terms of this Agreement.
- g. Waiver. No waiver by either party of any term or condition of this Agreement shall be deemed or construed as a waiver of any other term or condition, nor shall a waiver of any breach be deemed to constitute a waiver of any subsequent breach, whether of the same or of a different provision of this Agreement.
- h. Default/Remedies. In the event of a breach or default of this Agreement by any party, the non-defaulting party shall be entitled to exercise all remedies available at law or in equity.
- i. Governing Law and Venue. This Agreement shall be governed and construed under the laws of the State of Colorado. Venue for all actions brought hereunder shall be in District Court in and for Weld County, Colorado.
- j. Terms Binding. Each of the terms, covenants and conditions hereof shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.
- k. Paragraph Headings. Paragraph headings are inserted for convenience of reference only.
- l. No Third-Party Beneficiaries. No person or entity who or which is not a party to this Agreement will have any right of action under this Agreement.

m. Applicable Laws. The District acknowledges that all real property within the District shall be subject to all ordinances and the rules and regulations of the Town, including, without limitation, ordinances and rules and regulations relating to zoning, subdivision, and building and land use.

n. Entirety. This Agreement merges and supersedes all prior negotiations, representations, and agreements between the parties hereto relating to the subject matter hereof and constitutes the entire Agreement between the Parties concerning the subject matter hereof.

IN WITNESS WHEREOF, this Agreement is executed by the Town and the District as of the date first above written.

[SIGNATURE PAGE FOLLOWS]

TOWN OF PLATTEVILLE, COLORADO

By:

[NAME]

Attest:

Approved as to form:

Town Clerk/Deputy Town Clerk

For Town Attorney

**PLATTE VIEW METROPOLITAN
DISTRICT**

By:

[NAME, TITLE]

Attest:

Secretary

DISTRICT COURT, COUNTY OF WELD, STATE OF COLORADO Court Address: Weld County Court 901 9th Ave, Greeley, CO 80631	 <p style="text-align: center;">▲ COURT USE ONLY ▲</p> <p style="text-align: center;">Case No.:</p> <p style="text-align: center;">Div.: Ctrm.:</p>
IN THE MATTER OF THE PLATTE VIEW METROPOLITAN DISTRICT, TOWN OF PLATTEVILLE, COUNTY OF WELD, STATE OF COLORADO	
Attorneys: ERB LAW, LLC Jeffrey E. Erb, Esq. 8480 E Orchard Rd Suite 3650 Greenwood Village, CO 80111 Phone: (303) 626-7125 E-mail: jerb@erblawllc.com Colo. Atty. Reg. No. 37961	
JOINT AFFIDAVIT OF MAILING AND PUBLICATION OF NOTICE OF PUBLIC HEARING ON SERVICE PLAN	

I, Natalie M. Fleming, of lawful age and duly sworn, state as follows:

1. I am a paralegal at the law firm of Erb Law, LLC, acting on behalf of the Platte View Metropolitan District (the “**District**”).

I, Chloe E. Edens, of lawful age and duly sworn, state as follows:

2. I am a legal and administrative assistant at the law firm of Erb Law, LLC, acting on behalf of the Platte View Metropolitan District (the “**District**”).
3. Pursuant to § 32-1-204(1), C.R.S., on February 5, 2025, I, Chloe E. Edens, caused the Notice attached as **Exhibit A**, to be published in the *Greeley Tribune* on February 12, 2025, a newspaper of general circulation within the boundaries of the District. Evidence of this publication is shown in the Affidavit of Publications attached as **Exhibit B**.
4. Pursuant to § 32-1-204(1.5), C.R.S., I Natalie Fleming, requested the property owner list from the Weld County Assessor’s Office for the District on February 10, 2025.

5. Pursuant to § 32-1-204(1.5), C.R.S, I, Chloe Edens, caused the Notice attached as **Exhibit C** to be mailed by United States Mail on February 12, 2025, to all property owners within the District listed on **Exhibit D**.
6. Pursuant to § 32-1-204(1), C.R.S., on February 10, 2025, I, Natalie Fleming caused a search to be performed by the Weld County Assessor's office to determine the identity of any municipality or special district that has levied an ad valorem tax within the next preceding tax year and that has boundaries within a radius of three miles of the District's boundaries.
7. Pursuant to § 32-1-204(1), C.R.S., on February 10, 2025, I, Natalie Fleming, received a list from the Weld County Assessor's office containing the identity of additional municipalities and special districts that had levied an ad valorem tax within the next preceding tax year and that has boundaries having territory located within a three-mile radius of the District's boundaries.
8. Pursuant to § 32-1-204(1), C.R.S, I, Chloe Edens, caused the Notice attached as **Exhibit E** to be mailed by United States Mail on February 12, 2025, to all municipalities and special districts that had levied an ad valorem tax within the next preceding tax year having territory that has boundaries having territory located within a three-mile radius of the District's boundaries listed on **Exhibit D**.
9. Pursuant to § 32-1-202(1), C.R.S., I, Chloe Edens caused the Notice of Filing of Special District Plan – Form DLG 60 attached as **Exhibit F** as well as a copy of the Service Plan for the proposed Platte View Metropolitan District to be mailed by United States Mail on February 12, 2025, to the Weld County Board of County Commissioners listed on **Exhibit D**.
10. Pursuant to § 32-1-202(1), C.R.S., I, Chloe Edens caused the Notice of Filing of Special District Service Plan – Form DLG 60 attached as **Exhibit F** as well as a copy of the Service Plan for the proposed Platte View Metropolitan District to be mailed by United States Mail on February 12, 2025, to the Colorado State Auditor listed on **Exhibit D**.
11. Pursuant to § 32-1-202(1), C.R.S., I, Chloe Edens caused the Notice attached as **Exhibit C**, the Notice of Filing of Special District Plan – Form DLG 60 attached as **Exhibit F** as well as a copy of the Service Plan for the proposed Platte View Metropolitan District to be mailed by United States Mail on February 12, 2025, to the Division of Local Government listed on **Exhibit D**.

[SIGNATURE PAGES TO FOLLOW]

Signed and sworn to this 25th day of February 2025.


Natalie M. Fleming

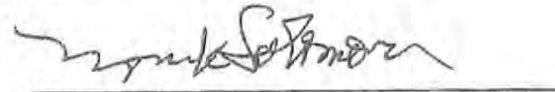
STATE OF COLORADO)
) ss.
COUNTY OF Alamosa

Subscribed and sworn to before me on this 25 day of February, 2025 by
Natalie M. Fleming, an individual.

Witness my hand and official seal.

My commission expires: DEC 04 2025

**NORMAN K SOLOMON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20014036968
MY COMMISSION EXPIRES DECEMBER 04, 2025**


Notary Public

Signed and sworn to this 25th day of February 2025.

Chloe Edens
Chloe E. Edens

STATE OF COLORADO)
) ss.
COUNTY OF ARAPAHOE

Subscribed and sworn to before me on this 25 day of FEBRUARY, 2025 by
Chloe E. Edens, an individual.

Witness my hand and official seal.

My commission expires: 4 DEC 2025

NORMAN K SOLOMON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20014036968
MY COMMISSION EXPIRES DECEMBER 04, 2025

Norman K Solomon

EXHIBIT A

**NOTICE OF PUBLIC HEARING ON THE
SERVICE PLAN FOR
PLATTE VIEW METROPOLITAN DISTRICT**

PUBLIC NOTICE IS HEREBY GIVEN that an application for the organization of the Platte View Metropolitan District (the "District") has been filed with the Board of Trustees of the Town of Platteville, Colorado requesting the approval of the Service Plan for the District. A copy of the proposed Service Plan may be examined at the offices of the Town of Platteville, Town Clerk's Office, 400 Grand Avenue, Platteville, Colorado 80651.

NOTICE IS FURTHER GIVEN that, pursuant to Section 32-1-204, C.R.S., a public hearing on the Service Plan will be held before the Town of Platteville Board of Trustees on March 4, 2025, at 7:00 p.m. at Town Hall, 400 Grand Avenue, Platteville, Colorado 80651. The hearing is open to the public, and all interested parties will be provided an opportunity to be heard and provide testimony or evidence regarding the organization of the District.

The purpose of the hearing is to consider the Service Plan and form a basis for the Board of Trustees to adopt a resolution approving, conditionally approving, or disapproving the Service Plan. The District's initial boundaries are approximately 28.75 acres located at the Northwest intersection of Weld County Road 19 and Colo. Hwy 66 in Platteville, Colorado. A copy of the full legal description for the District is available in the Service Plan.

NOTICE IS FURTHER GIVEN that pursuant to Section 32-1-203(3.5), C.R.S., any owner of real property within the proposed District may file a request with the Board of Trustees requesting that such real property be excluded from the proposed District. Such request may be filed any time with the Board of Trustees, but no later than ten (10) days before the day fixed for the hearing on said service plan. Any protests and objections to the Service Plan shall be deemed waived unless presented at the time and in the manner specified. The Board of Trustees shall not be limited in its action with respect to the exclusion of property based upon such request. Any request for exclusion shall be acted upon before final action of the Board of Trustees concerning approval of the Service Plan.

Notice Provided on behalf of the Town of Platteville
By the Applicant: Platte View Commerce Center, LLC

EXHIBIT B

NOTICE OF PUBLIC HEARING ON THE SERVICE PLAN FOR PLATTS FISH RECREATION DISTRICT

PUBLIC NOTICE IS HEREBY GIVEN that in accordance with the authorization of the Platts Fish Recreation District (the "District") has been filed with the Board of Trustees of the Town of Platteville, Colorado regarding the approval of the Service Plan for the District. A copy of the proposed Service Plan may be examined at the Office of the Town of Platteville, Town Clerk's Office, 300 Grand Avenue, Platteville, Colorado 80451.

NOTICE IS FURTHER GIVEN that pursuant to Section 30-1-204, C.R.S., a public hearing on the Service Plan will be held before the Town of Platteville Board of Trustees on March 4, 2005, at 10:00 a.m. at Town Hall, 400 Grand Avenue, Platteville, Colorado 80451. The hearing is open to the public and all interested parties will be provided an opportunity to be heard and provide testimony or evidence regarding the administration of the District. The purpose of the hearing is to consider the Service Plan and form a basis for the Board of Trustees to submit a resolution approving, conditionally approving, or disapproving the Service Plan. The District's initial boundaries are approximately 38.75 acres located at the Northeastern intersection of Weld County Road 20 and Cook, Hwy 20 in Platteville, Colorado. A copy of the full legal description for the District is available in the Service Plan.

NOTICE IS FURTHER GIVEN that pursuant to Section 30-1-204(1), C.R.S., any owner of real property within the proposed District may file a request with the Board of Trustees requesting that such real property be excluded from the proposed District. Such request may be filed any time with the Board of Trustees, but no later than ten (10) days before the day fixed for the hearing on said service plan. Any requests and objections to the Service Plan shall be deemed unless requested at the time and in the manner specified. The Board of Trustees shall not be limited in its action with respect to the acquisition of property owned upon such request. Any request for acquisition shall be set up upon before final action of the Board of Trustees concerning approval of the service plan.

Notice Provided on behalf of the Town of Platteville
By the Applicant Platte Fish Recreation District, LLC
Published: Greeley Tribune February 11, 2005 0088119

Prairie Mountain Media, LLC

PUBLISHER'S AFFIDAVIT

County of Weld
State of Colorado

The undersigned, Isabel, being first duly sworn under oath, states and affirms as follows:

1. Notice is the legal Advertising Reviewer of Prairie Mountain Media LLC, publisher of the Greeley Tribune.
2. The Greeley Tribune is a newspaper of general circulation that has been published continuously and without interruption for at least fifty-two weeks in Weld County and meets the legal requisites for a legal newspaper under Colo. Rev. Stat. 26-70-103.
3. The notice that is attached hereto is a true copy, published in the Greeley Tribune in Weld County on the following date(s):

Feb 12, 2005

Melissa Payne
Signature

Subscribed and sworn to me before me this
12th day of February 2005

Shayla Najera
Notary Public

SHAYLA NAJERA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174031965
MY COMMISSION EXPIRES July 31, 2005

(S22A)

Account: 1115047
Ad Number: 2005119
File: 337.24

EXHIBIT C

NOTICE OF PUBLIC HEARING ON THE SERVICE PLAN FOR PLATTE VIEW METROPOLITAN DISTRICT

PUBLIC NOTICE IS HEREBY GIVEN that an application for the organization of the Platte View Metropolitan District (the "District") has been filed with the Board of Trustees of the Town of Platteville, Colorado requesting the approval of the Service Plan for the District. A copy of the proposed Service Plan may be examined at the offices of the Town of Platteville, Town Clerk's Office, 400 Grand Avenue, Platteville, Colorado 80651.

NOTICE IS FURTHER GIVEN that, pursuant to Section 32-1-204, C.R.S., a public hearing on the Service Plan will be held before the Town of Platteville Board of Trustees on March 4, 2025, at 7:00 p.m. at Town Hall, 400 Grand Avenue, Platteville, Colorado 80651. The hearing is open to the public, and all interested parties will be provided an opportunity to be heard and provide testimony or evidence regarding the organization of the District.

The purpose of the hearing is to consider the Service Plan and form a basis for the Board of Trustees to adopt a resolution approving, conditionally approving, or disapproving the Service Plan. The District's initial boundaries are approximately 28.75 acres located at the Northwest intersection of Weld County Road 19 and Colo. Hwy 66 in Platteville, Colorado. A copy of the full legal description for the District is available in the Service Plan.

If organized, the District will be Title 32 metropolitan district with a maximum debt service mill levy of 50 mills for bonds which exceed 50% of such District's assessed valuation. The debt service mill levy for bonds less than 50% of the District's assessed valuation and general operating mill levies do not have a maximum mill levy.

NOTICE IS FURTHER GIVEN that pursuant to Section 32-1-203(3.5), C.R.S., any owner of real property within the proposed District may file a request with the Board of Trustees requesting that such real property be excluded from the proposed District. Such request may be filed any time with the Board of Trustees, but no later than ten (10) days before the day fixed for the hearing on said service plan. Any protests and objections to the Service Plan shall be deemed waived unless presented at the time and in the manner specified. The Board of Trustees shall not be limited in its action with respect to the exclusion of property based upon such request. Any request for exclusion shall be acted upon before final action of the Board of Trustees concerning approval of the Service Plan.

Notice Provided By the Applicant: Platte View Commerce
Center, LLC

EXHIBIT D

3-Mile Radius List from the Weld County Assessor's Office

AIMS Junior College 5401 West 20th Street, Greeley, CO 80634	Carbon Valley Parks & Recreation District 701 Fifth St, Frederick, CO 80530	Central Colorado Water Conservancy District 3209 W 28 Street, Greeley, CO 80634
Central Firestone Urban Renewal Authority 9950 Park Avenue Firestone, CO 80504	Central Weld County Water District 2235 2nd Avenue Greeley, CO 80631	Denmore Metropolitan District No.2 2154 E. Commons Ave. Suite 2000 Centennial, CO 80122
Town of Firestone 9950 Park Avenue Firestone, CO 80504	Frederick-Firestone Fire District 8426 Kosmerl Place, Frederick CO 80504	Front Range Fire Rescue Fire Protection District PO Box 130 Milliken, CO 80543
High Plains Library District 9950 Park Avenue Firestone, CO 80504	Homestead Ranch Metropolitan District No. 1 212 N. Wahstach, Suite 301, Colorado Springs CO 80903	Homestead Ranch Metropolitan District No. 2 212 N. Wahstach, Suite 301, Colorado Springs CO 80903
Homestead Ranch Metropolitan District No. 3 212 N. Wahstach, Suite 301, Colorado Springs CO 80903	Homestead Ranch Metropolitan District No. 4 212 N. Wahstach, Suite 301, Colorado Springs CO 80903	Little Thompson Water District 835 E. Highway 56 Berthoud, CO 80513
Town of Mead 441 Third Street, Mead, CO 80542	Mountain View Fire Protection District 3561 N Stagecoach Road, Longmont CO 80504	Northern Colorado Water Association 4389 E. County Road 70 Wellington, Colorado 80549
Northern Firestone Urban Renewal Authority 9950 Park Avenue Firestone, CO 80504	Platte Valley Conservation District 57 W Bromley Lane Brighton, CO 80601	Town of Platteville 400 Grand Avenue Platteville, Colorado 80651
Platteville-Gilcrest Fire Protection District 202 Main Street, Platteville CO 80651	Red Barn Metropolitan District c/o Public Alliance 405 Urban St., Suite 310 Lakewood, CO 80228	School District RE5J-Longmont 110 South Centennial Dr., Ste. A, Milliken, CO 80543
School District RE5J-Johnstown 110 South Centennial Dr., Ste. A, Milliken, CO 80543	The Springs Metropolitan District 1555 California St, Suite 505 Denver, Colorado 80202	St. Vrain Lakes Metropolitan District No. 1 550 W. Eisenhower Blvd., Loveland CO 80537
St. Vrain Lakes Metropolitan District No. 2 550 W. Eisenhower Blvd., Loveland CO 80537	St. Vrain Lakes Metropolitan District No. 3 550 W. Eisenhower Blvd., Loveland CO 80537	St. Vrain Lakes Metropolitan District No. 4 550 W. Eisenhower Blvd., Loveland CO 80537
St. Vrain & Left-Hand Water Conservancy District 1715 Iron Horse Drive, Suite 250 Longmont, CO 80501	St. Vrain Sanitation District 11307 Business Park Circle, Firestone CO 80504	Thompson Rivers Parks & Recreation District 320 Centennial Drive Milliken, CO 80543
Weld County Colorado PO Box 758 Greeley, CO 80632	School District RE5J-Gilcrest 110 South Centennial Dr., Ste. A, Milliken, CO 80543	Central Colo Water Well (CCA) 3209 W 28 Street, Greeley, CO 80634
Central Colorado Water Subdistrict 3209 W 28 Street, Greeley, CO 80634		

Property Owners:

Scott and Laurel Farrell
5102 Lake Terrace Ln.
Firestone, CO 80504

Division of Local Government:

Division of Local Government
1313 Sherman St # 521
Denver, CO 80203

Weld County Board of County Commissioners:

Weld County Board of County
Commissioners c/o Weld County
Clerk and Recorder
1250 H Street
Greeley, CO 80631

Colorado State Auditor

Colorado State Auditor
1525 Sherman Street
Denver, CO 80203

EXHIBIT E

**NOTICE OF PUBLIC HEARING ON THE
SERVICE PLAN FOR
PLATTE VIEW METROPOLITAN DISTRICT**

PUBLIC NOTICE IS HEREBY GIVEN that an application for the organization of the Platte View Metropolitan District (the "District") has been filed with the Board of Trustees of the Town of Platteville, Colorado requesting the approval of the Service Plan for the District. A copy of the proposed Service Plan may be examined at the offices of the Town of Platteville, Town Clerk's Office, 400 Grand Avenue, Platteville, Colorado 80651.

NOTICE IS FURTHER GIVEN that, pursuant to Section 32-1-204, C.R.S., a public hearing on the Service Plan will be held before the Town of Platteville Board of Trustees on March 4, 2025, at 7:00 p.m. at Town Hall, 400 Grand Avenue, Platteville, Colorado 80651. The hearing is open to the public, and all interested parties will be provided an opportunity to be heard and provide testimony or evidence regarding the organization of the District.

The purpose of the hearing is to consider the Service Plan and form a basis for the Board of Trustees to adopt a resolution approving, conditionally approving, or disapproving the Service Plan. The District's initial boundaries are approximately 28.75 acres located at the Northwest intersection of Weld County Road 19 and Colo. Hwy 66 in Platteville, Colorado. A copy of the full legal description for the District is available in the Service Plan.

Notice Provided on behalf of the Town of Platteville
By the Applicant: Platte View Commerce Center, LLC

EXHIBIT F



COLORADO
Department of Local Affairs
Division of Local Government

NOTICE OF FILING OF SPECIAL DISTRICT SERVICE PLAN

Pursuant to CRS 32-1-202(1), the County Clerk and Recorder or Municipal Clerk shall notify the Division of Local Government within five days after the filing of a service plan for the formation of a new Special District. Please provide the information indicated and return this form to the Division of Local Government.

Petitioner Information

Platte View Metropolitan District	February 10, 2025
Name of Proposed District	Filing Date
Metropolitan	Town of Platteville
Type of Proposed District	Approving Authority Receiving Plan
Jeffrey Erb	(303) 626-7125 jerb@erblawllc.com
Contact Person Filing Service Plan	Phone/Email

Hearing Information¹

Town Hall, 400 Grand Avenue, Platteville, Colorado 80651	
Location of Hearing	
7:00 PM	March 4, 2025
Time of Hearing	Date of Hearing
/s/ Jeffrey E. Erb on Behalf of the Town of Platteville	February 12, 2025
Clerk Signature	Date

¹Pursuant to C.R.S. 32-1-202(1) the board of county commissioners shall provide written notice of the date, time, and location of the hearing on the service plan to the division. Hearing information may be provided when submitting this notice of filing of service plan if known.

DLG 60 (Rev. 4/21)

Governor Jared S. Polis | Rick M. Garcia, Executive Director | Chantal Unfug, Division Director
1313 Sherman Street, Room 521, Denver, CO 80203 P 303.864.7720 TDD/TTY 303.864.7758 www.dla.colorado.gov
Strengthening Colorado Communities



**NOTICE OF PUBLIC HEARING ON THE
SERVICE PLAN FOR
PLATTE VIEW METROPOLITAN DISTRICT**

PUBLIC NOTICE IS HEREBY GIVEN that an application for the organization of the Platte View Metropolitan District (the "District") has been filed with the Board of Trustees of the Town of Platteville, Colorado requesting the approval of the Service Plan for the District. A copy of the proposed Service Plan may be examined at the offices of the Town of Platteville, Town Clerk's Office, 400 Grand Avenue, Platteville, Colorado 80651.

NOTICE IS FURTHER GIVEN that, pursuant to Section 32-1-204, C.R.S., a public hearing on the Service Plan will be held before the Town of Platteville Board of Trustees on March 4, 2025, at 7:00 p.m. at Town Hall, 400 Grand Avenue, Platteville, Colorado 80651. The hearing is open to the public, and all interested parties will be provided an opportunity to be heard and provide testimony or evidence regarding the organization of the District.

The purpose of the hearing is to consider the Service Plan and form a basis for the Board of Trustees to adopt a resolution approving, conditionally approving, or disapproving the Service Plan. The District's initial boundaries are approximately 28.75 acres located at the Northwest intersection of Weld County Road 19 and Colo. Hwy 66 in Platteville, Colorado. A copy of the full legal description for the District is available in the Service Plan.

Notice Provided on behalf of the Town of Platteville
By the Applicant: Platte View Commerce Center, LLC

**RESOLUTION OF THE BOARD OF DIRECTORS
OF THE
CENTRAL WELD COUNTY WATER DISTRICT**

Consenting to the Organization of the Platte View Metropolitan District

Recitals

A. The Central Weld County Water District (the “**District**”) is a quasi-municipal corporation and political subdivision of the State of Colorado, duly organized and existing pursuant to §§ 32-1-101, *et seq.*, C.R.S., as amended (the “**Special District Act**”); and

B. Pursuant to § 32-1-1001(1)(h), C.R.S., the Board of Directors of the District (the “**Board**”) shall have the management, control and supervision of all the business and affairs of the District; and

C. The District has received and reviewed the proposed service plan for the organization of the Platte View Metropolitan District (“**Platte View**”); and

D. The boundaries of Platte View are wholly located within the boundaries of the District; and

E. Pursuant to § 32-1-107, C.R.S., the Board of any special district authorized to provide a service within the boundaries of the overlapping area of the proposed special district must consent to the overlapping special district providing the same service; and

F. The Board consents to the organization of Platte View and its intent to provide services to property within the boundaries of the District pursuant to the terms of Platte View’s Service Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CENTRAL WELD COUNTY WATER DISTRICT AS FOLLOWS:

1. Consent to Organization of Platte View Metropolitan District. The District consents to the organization of the proposed Platte View Metropolitan District.

2. No Interference. The improvements or facilities to be financed, established or operated by Platte View for water services within or without of the District do not duplicate or interfere with any other improvements or facilities already constructed or planned to be constructed within the portion of the District that Platte View will overlap.

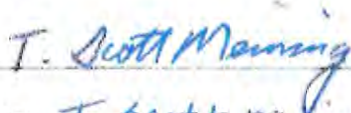
ADOPTED this 13th day of February, 2025.

CENTRAL WELD COUNTY WATER DISTRICT



Name: Katie Strohauer
Title: President, Board of Directors

ATTEST:



Name: T. Scott Manning
Title: Secretary, Board of Directors

PLATTE VIEW METROPOLITAN DISTRICT

Estimated Draft Budget – 2026

General Fund

	<u>2026 Budget</u>
<u>Beginning Funds Available</u>	<u>\$0</u>
<u>Revenue</u>	
Developer Advances	\$18,000
Total Revenue	\$18,000
Total Funds Available	\$18,000
 <u>Expenditures</u>	
Administrative/Annual Filings	\$1,000
Legal	\$10,000
Accounting	\$5,000
Insurance/Dues	\$2,000
 Total Expenditures requiring Appropriation	 \$18,000
 Ending Funds Available	 \$0

PLATTE VIEW METROPOLITAN DISTRICT

Estimated Draft Budget – At Full Build Out

General Fund

	<u>Year of Full Buildout</u>	
<u>Beginning Funds Available</u>	<u>\$0</u>	
<u>Revenue</u>		
Property Taxes ¹	\$106,838	
Total Revenue	\$106,838	
Total Funds Available	\$106,838	
<u>Expenditures</u>		
Administrative/Annual Filings	\$1,000	
Legal	\$20,000	
Accounting	\$15,000	
Insurance/Dues	\$5,000	
Subtotal General and Administrative		\$41,000
Stormwater Facility Maintenance	\$10,000	
Street Maintenance	\$10,000	
Snow Removal	\$7,500	
Landscaping (Monument)	\$5,000	
Subtotal Operations and Maintenance		\$32,500
Total Expenditures Requiring Appropriation	\$73,500	
<u>Ending Funds Available</u>	<u>\$33,338</u>	
Operating/Capital Reserve/Contingency	\$30,132	
Emergency Reserve (3%)	\$3,206	

¹ Please see Page 32 of Service Plan re Operations Projections – Full Valuation Shown in 2031. Assumes General Fund Mill Levy of 10 mills.



Agenda Item Cover Sheet

MEETING DATE: March 4, 2025
AGENDA ITEM: CDBG Park Improvements Bids
DEPARTMENT: Administration
PRESENTED BY: Troy Renken, Town Manager

SUMMARY

This project consists of saw cutting and removing concrete sidewalks or other material, preparing, and compacting base, installing concrete ADA ramp with truncated domes, new concrete sidewalk, and other miscellaneous work. Funding is provided through the Community Development Block Grant (CDBG) program. Federal and State Laws govern the wages and working conditions for laborers and mechanics employed under construction contracts funded with CDBG funds.

FINANCIAL CONSIDERATIONS

Please see the attached memo from EPS Group with the details regarding bids received for this project, and the recommendation from EPS to approve the low bid from NorthStar Concrete for \$86,336.00 and the EPS engineering and construction management cost of \$7,500 for a total of \$93,836. The add-alternate item of \$9,500 for the additional handicap feature can be budgeted and installed at a later date but not be included in this grant.

RECOMMENDED ACTION

Move to approve the proposal from NorthStar Concrete for the base bid of \$86,336.00 including the \$7,500 engineering cost for a total of \$93,836.

ATTACHMENTS

EPS Board Recommendation dated February 27, 2025
Bid Tab Summary

FROM: Bradley A Curtis, PE, CPM, LEED AP
Town Engineer Consultant



SUBJECT: CDBG ADA Ramps and Sidewalk Improvements (ACTION REQUEST)

DATE: February 27, 2025

MEETING DATE: March 4, 2025

This project consists of saw-cutting and removing concrete sidewalk or other material, preparing, and compacting base, installing concrete sidewalks and ADA ramps with truncated domes, replacing an existing swing seat with an ADA swing seat, irrigation/landscape modifications, and other miscellaneous work. Funding is provided through the Community Development Block Grant (CDBG) program. Federal and State Laws govern the wages and working conditions for laborers and mechanics employed under construction contracts funded with State CDBG funds.

The project was posted on January 20, 2025, through BIDNet, a recognized bid posting site specifically for targeted governments in Colorado and the region. 95 companies downloaded the associated RFP documents. 11 companies attended the mandatory virtual Prebid Meeting held on January 29, 2025.

Bids were received on Tuesday, February 26, 2025, at 2:00 pm at Town Hall, which were publicly opened. A Bid Summary tabulation of the bid results is attached.

Company	Bid Amount Submitted	Add Alternate Tic-Tac-Toe	Bid Amount Corrected	Mandatory Bid Documents (See List Below)
Standard Concrete, Inc.	\$104,417.00	\$5,550.00	N/A	All Submitted
Ground Solutions, LLC	\$ 90,228.31	\$6,665.71	\$90,228.57	All Submitted
A-One Chipseal	\$ 92,678.00	\$5,100.00	N/A	All Submitted
Northstar Concrete Inc.	\$ 86,336.00	\$9,500.00	N/A	All Submitted

The CDBG Grant Funding is as follows:

Source	Amount
Weld County CDBG Grant (construction, consulting, equipment)	\$ 96,000
Town of Platteville cash match	\$ 0
Town of Platteville In-Kind Match	\$ 0
TOTAL	\$ 96,000

Additional Requirements of the Grant:

Construction Start	Before April 1, 2025
Substantial Completion	Before September 30, 2025
100% project Completion	Before December 31, 2025

Required submittals with bid:

- CDBG Civil Rights Certifications
- CDBG Certification Regarding Debarment and Suspension
- CDBG Noncollusion Affidvit of Prime Bidder
- CDBG Disclosure of Lobbying Activities
- CDBG Section 3 Business Self-Certification
- Bid Form

- Bid Schedule
- Bid Bond
- Bidder's Qualification Statement
- A complete construction schedule
- Acknowledgement of Addendums 1, 2 and 3

The bids were evaluated on fairness, accuracy, and completeness of the submittal, experience, understanding of the project, schedule, cost per CDBG and local requirements.

Northstar Concrete is based in Loveland Colorado. They specialize in concrete construction work and are familiar with CDBG grants.

ACTION REQUESTED:

We recommend approval to accept Northstar Concrete for a Base Bid of \$86,336.00 and \$9,500.00 for the add alternate of the Tic-Tac-Toe Panel, for a total of \$95,836.00.

OPTIONAL ACTION REQUIRED:

Deny the request in its entirety;
Approve with conditions.

Item#	Description	Quantity	Units	Standard Concrete, Inc. Unit Price	Amount	Ground Solutions, LLC Unit Price	Amount	A-One Chipseal Unit Price	Amount	Northstar Concrete Inc. Unit Price	Amount
CORONADO PARK											
1.	NORTH ACCESS SIDEWALK (5)	24	SY	\$99.00	\$2,376.00	\$79.12	\$1,898.88	\$150.00	\$3,600.00	\$90.00	\$2,160.00
2.	PLAYGROUND TO PICNIC AREA SIDEWALK (5)	15	SY	\$99.00	\$1,485.00	\$79.12	\$1,186.80	\$150.00	\$2,250.00	\$90.00	\$1,350.00
3.	PLAYGROUND ADA RAMP	2	EA	\$2,500.00	\$5,000.00	\$2,197.80	\$4,395.60	\$2,800.00	\$5,600.00	\$3,500.00	\$7,000.00
	TOTAL				\$8,861.00		\$7,481.28		\$11,450.00		\$10,510.00
LINCOLN PARK											
1.	REMOVE SIDEWALK (4')	16	SY	\$36.00	\$576.00	\$27.47	\$439.52	\$51.00	\$816.00	\$36.00	\$576.00
2.	REMOVE CURB & GUTTER	18	LF	\$15.00	\$270.00	\$13.19	\$237.42	\$27.00	\$486.00	\$15.00	\$270.00
3.	CURB AND GUTTER	18	LF	\$41.00	\$738.00	\$43.96	\$791.28	\$62.00	\$1,116.00	\$50.00	\$900.00
4.	EAST SIDEWALK (5')	20	SY	\$63.00	\$1,260.00	\$79.12	\$1,582.40	\$150.00	\$3,000.00	\$90.00	\$1,800.00
5.	STREET ADA RAMP	1	EA	\$2,550.00	\$2,550.00	\$3,846.15	\$3,846.15	\$2,200.00	\$2,200.00	\$2,000.00	\$2,000.00
6.	PLAYGROUND ADA RAMP	2	EA	\$2,500.00	\$5,000.00	\$2,197.80	\$4,395.60	\$2,800.00	\$5,600.00	\$3,500.00	\$7,000.00
	TOTAL				\$10,394.00		\$11,292.37		\$13,218.00		\$12,546.00
RIVERVIEW PARK											
1.	NORTH SIDEWALK (5')	131	SY	\$99.00	\$12,969.00	\$79.12	\$10,364.72	\$92.00	\$12,052.00	\$99.00	\$12,969.00
2.	WEST SIDEWALK (5')	149	SY	\$99.00	\$14,751.00	\$79.12	\$11,788.88	\$92.00	\$13,708.00	\$99.00	\$14,751.00
3.	STREET ADA RAMP	2	EA	\$2,550.00	\$5,100.00	\$3,846.15	\$7,692.30	\$4,500.00	\$9,000.00	\$2,000.00	\$4,000.00
4.	PLAYGROUND ADA RAMP	1	EA	\$2,500.00	\$2,500.00	\$2,197.80	\$2,197.80	\$2,800.00	\$2,800.00	\$3,500.00	\$3,500.00
5.	REPLACE SWING SEAT W/ ADA SWING SEAT	1	EA	\$2,500.00	\$2,500.00	\$2,759.34	\$2,759.34	\$1,400.00	\$1,400.00	\$2,000.00	\$2,000.00
6.	IRRIGATION/LANDSCAPE MODIFICATIONS	1	EA	\$5,000.00	\$5,000.00	\$1,538.46	\$1,538.46	\$850.00	\$850.00	\$3,000.00	\$3,000.00
	TOTAL				\$42,820.00		\$36,341.50		\$39,810.00		\$40,220.00
ROGERS FARM PARK											
1.	SIDEWALK (5')	34	SY	\$63.00	\$2,142.00	\$79.12	\$2,690.08	\$150.00	\$5,100.00	\$90.00	\$3,060.00
2.	PLAYGROUND ADA RAMP	2	EA	\$2,500.00	\$5,000.00	\$2,197.80	\$4,395.60	\$2,800.00	\$5,600.00	\$3,500.00	\$7,000.00
	TOTAL				\$7,142.00		\$7,085.68		\$10,700.00		\$10,060.00
GENERAL											
1.	MOBILIZATION	1	LS	\$4,700.00	\$4,700.00	\$16,263.74	\$16,263.74	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
2.	TRAFFIC CONTROL	1	LS	\$20,000.00	\$20,000.00	\$3,131.87	\$3,131.87	\$6,500.00	\$6,500.00	\$2,500.00	\$2,500.00
3.	CONSTRUCTION SURVEYING AND STAKING	1	LS	\$8,000.00	\$8,000.00	\$6,131.87	\$6,131.87	\$3,500.00	\$3,500.00	\$3,000.00	\$3,000.00
4.	FORCE ACCOUNT		FA		\$2,500.00		\$2,500.00		\$2,500.00		\$2,500.00
	TOTAL				\$35,200.00		\$28,027.48		\$17,500.00		\$13,000.00
SUMMARY											
1.	CORONADO PARK				\$8,861.00		\$7,481.28		\$11,450.00		\$10,510.00
2.	LINCOLN PARK				\$10,394.00		\$11,292.37		\$13,218.00		\$12,546.00
3.	RIVERVIEW PARK				\$42,820.00		\$36,341.50		\$39,810.00		\$40,220.00
4.	ROGERS FARM PARK				\$7,142.00		\$7,085.68		\$10,700.00		\$10,060.00
5.	GENERAL				\$35,200.00		\$28,027.48		\$17,500.00		\$13,000.00
	TOTAL BID PRICE				\$104,417.00		\$90,228.31		\$92,678.00		\$86,336.00
							Bid Schedule \$ 90,228.57				
1.	ADD ALTERNATE RIVERVIEW PARK										
	ADA TIC TAC TOE PANEL	1	EA	\$ 5,500.00	\$ 5,500.00	\$ 6,665.71	\$ 6,665.71	\$ 5,100.00	\$ 5,100.00	\$ 9,500.00	\$ 9,500.00

Town of Platteville, Colorado
400 Grand Avenue, 80651



Agenda Item Cover Sheet

MEETING DATE: March 4, 2025
AGENDA ITEM: Business District Enhancement Grant Program
DEPARTMENT: Administrative
PRESENTED BY: Troy Renken, Town Manager

SUMMARY

Since this item was last discussed I've spoken to the Town Attorney further about using the Platteville Foundation to manage the grant program and was advised that it could jeopardize the non-profit status of the Foundation. If the Board approves this program, it could be funded through the new Economic Development section of the General Fund and managed by the Town Manager with oversight from the Board of Trustees.

The Town Attorney further suggested that the grant program focus on business enhancements that revitalize the business district or otherwise increase property value and promote sustainability so that wording was added to the basic summary and application form. Since the Town already budgets funding to assist with programming and expenses for the Citizen Advisory Committees to help those groups this grant program will focus more on the businesses and non-profit organizations in the business district and how the Town can partner to assist with smaller improvements to their properties that will benefit the overall business district.

FINANCIAL CONSIDERATIONS

The Board authorized \$50,000 in the Economic Development section of the General Fund to initiate this program this year.

RECOMMENDED ACTION

Move to approve the Business District Enhancement Grant Program and for the Town Manager to start promoting the program to our local businesses.

ATTACHMENTS

Business District Enhancement Grant Program Application



Town of Platteville

400 Grand Avenue, Platteville Colorado 80651

970.785.2245 / Platteville.Colorado.Gov

Business District Enhancement Grant Program

The Town of Platteville has developed a Business District Enhancement Grant Program to assist local businesses and non-profit organizations to improve buildings and properties within the town limits of Platteville. The program offers matching grant funds up to a maximum amount of \$5,000 (\$2,500 business investment = \$2,500 Town match) to complete a variety of building and/or property improvements that would benefit the business and community.

The primary goals of the program are to provide financial assistance to help with the revitalization of the business district by improving structures, increasing property values, investing in public amenities, complying with building code requirements and promoting business sustainability in the community. Examples of what the grant funds can be used for includes remodeling, utility service upgrades, painting and restoration, acquisition or replacement of primary equipment, signage and other exterior improvements.

This is a reimbursement program in which successful applicants must submit receipts of qualified expenses in order to be reimbursed for 50% of the spent amount up to the total grant award. The Program will be overseen by the Town Manager under the direction of the Platteville Board of Trustees. Applications will be accepted on a quarterly basis throughout the year with grant awards announced in January, April, July, & October.

Application Process

For a local Platteville business to be considered for this grant program the business or property owner must complete the following information and indicate the purpose(s) for which the funds are being requested for from the qualified categories. If the business is leased by a tenant the property owner must either complete or authorize the application for the tenant.

Applicant Information

Name of Business / Non-Profit: _____

Owner: _____

Last

First

MI

Tenant (if applicable): _____

Last

First

MI

Property Address: _____

Property Owner Phone: _____ Business Phone: _____

Property Owner Email: _____

Qualified Grant Expenses

- Paint & Supplies (Exterior or Interior)
- Siding Repair / Replacement
- Exterior Signage Purchase / Replacement
- Electrical / Plumbing / Utility Upgrades
- Flooring Repairs / Replacement
- Other: _____
- Door / Window Replacement
- Landscaping Upgrades
- Parking Lot Repair / Painting
- Equipment / Furnishings Upgrades
- Contractor Expenses

Grant Funds Requested: \$ _____

Date Needed: _____

- Grant funding may not be used for normal operational expenses including payroll and benefits, insurance, utilities and supplies or other standard operational costs.
- Grant awards are valid for 6 months from the Notice of Award by the Platteville Board of Trustees and may be extended an additional 6 months with prior Board approval.

Town of Platteville, Colorado
400 Grand Avenue, 80651



Agenda Item Cover Sheet

MEETING DATE: March 4th, 2025
AGENDA ITEM: Town Attorney
DEPARTMENT: Legal
PRESENTED BY: Katie Vera, Town Attorney

SUMMARY

Town Attorney Katie Vera will provide an update on projects she's been working on during the meeting.

ATTACHMENTS

None

Town of Platteville, Colorado
400 Grand Avenue, 80651



Agenda Item Cover Sheet

MEETING DATE: March 4th, 2025
AGENDA ITEM: Town Manager Report
DEPARTMENT: Administration
PRESENTED BY: Troy Renken, Town Manager

SUMMARY

Manager Renken has submitted a written report and will be available during the meeting to address additional questions the Board may have.

ATTACHMENTS

Manager Report



TOWN OF PLATTEVILLE

Troy Renken

Town Manager

400 Grand Avenue, Platteville, Colorado 80651

970.785.2245 - 970.785.2476 (f)

(trenken@plattevillegov.org)

Town Manager's Board Report

February 28, 2025

The month of February was much busier than usual as many projects are being worked and scheduled to be completed during the spring and summer months. I don't have anything else to add to the meeting agenda and packet but will have a few more discussion items to address with the Board during my verbal report.

Citizen Committee & Civic Group Winter Meeting

- The meeting held on Feb 19th was very well attended and all committees and groups did a nice job introducing their members and discussing a wide range of projects and events they're working on for the year. I believe the Town needs to take a larger role in supporting all of these groups so we can provide resources and financial support as needed. I've developed a master list of all of the committees and civic groups to help promote them and have copies available at Town Hall and on our website for residents to access. I've included the master list with my report and have tentatively scheduled a summer evening meeting with all committees and groups for Wednesday, July 9th from 6-8pm at Lincoln Park. The meeting will be open to the public and I'm going to work on having it as a "showcase" event so each committee and group has a booth to display their projects and activities while also soliciting volunteers and members. We budget \$5,000 annually for Community Events in the Parks section of the General Fund so I'll use those funds for the previous meal expense (Olive Garden) and again for the evening meal on July 9th (likely fried chicken and sides from Hayes Market).

BBC Research & Consulting Kickoff Meeting

- A virtual meeting was held with Michael Verdone with BBC this past Thursday to discuss the impact fee study update and we anticipate the update will be completed and presented to the Board by May. David and Tessa are assisting me with this project and providing information and data that's needed to do the update. Due to the changes we've experienced the past ten years since the last update was completed (new wastewater plant, several annexations, new police station being designed) it's good that we're updating the impact fees for industrial and commercial development as those will likely change.

Upper Front Range 2050 Regional Transportation Plan

- I met with Evan Pinkham, Weld County Transportation Planner, and Commissioner Kevin Ross on Tuesday to discuss the proposed transportation improvement projects for the updated plan that will be presented to the UFR committee next Thursday in Ft. Collins. Of the 90 total projects on the current 2045 Regional Transportation Plan, the Main Street Devolution is ranked 87th and the Highway 85 & State Highway 66 improvements (including new traffic signal at Main Street) is ranked 64th. The focus and discussion during next week's UFR meeting is to review the list and approve the "top 10" projects for funding when it comes available. I debated to have the US85 & SH66 project moved to the top 10 list and Commissioner Ross advised that he would support that proposal during the meeting. I'll update the Board during the next meeting on how this discussion goes.

CDBG Restrooms Grant

- The survey was completed by Kyra and Roni this past weekend and was sent to Cynthia Martin with the Weld County CDBG Program as the last requirement of the application. I made sure they had Town Employee IDs with pictures on lanyards as they went door-to-door doing the survey around Lincoln and Riverview Parks. I'm scheduled to make the presentation to the CDBG Advisory Committee next Wednesday afternoon at 3:00pm for the two new restrooms facilities estimated at \$536,432. I'm doubtful that we'll be awarded the total funding but hoping to receive enough to complete one of the restrooms and then pursue the other one during the next grant cycle. I'm competing against six other communities (agenda included) with well-deserving projects for limited funding so it will be a very difficult decision for the advisory committee to make next week.

RAM Waste Systems Contract

- Due to recent changes with how and when trash is being picked up and the resulting complaints, I scheduled a meeting with John Puma (sales manager) and Shasta (office manager) with RAM this past Thursday to discuss the various issues to ensure our residents were provided with better service. Jordan Deroo, Brad & Carolyn's son, also attended and is working for RAM in their Denver office. Jordan said that he and Brad were still driving trucks in Platteville until about a month ago and then Brad moved to Florida and Jordan started working in the Denver Office. After Brad and Jordan stopped driving the Platteville route complaints started occurring as the new driver's didn't understand the trash schedule and system so it makes sense what happened. The meeting was productive and John requested that the Town complete a new contract directly with RAM as the current contract under B&C (and serviced by RAM) will terminate next year. John and I discussed a variety of contract items that I will go over in detail with the Board during my report as it would be more beneficial to discuss this in person.

The following is a preview of various meetings I have scheduled for March.

- 3rd - meeting with Angela Snyder and associate Josh (3pm) to pursue Revitalizing Main Street Grant.
- 5th - presentation to the Weld County CDBG Advisory Committee (3pm) for the park restrooms grant.
- 6th - meeting with Janet and UC Health (830am) to discuss a new Wellness Grant for exercise equipment.
- 6th - attend the Upper Front Range Transportation Region meeting (1pm) in Ft. Collins.
- 7th - attend the Weld County Safety Action Plan meeting (11am) in Greeley.
- 11th - host the Police Station Design kickoff meeting (11am) with Infusion Architects & Fransen Pittman.
- 12th - host the first Harvest Daze Committee meeting at Town Hall (2pm).
- 17th - 21st on personal leave for spring break with family in Arizona.
- 24th - meeting with Janet and Tim Laxson (10am) to do a site visit for the new soccer fields proposal.
- 25th - attend Library Board meeting (830am).
- 25th - complete annual CIRSA Risk Control Audit at Town Hall (10am).
- 31st - attend the monthly Senior Advisory Committee meeting (10am).

Have a nice weekend and let me know if you have any questions prior to the meeting.



Town of Platteville

Citizen Committees & Civic Organizations

Parks, Trails & Trees Committee

- Identify locations for new parks, trails, and open spaces along with additional features that could be added to existing parks. Promotes educational classes for the community on landscaping and tree care.
 - *Monthly Meetings:* 2nd Tuesday at 6:30pm at Town Hall
 - *Board Liaison:* Larry Hatcher, hatcherld@q.com or 970.371.3507
 - *President:* Dea Pehringer, deapehringer@gmail.com or 970.515.7329
-

Recreation Committee

- Formulates plans to increase youth involvement in recreational programs and encourages the participation of coaches and adult volunteers. Organizes fundraising events with the Recreation Department
 - *Monthly Meetings:* 4th Friday at 4:30pm at Town Hall or Senior Center
 - *Board Liaison:* Nick Ralston, nralston@plattevillegov.org or 303.594.6132
 - *President:* Hope Rabe, sportsgrl02@yahoo.com or 720.281.8761
-

Economic Development Committee

- Encourages Town/Business partnerships and promotes the attraction of new businesses. Works directly with the Town Planner to develop and promote economic development and business opportunities.
 - *Monthly Meetings:* 1st Tuesday at 5:30pm at Town Hall
 - *Board Liaison:* Larry Clark, noblewoodwork25@hotmail.com or 720.220.4839
 - *President:* Calli Bachand, cbachand.edc@gmail.com
-

Public Safety Committee

- Promotes public safety through working closely with the Platteville Police Department to support law enforcement and participation in the Neighborhood Watch Program & Citizens Police Academy.
 - *Monthly Meetings:* 4th Thursday at 6:30pm at Town Hall
 - *Board Liaison:* Hope Morris, hmorris@plattevillegov.org or 970.518.7140
 - *President:* Jessica Cooley, cooley.jessica@ymail.com or 970.573.1608
-

Veterans Memorial Committee

- Maintains the Veterans Memorial located at the Mizpah Cemetery and schedules military funerals as requested. Promotes and manages programs and events for military veterans and the community.
 - *Monthly Meetings:* 2nd Wednesday at 6:30pm at Town Hall
 - *Contact Info:* Penny Salazar, 720-280-5011 or Ritchie Pyeatt, 970-396-0554
-

Senior Association Advisory Committee

- Elected representatives of the Senior Citizen Association that promotes activities and events for all area senior citizens. Works closely with the Recreation & Senior Director to manage the Senior Center.
 - *Monthly Meetings:* Last Monday of each month at 10:00am at Senior Center
 - *Contact Info:* Janet Torres, Recreation & Senior Director
jtorres@plattevillegov.org or 720-438-0711

Historical Society (Pioneer Museum)

- A volunteer non-profit organization that manages all aspects of the Pioneer Museum. Provides historical information and tours of the museum and provides displays for the Welcome Center at Ft. Vasquez.
 - *Monthly Meetings:* 1st Wednesday at 10:00am at Pioneer Museum
 - *Open Monday & Wednesday 10:00am-3:00pm and Saturday 10:00am -2:00pm. Special tours scheduled upon request.*
 - *Contact Info:* plattevillepioneermuseum@gmail.com or 970.785.6285

Rotary Club

- The Rotary Club of Platteville-Mead is a volunteer organization that prides itself in being a resource to the community by fundraising at fun community events, and providing support as needed to the Platteville Food Bank, Platteville Veterans Memorial, education scholarships, school supplies and much more.
 - *Weekly Meetings:* Thursdays at 6:30pm. Odd months at Platteville Town Hall and even months at The Merc in Mead.
 - *Contact Info:* rotaryplattevillemead@gmail.com or <https://portal.clubrunner.ca/11474/>

Lions Club

- Globally, Lions International helps in a variety of causes including eyesight and disaster relief. On a local level, each club works with community members to help in any way it can.
 - *Monthly Meetings:* 2nd & 4th Mondays at 723 Goodrich Court, Platteville
 - *Contact Info:* Curtis Mork, cmlegoguy@yahoo.com or 303-775-5673
 - *President:* Jim Buerk, Kreubi@gmail.com

Chamber of Commerce

- Businesses, non-profits, and individuals who wish to strengthen local and regional businesses, enhance economic development and connect communities.
 - *Monthly Meetings:* 2nd Wednesday every other month starting in January at 7:00pm at the Welcome Center at Fort Vasquez
 - *Contact Info:* plattevillecoc@gmail.com

Welcome Center @ Fort Vasquez

- Local volunteers who greet visitors to provide the first point of contact for travelers, creating a positive impression of the Platteville area. Community engagement with local businesses and organizations is encouraged.
 - *Open Wednesday, Saturday and Sunday from 10:00am - 4:00pm with monthly After-hours presentation the last Saturday of the month at 6:00pm.*
 - *Contact Info:* welcomecenter@plattevillegov.org or 970.785.2832
 - *Museum Attendant:* Glenna Medina
 - *Senior Volunteer:* Bill Crowley

Town of Platteville
400 Grand Avenue
Platteville, Colorado 80651
970.785.2245
Platteville.Colorado.Gov
Troy Renken, Town Manager

Weld County CDBG Advisory Committee Meeting

Events Room, Administration Building

1150 O Street, Greeley, CO 80632

March 5, 2025 @ 3:00 pm

Revised Agenda

1. Call to Order
2. Review of the Minutes
3. Status report on current projects (see spreadsheet)
4. Application Presentations
 - 3:15 pm Pierce Senior Center Improvements II
 - 3:30 pm Lochbuie ADA Accessible Crosswalks
 - 3:45 pm Firestone Housing Rehabilitation II
 - 4:00 pm Nunn Community Center Renovation
 - 4:15 pm Platteville Park Restroom Facilities
 - 4:30 pm Eaton Non-Conforming ADA Ramp Replacement Phase III
 - 4:45 pm Dacono Forest Avenue Street Improvements
5. Other Business
6. Adjourn



822 Seventh Street, Suite 550
Greeley, CO 80631
www.upstatecolorado.org
P. 970.356.4565

February 13, 2025

Troy Renken
Town of Platteville
400 Grand Avenue
Platteville, CO 80651

Dear Troy,

Thank you for your ongoing support of Upstate Colorado Economic Development. Our organization is funded through investments by private sector companies, public sector municipalities, business organizations, and educational institutions. Municipalities like the Town of Platteville provide the resources needed to further our mission of connecting the public and private sectors, marketing the region, facilitating private business growth, and advocating for the business community in Weld County. On behalf of the Upstate Colorado Board of Directors, we are asking for your continued support in 2025.

We understand that your priorities evolve as your community does, and it is our expressed intent to ensure that we are assisting you in addressing the issues and opportunities in economic development. Your investment in Upstate Colorado is a key component in sustaining a strong economic environment that contributes to individual, business, and community success in Weld County. Below is a summary of some of our activities and services for 2025.

Upstate Colorado has worked to support primary industry and employment diversity for over 38 years and continues to evolve with the needs of both businesses and Weld County communities. To increase our capacity and programming and meet the needs of our communities, we have added staff specifically to help research grant opportunities and identify additional funding for much-needed infrastructure and services. With your support, we intend to continue and expand this program in 2025.

Upstate provides administrative support and resources to NoCo REDI, allowing for comprehensive alignment across the region for companies looking to locate or expand their operations in Northern Colorado. In these changing times, we have found that the economic development market is more competitive than ever. Over the next year, Upstate will work with industry partners to produce additional resources that you can use to further market the region and your individual communities.

In addition to our core site selection services, Upstate offers access to several other programs and resources, including a robust loan fund for your businesses, tax credit incentive management for Enterprise Zone qualifying areas, and legislative advocacy at both the state and federal levels. Our team is actively involved with multiple legislative organizations, where we support and monitor issues impacting business.

Upstate also provides data resources—including information on demographics, workforce, and industries—to help businesses and our partners stay informed and identify opportunities. We're prepared to obtain any additional information necessary to assist with specific projects, a service we routinely provide for our partners.

Our team is committed to supporting industry and our partners in 2025 and will remain dynamic in our services to ensure we can provide the support businesses and our community require in this unique and continually evolving landscape. Thank you again for your continued commitment to Upstate Colorado Economic Development. We look forward to building on this momentum for another successful year.

Best regards,

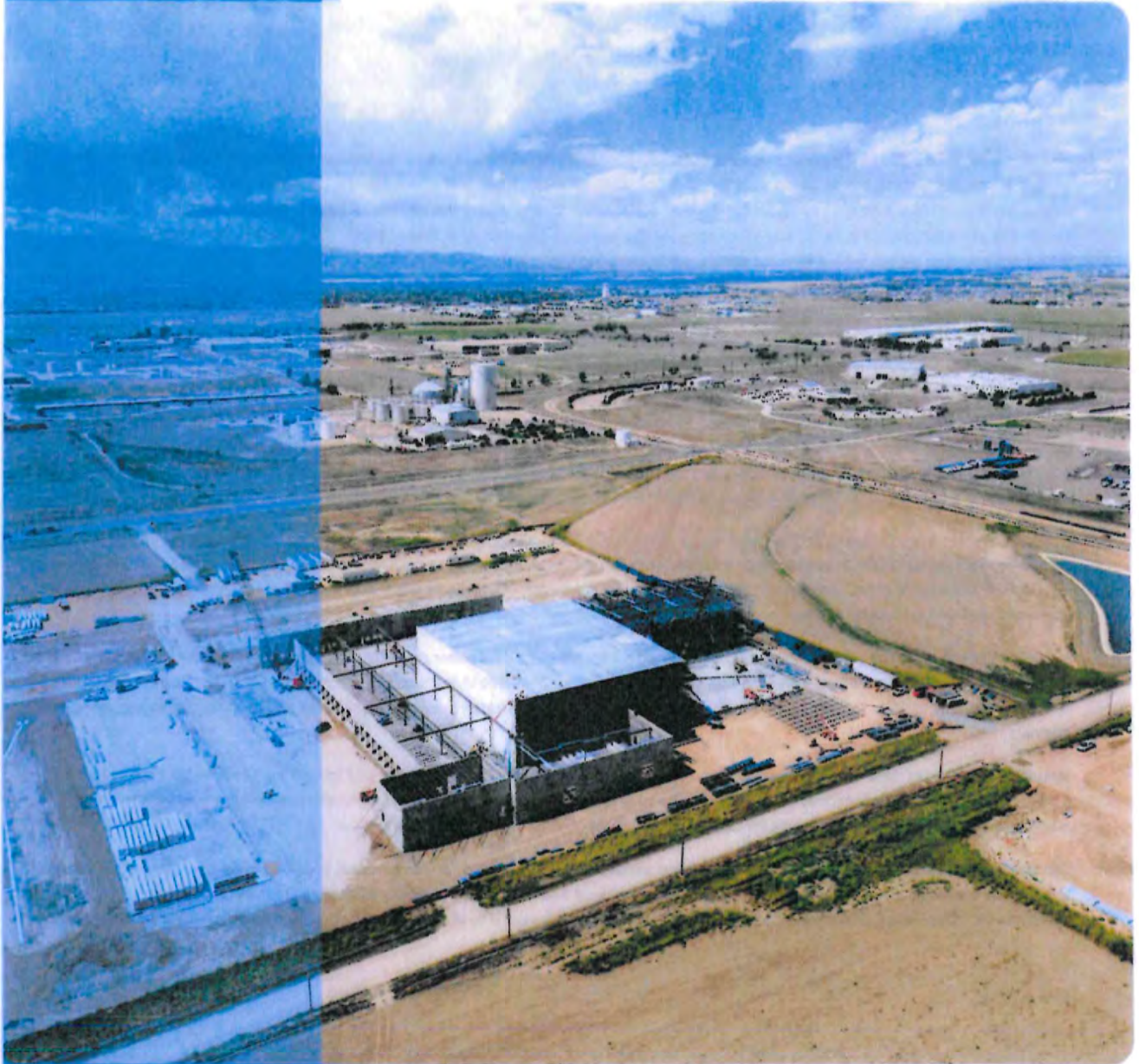
A handwritten signature in black ink, appearing to read "Richard Werner".

Richard Werner
President & CEO, Upstate Colorado Economic Development



UPSTATE COLORADO

ECONOMIC DEVELOPMENT



2025
Investor Opportunities



Investor Supported Programming

Upstate Colorado Economic Development is an organization supported by private and public investors, serving the needs of Weld County, Colorado. Created in 1987, Upstate Colorado continues to provide excellence in economic development activities and leadership support throughout the region.

As a regional economic development organization, Upstate Colorado concentrates on the growth, development and diversification of the area's economy. Since 2017, Upstate Colorado has successfully supported new business attraction and expansion projects that have created 3,901 primary jobs and generated \$2,034,496,000 in new capital investment.

It is our goal to increase the number and quality of business enterprises and primary or basic sector jobs in Weld County. We focus on enterprises that export goods and services outside of the region to create an inflow of capital into the local economy, creating wealth, preserving the quality of life, and improving the standard of living for area residents.

Fueled by Weld County, Northern Colorado, and its communities, Upstate Colorado is focused on:

» Attracting New Businesses and Jobs

We market our regional assets and competitive advantages to attract new primary sector business, investment and jobs through marketing campaigns, activities and support of local communities. Our team manages business lead distribution to our community and private sector partners, and coordinates with our Weld and Larimer County partners on regional leads to provide a professional Northern Colorado response to the client.

» Retention and Expansion of Existing Businesses and Industries

Our team manages strategic employer retention efforts with our community partners to encourage job retention, expansion, and new investment. In 2024, Upstate Colorado worked 78 business leads resulting in 20 active prospects.

» Data Repository

We maintain a data repository providing high quality economic and demographic information, and a virtual asset library.

» Growing Capital Investment and Entrepreneurship

Upstate administers two loan programs providing companies access to capital. The RLF \$4.9 million fund has resulted in creating \$1 billion in new investment.

» Providing Advocacy and Public Policy Leadership to Maintain a Positive Business Climate

We engage with the private sector and elected officials at the local, state and federal levels to advocate on behalf of business interests. Staff testifies on behalf of business at multiple city, county, and state hearings and works with legislative representatives on statewide initiatives pertaining to transportation, workforce, and advocacy of our primary industries.

» Supporting Commercial and Industrial Real Estate Opportunities

Our team provides location proposal coordination with comprehensive incentive development to attract and retain employers. In 2024, Upstate submitted 234 real estate sites to prospects promoting our Upstate Communities.

Companies interested in supporting economic development and learning more about how our efforts impact their bottom line can contact Richard Werner, President & CEO, at 970.356.4565 or rwerner@upstatecolorado.org



Investor Supported Programming

» Site Selection Services

To help foster economic growth in Weld County, we provide a wide range of services to existing and expanding primary employers, and to those who are considering a Weld location for their business.

We serve as a single confidential source throughout the site location process and coordinate and facilitate meetings with community leaders within the business, education and government sectors and assist with local government processes, including coordination of state, county, and municipal economic incentive packages.

Upstate Colorado's recent recruitment and expansion projects include:

- | | | | |
|------------------------------|---------------------|------------------------|----------------|
| » Agilent Technologies | » Gotham Greens | » Lineage Logistics | » URSA Major |
| » Aqua-Hot | » Hirsh Precision | » Microvast | » Vantage Hemp |
| » Basalite Concrete Products | » Intersand America | » Norfolk Iron & Metal | » Vestas |
| » Colorado Premium | » J.M. Smuckers | » Owens Illinois (O-I) | |
| » Elementum 3D | » Leprino | » Sphere Renewables | |
| | | » Summit Body Works | |

Upstate aids all of its 31 Weld County Communities and works with economic development representatives throughout Weld, Larimer and the Denver Metro Region to partner on critical economic development opportunities as we move forward to collectively support the region. [Your investment in Upstate Colorado allows us to continue our mission by providing these services to existing and expanding primary employers considering a Weld County location for their business.](#)

Weld County Enterprise Zone

Colorado's Enterprise Zone (EZ) program provides state income tax credits to encourage businesses to locate/expand in designated economically distressed areas of the state. Select Weld communities/locations have state EZ designation. The program in Weld County is administered by Upstate Colorado Economic Development.

Companies that locate or expand within the physical boundaries of the EZ are eligible to earn a variety of state income tax credits based on their specific activities primarily in equipment investment, job creation/training, research and development activities, etc. Earned credits are applied to the company's Colorado income tax liability, thereby reducing it.

Upstate also certifies EZ state income tax credits for individual/business contributions to local and state approved, non-profit agencies/projects that assist in implementing the Weld County EZ economic development plan.

In 2024, the Enterprise Zone certified and supported 6 approved non-profit organizations/projects which collected a value of over **\$221K** in contributions. The program also certified over **\$5 million** in state income tax credits to 140 businesses for engaging in specific business investments.



Companies interested in supporting economic development and learning more about how our efforts impact their bottom line can contact [Richard Werner, President & CEO](#), at 970.356.4565 or rwerner@upstatedenver.com



Weld County/Larimer County Revolving Loan Fund

The Weld/Larimer Revolving Loan Fund (RLF) was established to assist with the financial needs of companies expanding or locating to the rural areas of Weld or Larimer County. The Program was originally funded through the State of Colorado Community Development Block Grant Allocation from the US Department of Housing and Urban Development (HUD). Upstate Colorado Economic Development administers the RLF on behalf of the two counties.

The RLF can provide short-term financing for up to 45% of project costs, and may assume a second or third collateral position in order to leverage other lender involvement. The minimum loan amount is \$50,000.

Organizations must demonstrate that the project being funded is creating new jobs, retaining jobs, or that the principal beneficiaries of any jobs created/retained are low to moderate income persons. For each \$20,000 in RLF funds loaned to a business, one new job must be created or retained.

Greeley Community Development Fund

The Greeley Community Development Fund assists with the financial needs of companies expanding in or locating to the City of Greeley. The Weld/Larimer Revolving Loan Fund, the City of Greeley, commercial banks in Greeley and the Hispanic Loan Program have joined together to provide the initial funding for this loan program.

All for-profit business enterprises located within the City of Greeley are eligible for the program; however, special priority will be given to business development or redevelopment projects located within the downtown area and/or projects of Hispanic/minority ownership. Selected projects for funding and/or loan guarantees are expected to create or retain jobs within the city and stimulate the general business development and redevelopment goals of the City of Greeley.



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Investor Participation Levels

Chairman's Advisor | \$25,000+ annually

- » **Board Seat:** two seats on the Board of Directors are reserved for private sector Chairman's Advisor investors.
- » **Website:** logo on the website in prominent locations (i.e. homepage, top of partners page), dedicated partner landing page with personal description, video, back link to your site, and contact information.
- » **Special Events:** presenting sponsor at all major events with special mention in electronic and written communications/publications.
- » **Print Material:** logo featured on relocating company inquiry response packet.
- » **Partnership Opportunities:** opportunities for direct Regional/Individual Industry advocacy efforts.
- » Benefits of Leadership Council, Premier Investor, Investor, & Supporter Investment Levels.

Leadership Council | \$15,000 - \$24,999 annually

- » **Board Nomination:** members are eligible for nomination to the Upstate Colorado Board of Directors. Seven board seats are reserved for private sector Leadership Council Investors.
- » **Emerging Opportunities Group:** the Leadership Council will meet as needed to discuss regional issues and future initiatives. The council serves as an important advisory network designed to:
 - » Influence public opinion on issues including the region's capacity to develop infrastructure, education, and other public policy opportunities.
 - » Remove difficult barriers for growth and propel positive change.
- » **Website:** special recognition on the website, including a secondary listing with company logo, dedicated partner landing page, personal description, video, back link to your site, and contact information.
- » **Special Events:** recognized as being sponsors of every Upstate event and mentioned accordingly at Leadership Council Sponsored Events and the Annual Meeting.
- » **Email Communication:** logo featured on outgoing email correspondence.
- » Benefits of Premier Investor, Investor, & Supporter Investment Levels

Premier Investor | \$5,000 - \$14,999 annually

- » **Customized Research:** Access to Upstate's economic forecasts and research. Staff can provide customized data in all areas for Weld County (i.e. real estate/site selection, industry profiles, company listings, taxes, regulation, housing, transportation/commuting patterns, and utilities.)
- » **Website:** logo recognition on the website, dedicated partner landing page with brief personal description, video, back link to your site, and contact information.
- » **Networking Opportunities:** tailored engagements with community leaders hosted by Upstate Colorado
- » **Special Events:** guests of Upstate Colorado at Prominent Community Events
- » **Upstate Colorado Business recruitment, retention, & expansion partner:** assist Upstate Colorado with prospect activity by providing private-sector interviews and case studies with prospective clients
- » Benefits of Investor & Supporter Investment Levels.

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Investor | \$2,500 - \$4,999 annually

- **Leadership Opportunities:** opportunity to serve on Solutions Teams, committees, and task forces. Upstate Colorado is the region's largest private/public partnership that enhances wealth creation by marketing Weld County and helping employers retain and create quality jobs.
- **Referrals:** included on our development consultant/service directory provided to prospective companies. Upstate assists growing and relocating companies and is often able to refer company inquiries to our investors and provide direct introductions between investors for business development opportunities.
- **Website:** logo name recognition on partner page of website.
- **Special Events:** invitation to the Annual Meeting and other events that feature presentations by industry experts, as well as Upstate's client announcements (groundbreakings, ribbon cuttings, etc.)
- Benefits of Supporter Investment Level.

Supporter | \$500 - \$2,499 annually

- **Confidential Services:** Upstate is a one-stop resource center for companies interested in remaining/expanding in or relocating to the Weld County area. Upstate refers clients to the proper sources and coordinates the work of multiple agencies on behalf of clients. The following services are available: site selection, coordination of funding (from local, state, and federal sources), workforce development, international assistance, and public relations.
- **Enterprise Zone State Tax Credit:** Upstate is a Certified Enterprise Zone Project, which entitles investors to receive a Colorado State Tax Credit for their participation in building a better economic future for Northern Colorado. The EZ system allows you to take advantage of a Colorado State Tax Credit of 25% of your cash investment or 12.5% of any in-kind investment. We prepare and submit the necessary forms and return them to our local EZ Administrator for certification. For Federal income tax purposes, Upstate investments are tax deductible as an ordinary business expense. EZ certificates are provided to anyone making a \$100 investment or greater.
- **Annual Report:** recognition in the Annual Report which is published each spring. Electronic versions will be distributed throughout the year and will be made available on the website.
- **Website:** company name recognition on partner page of website
- **Public Events:** invitation to attend events that feature presentations by industry experts, and the Annual Meeting.



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Town of Platteville, Colorado
400 Grand Avenue, 80651



Agenda Item Cover Sheet

MEETING DATE: March 4th, 2025
AGENDA ITEM: Mayor Report
DEPARTMENT: Executive / Legislative
PRESENTED BY: Mike Cowper, Mayor

SUMMARY

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

None