

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, June 3, 2025, at 7:00 pm at 400 Grand Avenue, Platteville, CO.

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

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

5. APPROVAL OF THE AGENDA

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

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

7. 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. May 20, 2025 Meeting Minutes

8. PRESENTATIONS AND DISCUSSIONS

None Scheduled

9. ACTION ITEMS

A. Veterans Memorial Expansion Presentation

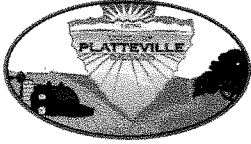
B. Economic Development Strategic Plan Update

10. REPORTS

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

11. ADJOURNMENT

Town of Platteville, Colorado
400 Grand Avenue, 80651



Agenda Item Cover Sheet

MEETING DATE: June 3, 2025
AGENDA ITEM: Consent Agenda Items
➤ May 20 Meeting Minutes
DEPARTMENT: Legislative
PRESENTED BY: Troy Renken, Town Manager

SUMMARY

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FINANCIAL CONSIDERATIONS

RECOMMENDED ACTION

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

ATTACHMENTS

May 20 Meeting Minutes

TOWN OF PLATTEVILLE, COLORADO
BOARD OF TRUSTEES MEETING MINUTES

Regular meeting of the Platteville Board of Trustees will be held on
Tuesday, May 20, 2025 at 400 Grand Avenue, Platteville, CO.
Mayor Cowper called the meeting to order at 7:00 pm

CALL TO ORDER

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

ROLL CALL

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

APPROVAL OF THE AGENDA

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

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

PRESENTATIONS & DISCUSSIONS

Lorine Weber, Senior Citizen Award.

Loren Weber, long-time active member of the Platteville Senior Organization, is being inducted into the Greeley Weld Senior Foundation Hall of Fame and Janet wanted to present Lorene's honor for the Board to recognize

APPROVAL OF THE CONSENT AGENDA

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

ACTION ITEMS

Police Station Design Presentation

The team of Infusion Architects and Fransen Pittman Construction has completed the draft designs for the new Police Station and presented to the Board during action items. Three designs were presented to the Board and the Board chose design "B" to move forward with final design and construction documents.

Weld Real Metropolitan District IGA

Since Real Weld Soccer approached the Board several months ago about a partnership to build a new soccer field at the Community Complex the attorneys for both sides have been working out an agreement for cost reimbursement. The IGA is based upon Real Weld funding the costs to complete the preliminary engineering analysis and site preparation cost estimates that will be completed by the Town's engineering firm. A \$10,000 funding limit is established but may be increased with prior approval if needed.

Trustee Morris moved to approve the IGA for Cost Reimbursement with the Real Weld Metropolitan District to complete the preliminary design and cost estimates for a new soccer field at the Community Complex. Trustee Nelson seconded the motion. All members in favor.

Chip Seal Proposals

The Town solicited proposals to provide 3/8" chipseal with fog coat for the streets north of Grand Ave. These areas included the Reed Subdivision, Melody Lane, Division Blvd north of Grand Ave to CR34, CR32.5 from Main Street to Sterkel Blvd, Garden Court and Sholdt Drive, and Reynolds Ave from Main Street to River Road. Trustee Morris moved Approve the proposal from A-1 Chipseal to complete the work in the northern sections of Town in the amount of not to exceed \$240,000 and authorize Town staff and mayor to execute an agreement with A-1 Chipseal for this work. Trustee Nelson seconded the motion. All members in favor.

Police Week Proclamation

The Annual Police Week Proclamation is being presented to the Board for approval and to recognize the Platteville Police Department for their dedication and service in the Platteville community and surrounding area. Trustee Morris moved to Move to approve the Police Week Proclamation for the week of May 12th - 18th, 2025 and remembering May 15th at Peace Officers Memorial Day. Trustee Hatcher seconded the motion. All members in favor.

Public Works Week Proclamation

The Annual Public Works Week Proclamation is being presented to the Board for approval and to recognize the Platteville Public Works Department for their dedication to our community. Trustee Morris moved to approve the Public Works Week Proclamation for the week of May 19-25, 2025. Trustee Hatcher seconded the motion. All members in favor.

Municipal Clerks' Week Proclamation

The Annual Municipal Clerk's Week Proclamation is being presented to the Board for approval and to recognize the Town Clerk / Treasurer along with the Finance, Utility and Deputy/Court Clerks for all that they do for the community. Trustee Morris moved to approve the Annual Municipal Clerks' Week Proclamation for the week of May 5-11, 2025.

Library Week Proclamation

Even though this recognition was in April the Proclamation for Library Week is being presented to the Board for approval and I will provide Naomi and her staff with lunch and gift cards in the next few weeks. Trustee Hatcher moved to approve the Library Week Proclamation for the week of April 4-6, 2025. Trustee Morris seconded the motion. All members in favor.

DOLA Main Street Program Letter of Interest

The Town Manager met with Traci Stoffel, Main Street Specialist with DOLA, to discuss how Platteville could qualify for membership. The first step is for the Mayor to submit a Letter of Interest on behalf of the Board of Trustees to become a member community. The Town Manager will then include the letter when completed and a brief on-line application to be accepted as an Aspiring Community Member and then pursue the final steps to achieve the official status of becoming an Achieving Community Member. Trustee Morris moved to approve the Letter of Interest for the Colorado Main Street Program and for the Mayor to authorize the letter on behalf of the Board of Trustees. Trustee Clark seconded the motion. All members in favor.

Pioneer Museum Roof Repair Bids

Over the past two or three years there have been some leaks in the roof at the Pioneer Museum that have been patched and repaired. This is on the "flat roof" portion of the 2005 addition, not the sloped portions that were replaced in 2023. The contractor, DB Roofing LLC, has provided quality services to the Town over the past several years and specializes in flat roofing systems. After looking at the roof their recommendations are to use the overcoating system vs. full replacement. Both systems have the same warranty and DB Roofing is confident that the

overcoating system will be more than sufficient. Prior to installing the overcoat, they will conduct some core testing to confirm that the decking and underlayment systems are sound. If not, then some decking repair work and full replacement will need to be completed. Both systems have a 5-year labor and 20-year warranty. Trustee Nelson moved to approve the proposal from DB Roofing LLC to take the core samples and determine if overcoating the existing roofing system will be sufficient in the amount of \$10,426.00 and authorize the Town staff to execute an agreement with DB Roofing LLC for this work. Should the core samples prove that full replacement is required; Authorize the Town Manager and Public Works director to extend the work to the full replacement bid of \$19,634 plus needed deck replacement, up to \$3,600. Trustee Morris seconded the motion. All members in favor.

Business Grant Application - Dr. Justin Green

Earlier this year Justin Green, owner of Platteville Chiropractic, contracted with A&G Plastering to complete new stucco and painting on the exterior of his business located at 605 Main Street. The contract amount was \$28,500 and was completed a short time prior to the Board implementing the Business District Enhancement Grant Program. Trustee Nelson moved to approve the Business District Enhancement Grant application for the requested \$2,500 for Justin Green, owner of Platteville Chiropractic located at 605 Main Street in Platteville. Trustee Morris seconded the motion. All members in favor,

Reports

Library

Rec./Senior

Police

Public Works

Town Manager

Mayor

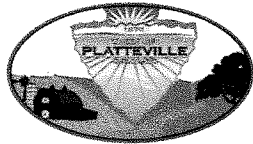
ADJOURNMENT

Having no further business before the Board, the meeting was adjourned at 9:03 P.M.

Attest: Danette Schlegel, Town Clerk/Treasurer

Michael Cowper, Mayor

Town of Platteville, Colorado
400 Grand Avenue, 80651



Agenda Item Cover Sheet

MEETING DATE: June 3, 2025

AGENDA ITEM: Veteran's Memorial Expansion Presentation

DEPARTMENT: Administrative

PRESENTED BY: Troy Renken, Town Manager

SUMMARY

During the fall of 2024 the Board approved an agreement with the TB Group to complete the design to expand the Veterans Memorial at the request of the Town Manager and Veterans Memorial Committee. The committee has worked with the TB Group since that time to draft several draft concepts and develop the final expansion design. The TB Group has provided the final designs, referred to as renderings, that have been reviewed by the committee and presented to the Board for approval. The TB Group is working on a construction cost estimate to complete the expansion that will be provided at a later date as the consultant is currently on personal leave.

FINANCIAL CONSIDERATIONS

The expansion of the Veterans Memorial will be completed through fundraising and donations.

RECOMMENDED ACTION

Move to approve the Veterans Memorial Expansion renderings as prepared by the TB Group and presented by the Veterans Memorial Committee.

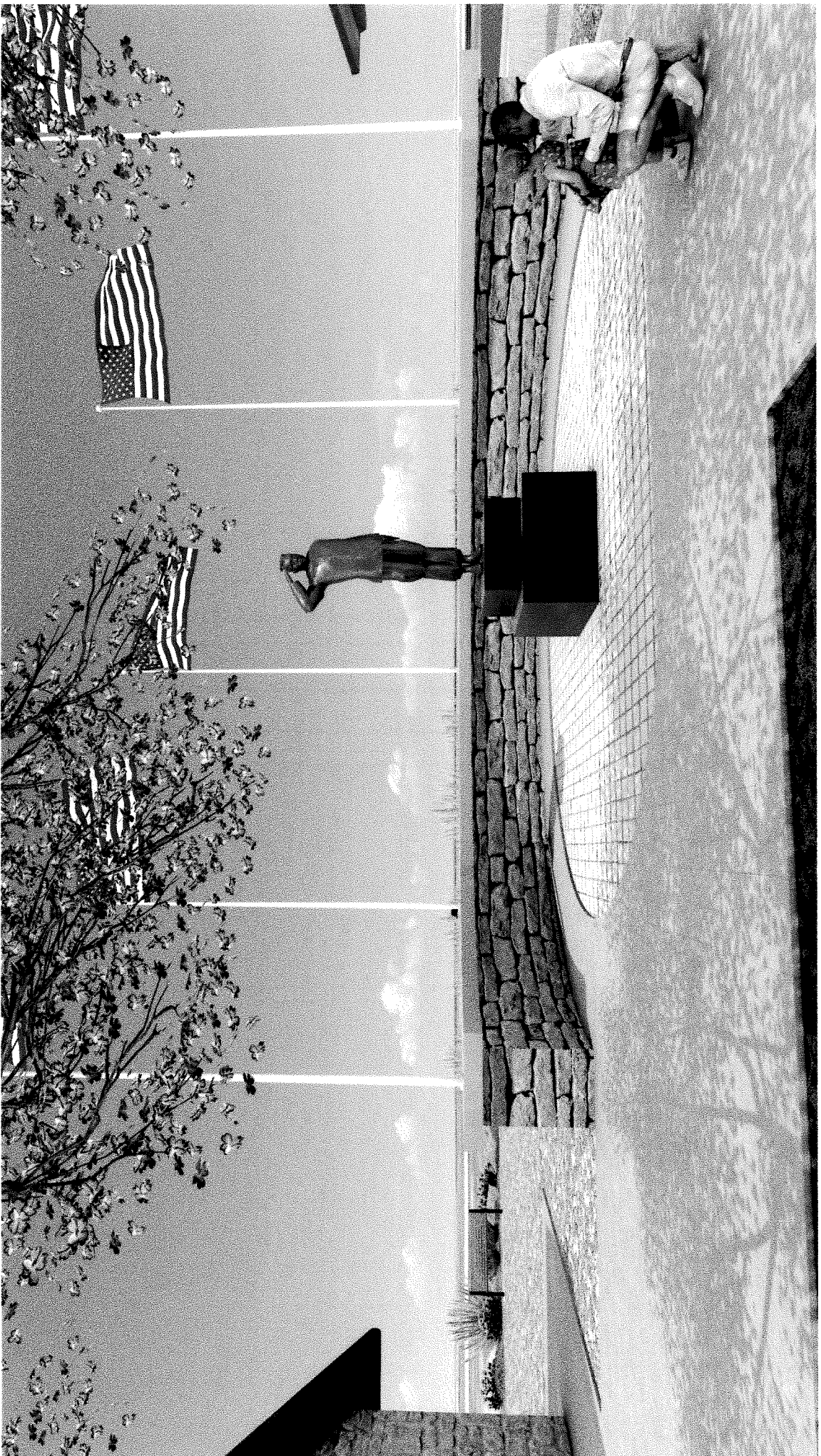
ATTACHMENTS

Veterans Memorial Expansion Renderings

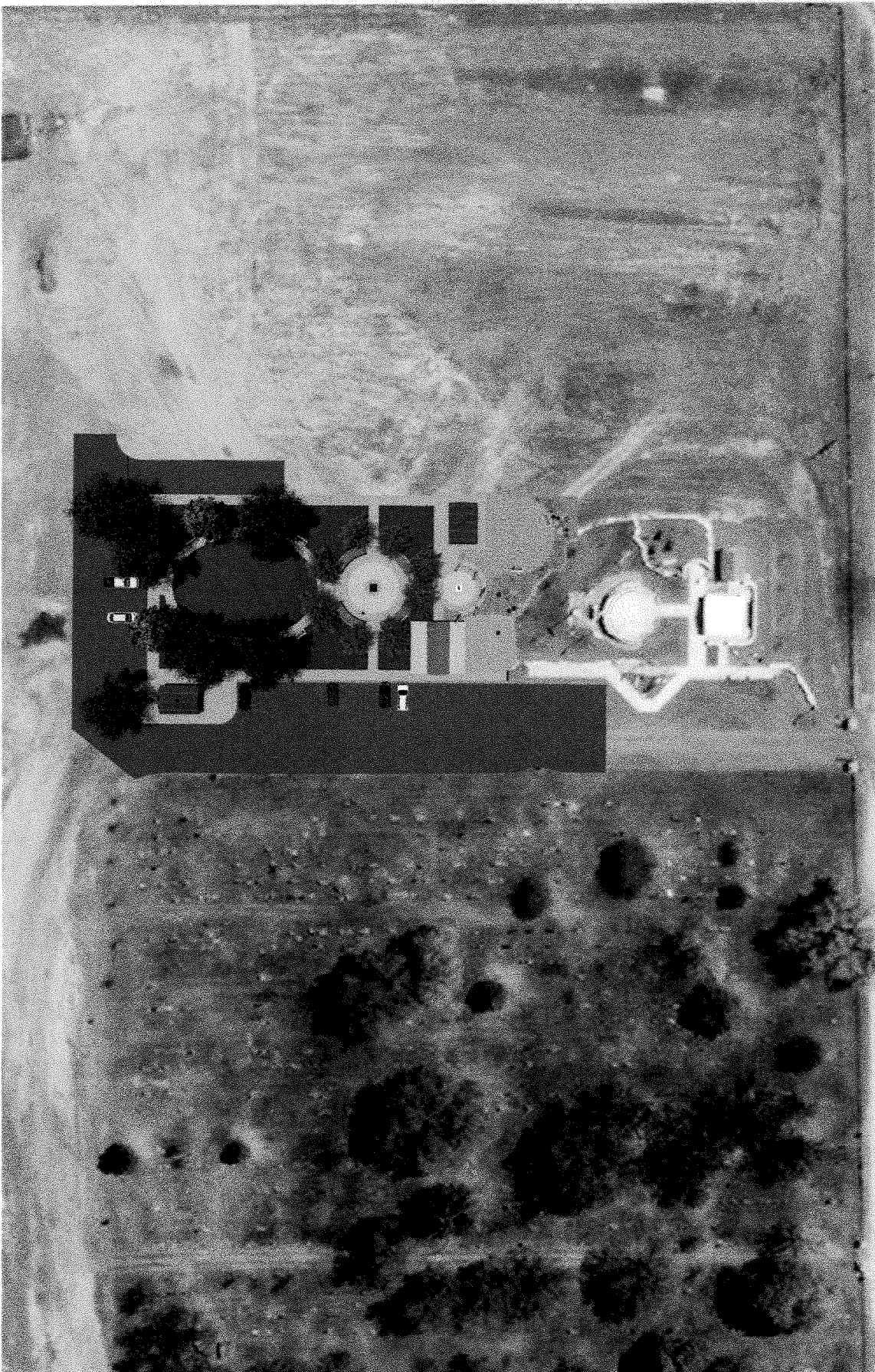




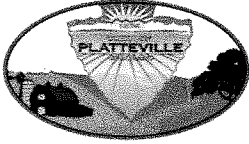












Agenda Item Cover Sheet

MEETING DATE: June 3, 2025

AGENDA ITEM: Economic Development Strategic Plan Update

DEPARTMENT: Administrative

PRESENTED BY: Troy Renken, Town Manager

SUMMARY

The Town Planner and Economic Development Committee has been reviewing the 2020 Economic Development Strategy Plan for the past six months to update the data and maps for distribution. The plan is being presented for Board review and approval.

FINANCIAL CONSIDERATIONS

The Economic Development Strategic Plan will be used to attract new business opportunities in the Platteville community and promote current businesses to increase property and sales tax revenues.

RECOMMENDED ACTION

Move to approve the updated 2025-2030 Economic Development Strategic Plan.

ATTACHMENTS

Economic Development Strategic Plan

TOWN OF PLATTEVILLE

Economic Development Strategic Plan

2025 – 2030



LETTER FROM THE TOWN BOARD

In partnership with the Economic Development Committee, the Town of Platteville is pleased to present the 2025 - 2030 Economic Development Strategic Plan to our community. This five-year Strategic Plan builds upon the 2020 - 2025 Plan with a commitment to the future economic prosperity of our community. As we continue to grow, we look to you, our community, for how you envision a Town that serves your needs.

The process for this updated Plan was to revisit the previous forecast and goals with a new understanding of the future. This update after five years demonstrates the commitment of the Town and Chamber of Commerce to this being a living document, intended to be flexible, adjusting and changing over the years as necessary to meet business and community needs. We want to continue to hear about how we can improve our existing services, and what we should consider for the future. Please reach out to us with any questions or feedback.

Last, but certainly not least, we want to thank you for your time and dedication in making this Plan possible. From attending meetings to filling out surveys, your contributions were extremely valuable and made this Plan stronger.

Thank you again for all of your contributions to this plan and to the future of our Town!

Platteville Board of Trustees

Mayor Mike Cowper, mcowper@plattevillegov.org

Mayor Pro Tem Nick Ralston, nralston@plattevillegov.org

Larry Clark, lclark@plattevillegov.org

Hope Morris, hmorris@plattevillegov.org

Larry Hatcher, lhatcher@plattevillegov.org

Steve Nelson, snelson@plattevillegov.org

Melissa Archambo, marchambo@plattevillegov.org

Attend a Regular Meeting

1st & 3rd Tuesday of each month, 7pm

Town Hall, 400 Grand Avenue, Platteville, CO 80651

Contact the Town Manager

Troy Renken, trenken@plattevillegov.org

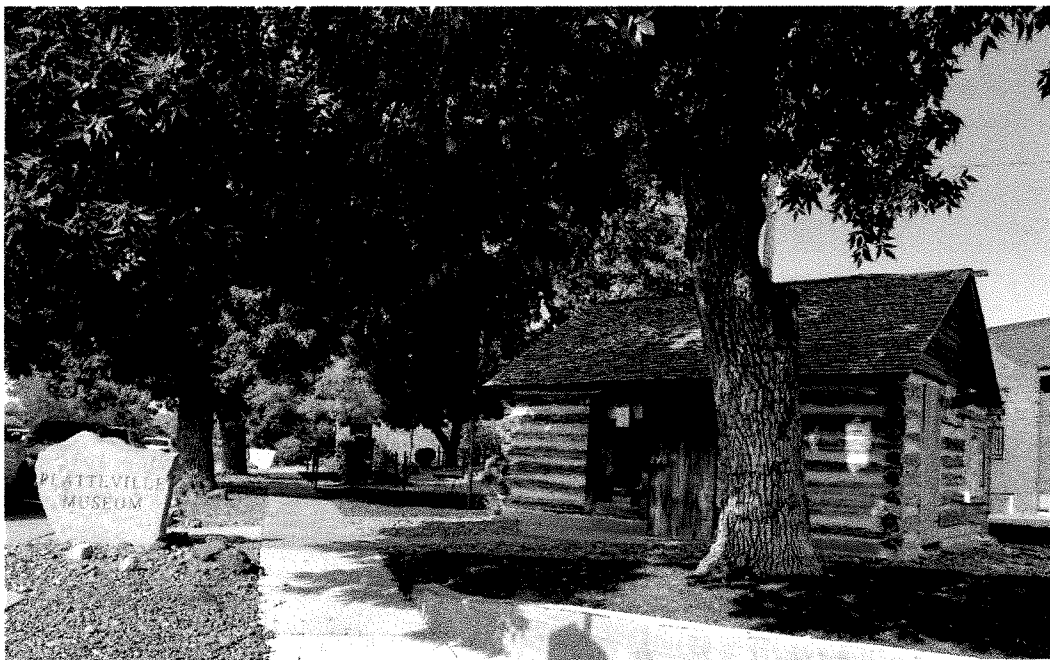
HISTORY

Named for the nearby South Platte River, the Old West town of Platteville was surveyed and the plat filed with the Colorado Territorial Government on July 7, 1871. Platteville's origins are traced back to Fort Vasquez, an important 1830's fur trading post. With the Union Pacific Railroad running through, Platteville was described as a "hustling little frontier town". Platteville's first general store was established in the late 1870's and contained the store, post office, and a small hotel.

Platteville took over St. Vrain Post Office in 1875, as the Platteville Post Office. In 1879, the town's population was just 50 people. The first successful crop in the area was potatoes, and a coal mine began operation in 1887. Some of the other early businesses included an icehouse, a cheese factory, and a brick factory. By 1910 Platteville boasted four general stores, two banks, two bakeries, two barber shops, two butcher shops, two blacksmith shops, two weekly newspapers, two hotels, one drug store, one cobbler shop, and one clothing and dry goods store.

The town served people from all the surrounding valleys: St. Vrain, Big and Little Thompson, and ranchers on the eastern Great Plains. The Methodist Church was the first to be built in 1871, soon followed by St. Nicholas Catholic Church.

Platte River's fertile valley has long been known for its livestock and poultry, with over 200 farms now located in the surrounding area. Weld County is ranked 8th in the nation for agricultural counties, and Platteville is proud of that heritage. With the Union Pacific Railroad, US Highway 85, and CO Highway 66 on the edges of Town, Platteville is uniquely situated for agricultural, commercial and light industrial business.



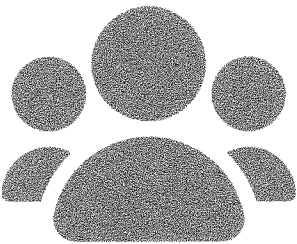
COMMUNITY SNAPSHOT

With abundant open space, nearby amenities such as Fort Vasquez, family parks, great schools, a wonderful museum, and a local library, Platteville is well known for small town living, where neighbors know neighbors and people are the foundation of the lifestyle. Platteville has a diverse mix of retail, commercial and industrial uses with an emphasis on oil & gas exploration and support services along with agriculture and ranching. A short drive from Denver International Airport, the shopping and nightlife of Denver.

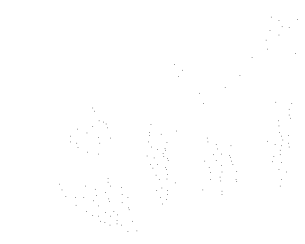
With a population of just under 3,000 (Colorado State Demography Office, 2024), Platteville is at heart a small town where relationships are valued and families have returned to raise their children for generations. Our historic Main Street has local unique businesses that are family owned and operated, while other businesses in town are nationally known companies.

The population is projected to grow over the next five years, bringing in more opportunities and possibilities. Platteville supports opportunities that reflect our heritage in agriculture and industry, and we are prepared to handle business needs. Platteville considers each business, commercial, and industrial opportunity on an individual basis.

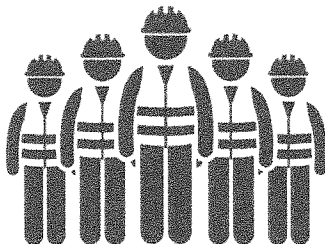
With a median home sold price of \$415K in 2024 (Realtor.com) and a range of home buying opportunities, the Town is prepared to grow as the economy of northern Colorado grows, attracting people who love the small-town lifestyle, family friendly community activities, and great schools. The University of Northern Colorado, Colorado State University, and the University of Colorado at Boulder are all within an hour. Aims Community College, with multiple nearby campuses, and Front Range Community College have expansive technical and continuing education programs that appeal to a wide range of students.



3,000
Population



1%
Population Growth



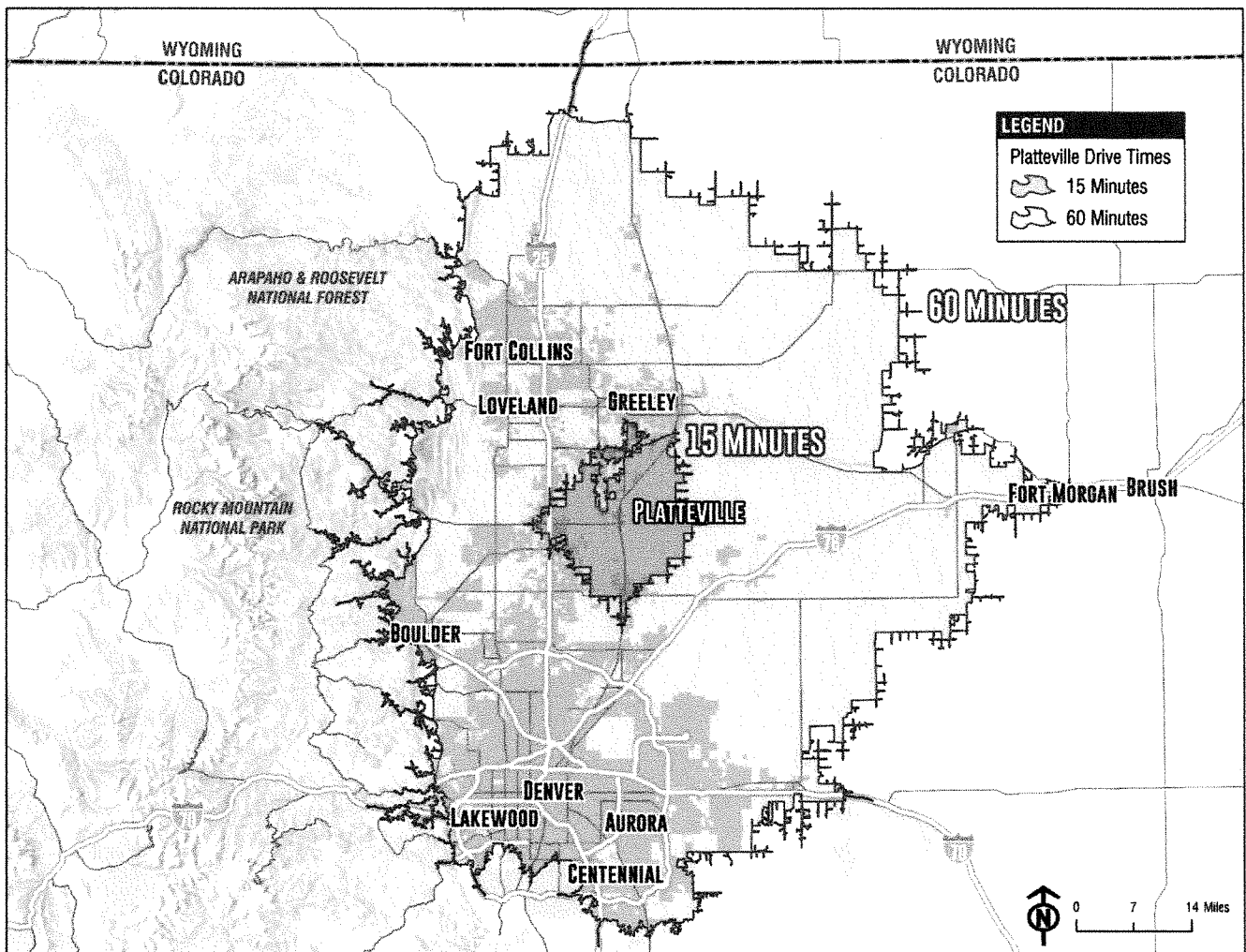
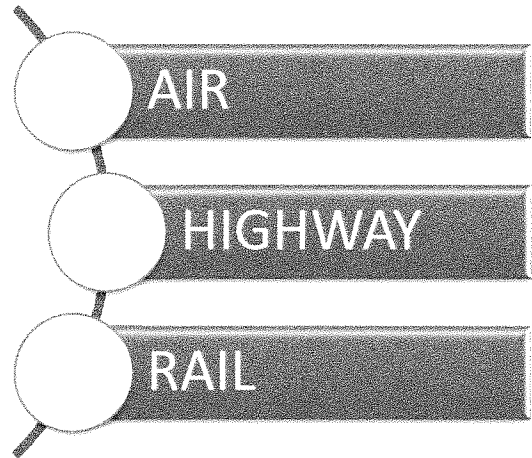
3.8 %
Labor Force Growth



\$415K
Median Home Value

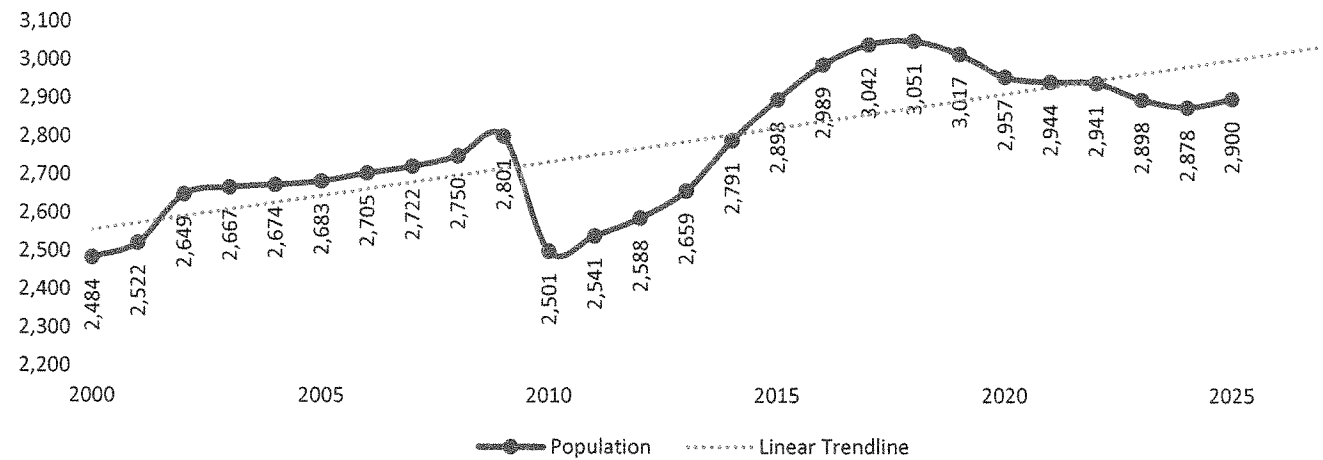
GEOGRAPHIC LOCATION

With Platteville less than an hour from downtown Denver, DIA and the Rocky Mountain National Park, the community is centrally located for easy access to a wide variety of work opportunities, shopping and culture, and many recreational opportunities. We offer access to your consumer base, quick connections to major shipping and areas of commerce, and we are well-positioned to access the rest of the country within a single day's truck haul. With opportunities to partner with Union Pacific Railroad, the possibilities in Platteville are endless.



Population

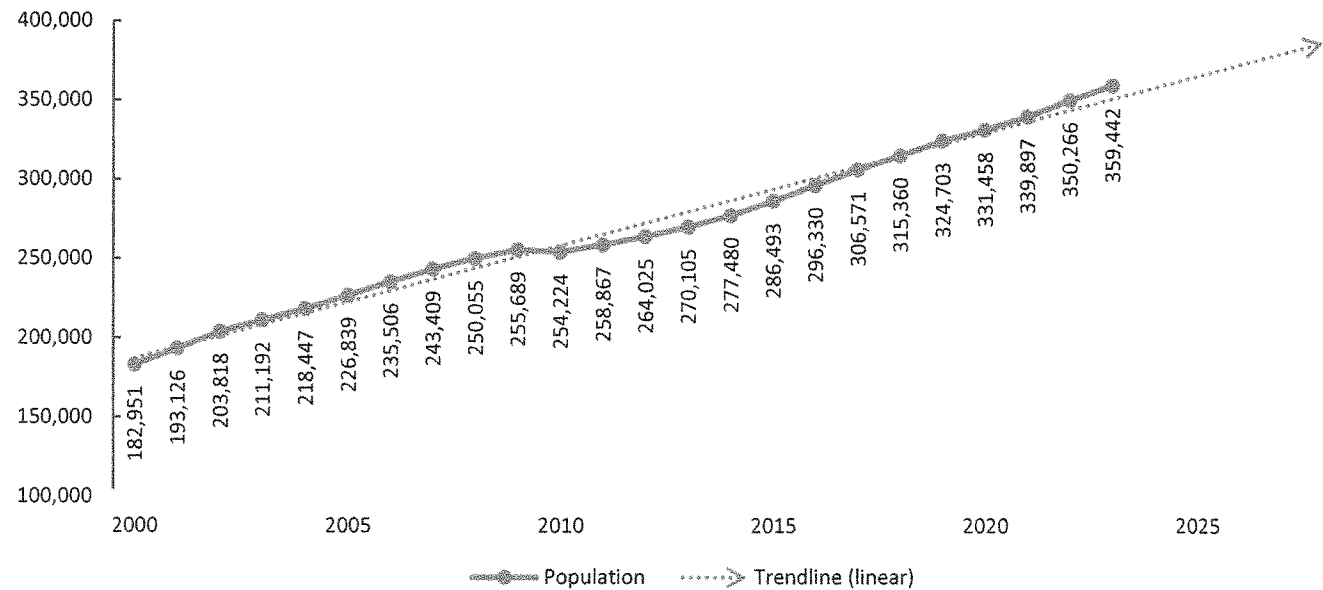
Platteville Population



Platteville Projected Population Growth, based on 0.7% average annual increase over the last 25 years.

2030 3,123 2040 3,325 2050 3,526

Weld County Population



Weld County Projected Population Growth, based on 3% average annual increase over the last 25 years.

2030 393,859 2040 465,201 2050 536,543

Industry

Platteville, Colorado, hosts a diverse array of industries, with several key sectors represented by businesses operating within the town.

Platteville is situated in Weld County, Colorado's leading region for oil and gas production. Several energy-focused companies have established operations in the town.

OIL & GAS SERVICES AND ENERGY INFRASTRUCTURE

Agriculture remains a significant industry in Platteville, with several businesses involved in farming and food processing.

AGRICULTURE AND FOOD PROCESSING

The construction industry is well-represented in Platteville, with various companies providing services ranging from general contracting to specialized construction.

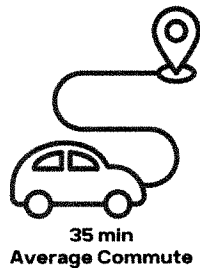
CONSTRUCTION AND CONTRACTING

Platteville hosts several manufacturing and industrial service companies.

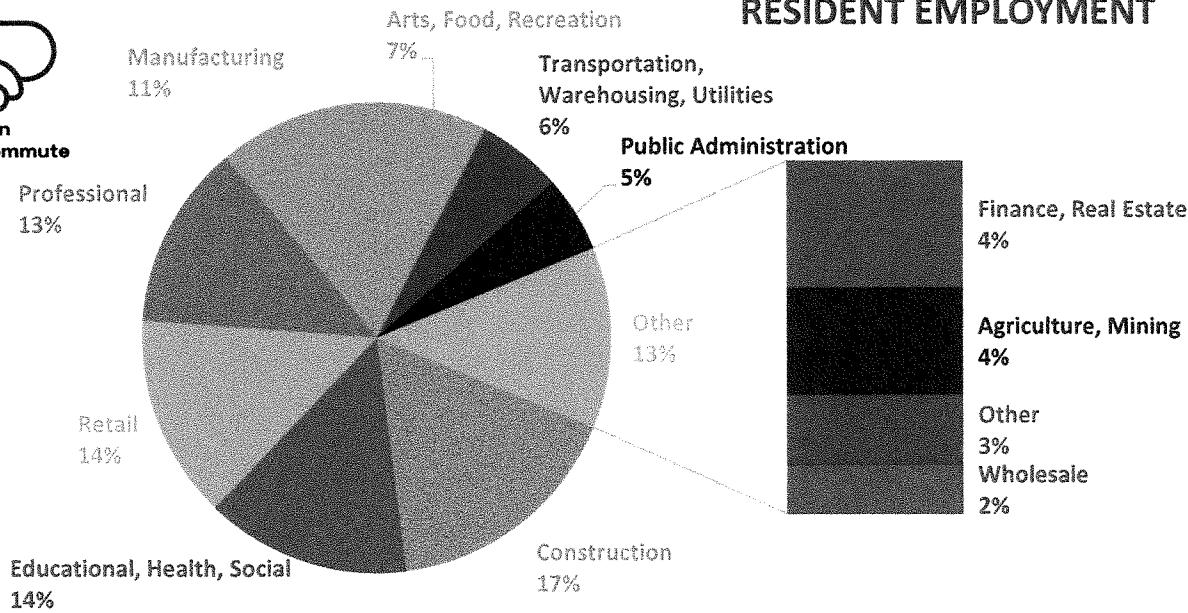
MANUFACTURING AND INDUSTRIAL SERVICES

The town supports logistics and transportation services essential for various industries.

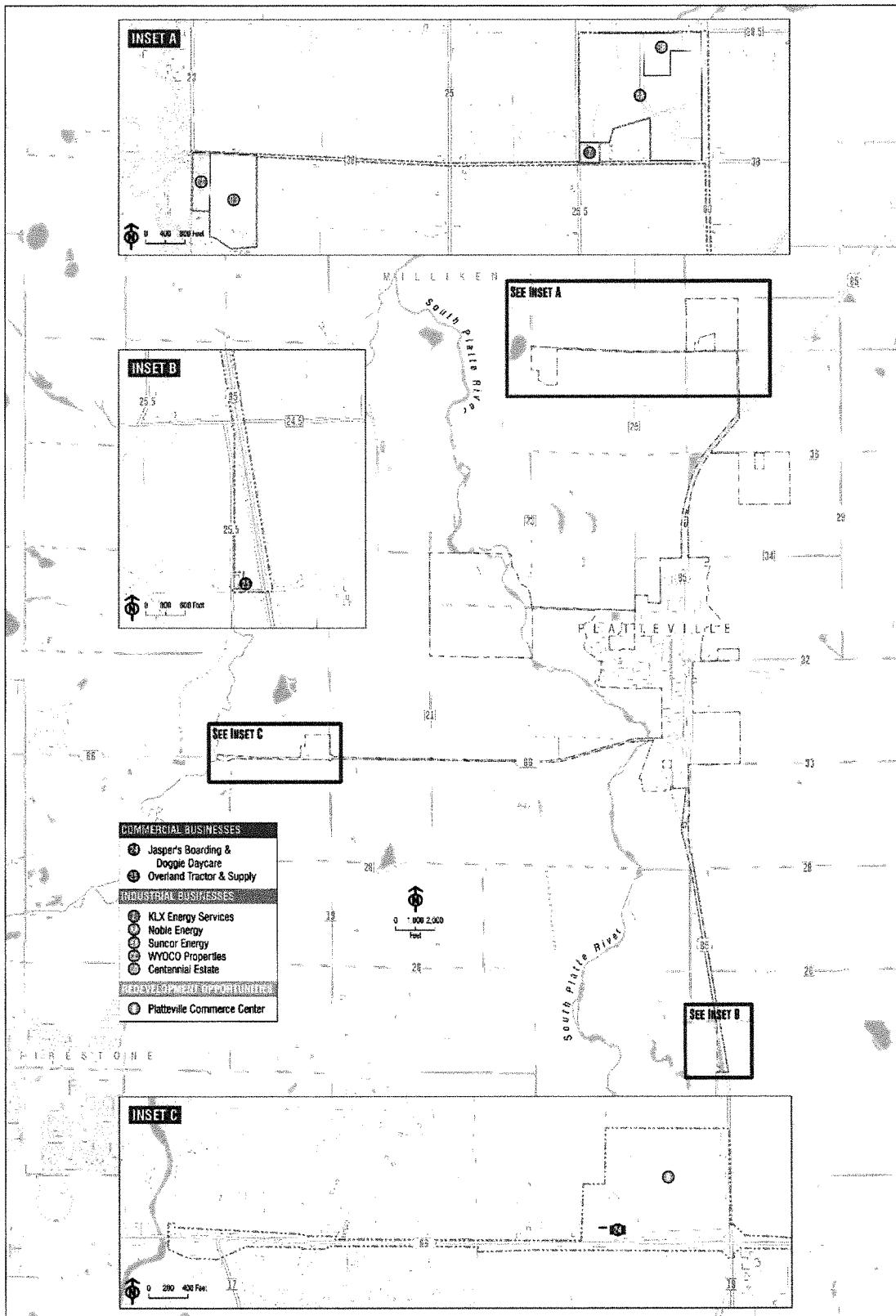
LOGISTICS AND TRANSPORTATION



RESIDENT EMPLOYMENT



Town Map - Insets



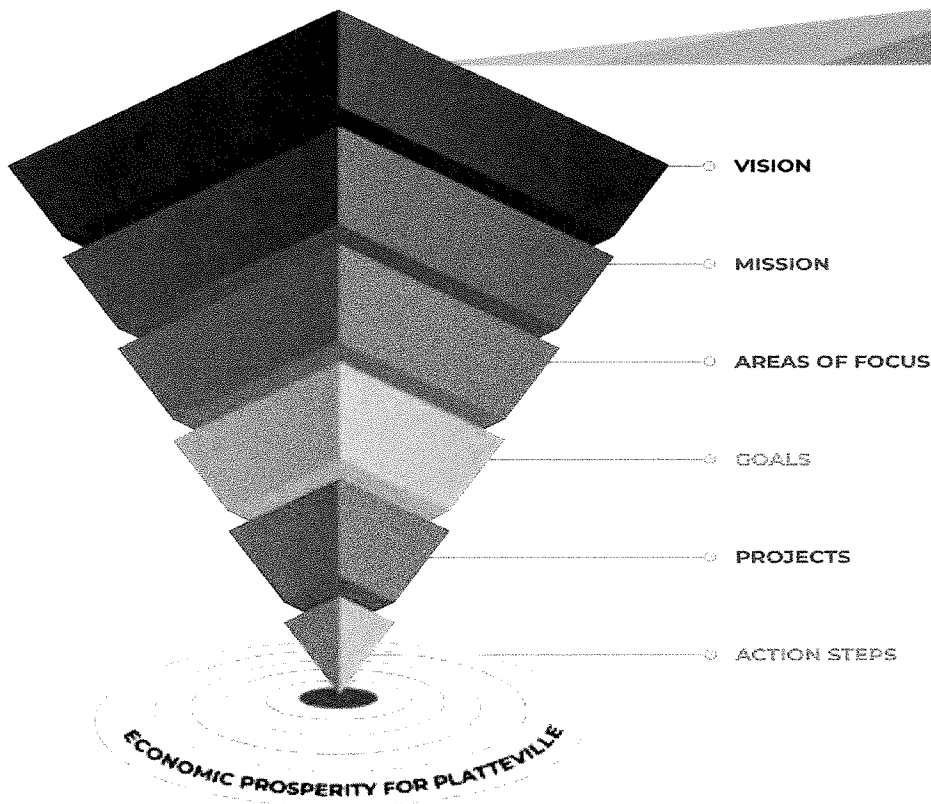
Vision and Mission

VISION

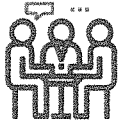
WE ARE COMMITTED TO PRESERVING OUR HERITAGE FOUNDED IN AGRICULTURE AND ENERGY PRODUCTION, WHILE FOSTERING RESPONSIBLE GROWTH THROUGH INNOVATION AND COLLABORATION.

MISSION

TO PROVIDE EXCEPTIONAL SERVICES IN A FISCALLY RESPONSIBLE MANNER FOR OUR RESIDENTS, VISITORS, AND BUSINESS COMMUNITY, WHILE PLANNING FOR FUTURE GROWTH TO MAINTAIN THE UNIQUE QUALITY AND CHARACTER THAT IS PLATTEVILLE.



The Comprehensive Plan for Platteville identifies several major themes that guide the town’s future development. This Economic Development Strategic Plan builds on that foundation by focusing specifically on five of those themes, referred to as the Areas of Focus.



COMMUNITY CHARACTER

The Community Character Area of Focus is on the quality of Platteville’s small-town atmosphere.

Overall Image and Identity | Downtown Vitality | Historical Preservation



ECONOMIC DEVELOPMENT

The Economic Development Area of Focus addresses Platteville’s economic vitality and opportunity.

Business Attraction | Business Retention | Business Expansion | Housing



NATURAL RESOURCES

The Natural Resources Area of Focus identifies opportunities to support agriculture and resource development in and around Platteville.

Agricultural Sustainability | Resources Development



GROWTH MANAGEMENT

The Growth Management Area of Focus provides the planning framework for future growth and development in Platteville’s Urban Growth Area.

Managing Growth | Business Friendly Regulations | Annexation | Land Use



INFRASTRUCTURE AND AMENITIES

The Infrastructure and Amenities Area of Focus reflects the Town’s collaborative approach to providing core infrastructures and services.

Access to US 85 | Water and Sewer | Traffic Circulation | Trail Network | Recreational Opportunities

Goals and Projects

COMMUNITY CHARACTER

Goals	Projects
Improve the structure and historical nature of existing buildings	Adopt a local designation for historical significance
	Research and publish historical information on buildings in town
Enhance and beautify the downtown and entire Platteville area	Secure grants
	Adopt and fund a façade and signage improvement program with matching grants
	Adopt and fund a downtown beautification program including uniform light poles and trash cans
Build on small town atmosphere in downtown	Create a gathering place downtown
	Add more downtown events, such as a farmer's market, food trucks, and live music

ECONOMIC DEVELOPMENT

Goals	Projects
Expand existing retail businesses	Partner with the Chamber to support local businesses
	Create a Shop Local program to include street pop-ups
	Recognize local businesses, such as with business-of-the-month spotlight or ribbon cuttings
Create retail opportunities (buildings, space, support) for new businesses	Leverage local businesses to assist with funding and resources
	Add a business page to the Town's website

NATURAL RESOURCES

Goals	Projects
Promote Platteville as a place for agriculture and oil/gas development to thrive	Utilize community assets and business resources to assist with plans and outreach
	Research unique possibilities to leverage existing assets such as rail access, the grain silos, and large tracts of agricultural land
	Publish an incentives policy

Goals and Projects

GROWTH MANAGEMENT

Goals	Projects
Implement business forward regulations	Adopt updated regulations that favor the right kind of businesses for Platteville
	Adopt and fund an incentive policy based on attracting and growing specific areas of town and specific businesses
	Consider an enterprise fund for a grocery store
Increase diversity of housing opportunities in Platteville	Develop relationships with various commercial retail and housing developers to determine the right fit for Platteville
	Add rental opportunities to the housing supply
	Work to build out Platte River Farm

INFRASTRUCTURE & AMENITIES

Goals	Projects
Secure additional water resources	Fund and purchase water rights for new sources
Increase safety for access to Highway 85 and within Town	Increased local control onto Main Street
Create more outdoor recreational activities for all residents of Platteville	Continue to expand the trail and other access to the South Platte River
	Pursue the development of the Community Complex Master Plan
	Creatively expand the existing Community Center for a recreation center



We hope you have enjoyed learning more about the Town of Platteville, Colorado! We are proud of our heritage in agriculture and natural resource development, and we welcome businesses of all sizes and types to find a home with us.

For more information about the possibilities,
please contact us at:

Troy Renken, Town Manager

trenken@plattevillegov.org

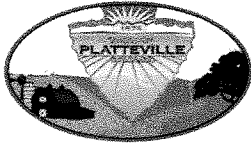
(970) 785-2215

(970) 785-2476

400 Grand Avenue Platteville, CO 80651

platteville.colorado.gov

Town of Platteville, Colorado
400 Grand Avenue, 80651



Agenda Item Cover Sheet

MEETING DATE: June 3, 2025

AGENDA ITEM: Citizen Advisory Committee Reports

DEPARTMENT: Administrative

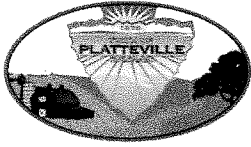
PRESENTED BY: Troy Renken, Town Manager

SUMMARY

The Board Liaisons for the four Citizen Advisory Committees will provide reports or updates on what each committee has been working on. Glenna Medina, Museum Attendant, will also provide a report on activities and events of the Historical Society at the Pioneer Museum and the Welcome Center at Fort Vasquez.

ATTACHMENTS

None



Agenda Item Cover Sheet

MEETING DATE: June 3, 2025

AGENDA ITEM: Town Manager Report

DEPARTMENT: Administration

PRESENTED BY: Troy Renken, Town Manager

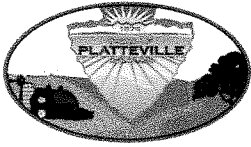
SUMMARY

Manager Renken has been on personal leave the past week and therefore did not submit a report. He will be available during the meeting to address additional questions the Board may have.

ATTACHMENTS

None

Town of Platteville, Colorado
400 Grand Avenue, 80651



Agenda Item Cover Sheet

MEETING DATE: June 3, 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