

TOWN OF PLATTEVILLE, COLORADO

Study Session

Tuesday, August 6th 2024 at 6:30 pm at 400 Grand Avenue, Platteville, CO

Mayor: Mike Cowper

Mayor Pro-Tem: Nick Ralston

Trustees: Larry Clark, Larry Hatcher, Mike Evans, Hope Morris, Steve Nelson

Staff Present: Troy Renken, Town Manager; Danette Schlegel, Town Clerk/Treasurer
David Brand, Public Works Director

DISCUSSION ITEMS

- A. TFP Nutrition Personal Property Tax (PPT) Refund Incentive (Upstate Colorado)
- B. Platte River Farms Property Development
- C. Sewer Lagoons Property Development
- D. Downtown Business Grant Program



Agenda Item Cover Sheet

MEETING DATE: August 6, 2024
AGENDA ITEM: Upstate Colorado- TFP Tax Rebate Incentives
DEPARTMENT: Administration & Planning
PRESENTED BY: Troy Renken, Town Manager

SUMMARY

The TFP Nutrition Company that purchased 450 N. Front Street is pursuing a new facility to manufacture dog food and employ approximately 100 employees. This property is in the designated Enterprise Zone and qualifies for the Personal Property Tax (PPT) Rebate Incentive Program through both Weld County and the Town of Platteville.

Audrey Herbison, Director of Economic Development for Upstate Colorado, has worked with TFP Nutrition to complete the rebate incentive application and will discuss the Impact Workbook that shows the total amount of tax rebates that TFP Nutrition qualifies for. Audrey will attend the study session to present this information to the Board for future consideration.

FINANCIAL CONSIDERATIONS

Potential property tax rebates for TFP Nutrition

RECOMMENDED ACTION

Discussion only with future action consideration

ATTACHMENTS

Personal Property Tax Packet

TFP Nutrition
Town of Platteville
August 2024

New Facility & Employment

Texas Farm Products (DBA: TFP Nutrition), is a company that manufactures and distributes animal/pet food, with a strong focus on quality and nutrition. The company was founded in Texas in 1930 and is fourth generation family owned. TFP is looking to establish their first Colorado manufacturing and distribution operations in the Town of Platteville.

TFP has purchased 450 N. Front Street in Platteville and plans to establish a new manufacturing operation. The company will be updating the existing on-site facilities, as well as constructing a new 80,000 square foot manufacturing building at 480 N. Front Street. To support this operation, TFP is also interested in constructing a new 250,000 square foot distribution facility immediately to the west of the manufacturing operation (in Platteville on the west side of Hwy 85). The total project investment is estimated at \$90,000,000; of that, \$59,500,000 will be new equipment (personal property). This operation will create 100 new jobs in the Town of Platteville, with an average wage of \$63,453/year (Weld County annual average wage, 2024). The company is targeting late 2025 to early 2026 to be operational.

The proposed food manufacturing and distribution facilities meet the Weld County Personal Property Tax Rebate criteria of establishing a new business facility, investing in \$1M+ of new equipment, strengthening the county's primary employment base by creating new jobs that are at/above the county average wage, and further diversifying the county's food manufacturing industry sector. The company's annual average wage (\$63,453/year) is 100% of the Weld County average wage and the company pays 50% of employee health premiums.

If the Town of Platteville were to consider a 50% Personal Property Tax Rebate over ten-year period for TFP, the total rebate is estimated \$875,564. Assuming the Town approves incentives for this project, TFP's construction of the new facilities and the purchase of new equipment will generate an estimated \$4,307,897 in direct and indirect revenue to the Town of Platteville after the first year of operations. The ten-year direct revenue to the Town is estimated at \$6,286,853, with an additional \$1,904 in indirect revenue.

**Employment and investment information was provided to Upstate Colorado by TFP Nutrition, see Project Information Form. All tax calculations are estimates based on available information. Final impact and tax revenue are subject to change. Please see attached materials.*

Project Details

NAICS Code	3111 – Animal Food Manufacturing (Primary Industry)
New Jobs	100
Facility Average Wage	\$63,453/year
Total Investment	\$90,000,000
Total Equipment Investment	\$59,500,000

Model Assumptions and Definitions

- **Direct Revenue** – Taxes and fees generated from new business activity that is paid directly to government entity.
- **Indirect Revenue/Consumer Spending Impact** – Employee spending on taxable goods and services, as a result of new job creation. Local spending is generally calculated by using the assumption that 65% of income is spent where an individual resides. Facility average-wages were used, along with the percentage of employees that will reside in the municipality where the jobs are being created to calculate local consumer spending. Based on available retail in Platteville and 95% of the housing inventory being occupied, according to Census Reporter, we estimate that 2% of new employees will reside in Platteville and 5% of those employee-wages will be spent locally on taxable items.
- **Depreciable Personal Property** – Equipment and/or machinery that is used in the manufacturing/production process and is taxed annually. Each piece of equipment will have its own depreciation schedule for assessed value, but the model assumes that all equipment will be on a 10-schedule (updated annually by Colorado Department of Local Affairs, Division of Property Taxation).

Town of Platteville TFP Nutrition Impact Analysis Net Results



FINAL INCENTIVE CALCULATIONS

Direct Impact- Revenue to Platteville	
Building Permits & Development Fees	\$ 154,257
Town Impact Fees	\$ 2,418,900
Estimated Sales & Use Tax to Platteville	\$ 1,450,000
Estimated Real Property Tax from Year 1	\$ 138,623
Estimated Personal Property Tax from Year 1	\$ 145,927
Total Direct Taxes Due to Platteville	\$ 4,307,707

Annual payment at depreciated rate. Personal property tax will be assessed based on the date of installation.

Indirect Impact- Sales Tax from Consumer Spending	
Annual Est. Sales Tax from Consumer Spending	\$ 190

Estimated annual taxes from consumer spending by new employment.

10 Year Revenue Estimate	
Building Permits & Development Fees (One-Time Fees)	\$ 154,257
Town Impact Fees (One-Time Fees)	\$ 2,418,900
Total Sales & Use Tax and Fees (One-Time Fees)	\$ 1,450,000
Total 10 Year Est. Real Property Tax to Platteville	\$ 1,386,229
Total 10 Year Est. Personal Property Tax to Platteville	\$ 875,564
Total 10 Year Estimated Revenue	\$ 6,284,950

Assuming no change to property value over a 10 year period.

Total pp depreciated over 10 year period.

Indirect Impact- Sales Tax from Consumer Spending	
10 Year Est. Sales Tax from Consumer Spending	\$ 1,904

Estimated annual taxes from consumer spending by new employment.

FINAL TAX ESTIMATES

Total Revenue to Platteville	\$ 4,307,707
Direct Tax Revenue	\$ 190
Indirect Tax Revenue	\$ 4,307,897
Total Tax Revenue to Platteville	\$ 4,307,897

Total Revenue to Platteville from the 1st year of new business operations.

Incentives to Business	\$ 145,927
Personal Property Tax Rebate Year 1	\$ 145,927
Total Rebate Amount	\$ 145,927

Total rebate to company for completed development.

10 Year Total Revenue to Platteville	\$ 6,284,950
Direct Tax Revenue	\$ 1,904
Indirect Tax Revenue	\$ 6,286,853
Total Tax Revenue to Platteville	\$ 6,286,853

10-Year Total Revenue to Platteville from of new business operations.

Incentives to Business	\$ 875,564
10 Year 50% PPT Rebate	\$ 875,564
Total Rebate Amount	\$ 875,564

Total Taxes rebated after 10-years to the company for completed development.

Estimated payback is based on the direct impact of the new personal and real property tax, in addition to the indirect impact of employees spending in Platteville, against the tax amount that the town rebated back to the company.

Payback to Platteville	1.0
Estimated Payback Time in Years	1.0

Town of Platteville TFP Nutrition Impact Analysis Tax Calculation Estimates



DIRECT IMPACT		RESULTS		ASSUMPTIONS	
FILL IN VARIABLES					
Enter Building Valuation/Investment	\$ 26,000,000	TAXES ON CONSTRUCTION MATERIALS		Platteville Tax Rate	3.00%
Enter \$ New Equipment	\$ 59,500,000	Construction Material Costs	\$ 13,000,000	Platteville Mill Levy	0.018385
Enter \$ Land Investment	\$ 4,500,000	Use Tax Due on Construction Materials	\$ 260,000	Platteville Levy is 18.385 mills	
Enter Permitting & Development Fees	\$ 154,257			Cost of construction materials is assumed to be 50% of building value/cost. The other 50% is assumed to be the cost of labor. Platteville has a 2% use tax, so 1% is applied to the materials portion.	
Enter Town Impact Fees	\$ 2,418,900	USE TAX ON EQUIPMENT	\$ 1,190,000	The sales tax for Town of Platteville only.	
		Use Tax Due on Equipment			
		REBATE			
Enter 10 Year Personal Property Tax	\$ 875,564	Building Permit Rebate			
Enter 10 Year Real Property Tax	\$ 1,386,229	Sales Taxes Rebate			
Enter 10 Year Consumer Spending	\$ 1,904	Total Sales & Use Tax Due to Town of Platteville	\$ 1,450,000		
INDIRECT IMPACT		RESULTS		ASSUMPTIONS	
FILL IN VARIABLES					
Enter # of New FTE Jobs	100	Total New Wages Paid	\$ 126,906	Weld County Average Wage	\$ 63,453
Enter Facility-Wide Average Wage	\$ 63,453	Estimated Consumer Spending in Town of Platteville	\$ 6,345	% Consumer Spending	5%
Enter % of Workforce that will be Platteville Residents	2%	Estimated Tax Revenue to Town from Consumer Spending	\$ 190	General assumption that residents spend 65% of income where they live.	
Consumer spending assumptions are applied only to workers that live in Platteville. Economic injections from nonresident labor is not accounted for in this analysis.				WICAW according to OEDIT 2024 Annual Averages.	

Personal Property Tax Refund Incentive Worksheet

Texas Farm Products Company

450 N. Front Street, Platteville
June, 2024

Platteville and Weld County may each approve a refund of up to 50% of their portion of the tax paid on new personal property (equipment) first put into operation in Year 1, for up to 10 years. Below we've estimated taxes due on the new equipment and potential rebates based on the most current 2024 property mill levy. Based on confidential discussions with government officials, the below estimated refund calculation assumes that Platteville and Weld County will each approve a 50% refund request for 10 years. **This refund is subject to formal government(s) approval.**

Project Assumptions:
 New Equipment: \$59,500,000
 Location: 450 N. Front Street -- Tax Area 0180
 Current Total Mill Levy: 57.829 mills
 Weld Levy - 12.024 mills
 Platteville Levy - 18.385 mills
 Taxing Jurisdictions: Aims Junior College - 6.336 mills; Northern Colorado Water - 1.000 mills;
 Town of Platteville - 18.385 mills; Platteville-Gilcrest Fire - 6.782 mills; School Dist RE1-Gilcrest - 13.302; Weld County - 12.024 mills

Depreciation: Manufacturing Equipment - 10 year life average service life
 Assessment Factor: 29% of actual value

2024 Depreciation Schedule	Yr. 1	Yr. 2	Yr. 3	Yr. 4	Yr. 5	Yr. 6	Yr. 7	Yr. 8	Yr. 9	Yr. 10
Equipment Value										
Assessed Value	15,874,600	14,494,200	13,113,800	11,560,850	10,180,450	8,627,500	7,247,100	5,866,700	4,658,850	3,623,550
Tax Due	918,012	838,185	758,358	668,552	588,725	498,920	419,093	339,265	269,417	209,546
	92%	84%	76%	67%	59%	50%	42%	34%	27%	21%

10 YR TOTAL ESTIMATED PP TAX DUE: **\$5,508,073**

Note: Above calculation does not include real property taxes (building & land).

Entities able to refund:

PP taxes to Weld County:	190,876	174,278	157,680	139,008	122,410	103,737	87,139	70,541	56,018	43,570
PP taxes to Platteville:	291,855	266,476	241,097	212,546	187,168	158,617	133,238	107,859	85,653	66,619
Total	482,731	440,754	398,778	351,554	309,577	262,354	220,377	178,400	141,671	110,189
50% Waiver	241,365	220,377	199,389	175,777	154,789	131,177	110,189	89,200	70,835	55,094

10 YR TOTAL ESTIMATED PP TAX REFUND: **\$572,629** Weld County Refund Estimate
\$875,564 Municipal Refund Estimate
\$1,448,192 Total Refund over 10 years

Estimated Payback Schedule to Town of Platteville

Revenue Over Time	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Initial Investment	\$4,023,157	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Real Property Tax	\$138,623	\$138,623	\$138,623	\$138,623	\$138,623	\$138,623	\$138,623	\$138,623	\$138,623	\$138,623
Personal Property Tax	\$145,927	\$133,238	\$120,549	\$106,273	\$93,584	\$79,308	\$66,619	\$53,930	\$42,826	\$33,309
Consumer Spending	\$190	\$190	\$190	\$190	\$190	\$190	\$190	\$190	\$190	\$190
Year-to-Date Total Revenue to Town of Platteville	\$4,307,897	\$4,579,949	\$4,839,311	\$5,084,397	\$5,316,794	\$5,534,915	\$5,740,348	\$5,933,091	\$6,114,730	\$6,286,853

Total Incentive Amount Over Time	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
PPT	\$145,927	\$133,238	\$120,549	\$106,273	\$93,584	\$79,308	\$66,619	\$53,930	\$42,826	\$33,309
Year-to-Date Total Amount to Company	\$145,927	\$279,165	\$399,714	\$505,987	\$599,571	\$678,879	\$745,498	\$799,428	\$847,254	\$875,564

Payback in Years



WELD COUNTY

PROJECT INFORMATION FORM

Please Note: Phase 1 = Years 1-2; Phase 2 = Years 3-5

Company Name: Texas Farm Products Company

Project Description	<i>Please provide a brief project description (facility function, relocation, expansion, consolidation, etc.) below:</i>	
	<small>We expanding an existing facility to manufacture dry extruded pet food. The previous facility was a bulk dairy feed plant and we are converting to a extrusion facility by adding additional 100,000 sqft of manufacturing space.</small>	
Which of the following functions does the company derive 50+% of its income from:		
<input checked="" type="checkbox"/> Manufacturing/Processing; <input type="checkbox"/> Warehouse/Distribution; <input type="checkbox"/> Research & Development;		
<input type="checkbox"/> Call Center/Tech Support; <input type="checkbox"/> Office/Administrative; <input type="checkbox"/> Service Center; <input type="checkbox"/> Other		
Primary NAICS Code: <u>3111</u> (if known)		
Is 25% or more of annual gross income from direct retail sales? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Est. % of annual sales outside of Weld? <u>95</u> %		
Total Est. Investment (phase 1 building/land/equipment): \$ <u>90 Million</u>		

Land	Acres Needed: <u>Property already exists</u>	Required Zoning: _____
	Est. Investment: \$ <u>4.5</u>	Annexation Required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Address/Legal Description: <u>450 N. Front St. Platteville, CO 80651</u>	

Building	<input checked="" type="checkbox"/> Existing Building <input checked="" type="checkbox"/> New Construction <i>(Phase 2 – if applicable)</i>
	Phase 1 Size: <u>100000</u> sq. ft. Phase 2 Size: _____ sq. ft.
	Phase 1 investment: \$ <u>26 Million</u> Phase 2 Investment: \$ _____

Infrastructure Requirements	<i>Please indicated unique/large infrastructure requirements below or list as "typical industrial use" :</i>
	Water (potable/non-potable; line size; gallons/day, etc.): <u>20 Million Gallons per Year</u>
	Sewer (line size; pretreatment, etc.): <u>Non Needed</u>
	Gas (volume, etc.): <u>Increase natural gas volume</u>
	Electrical (Amps; peak demand, etc.): <u>67 Million BTU</u>
Rail Required: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

Equipment	Est. Phase 1 New Equipment (depreciable personal property) Investment: \$ <u>59.5 Million</u>
	Est. Phase 2 New Equipment (depreciable personal property) Investment: \$ _____
	Est. Value of existing equipment to be relocated: \$ _____

Employment and Wages	<i>Existing Employment (if applicable)</i>	
	Existing Full-time Weld jobs: _____	Existing Part-time Weld Jobs: _____
	<i>New Employment - Phase 1 (Years 1-2)</i>	
	<i>New Employment - Phase 2 (Years 3-5) If applicable</i>	
	New Full-time Jobs: <u>100</u>	New Full-time Jobs: _____
	New Part-time Jobs: _____	New Part-time Jobs: _____
	New Construction Jobs: _____	
	Existing Colo. Full-time Jobs Relocating to Proposed Facility: _____; from where? _____	
	Existing Colo. Part-time Jobs Relocating to Proposed Facility: _____; from where? _____	
	<i>Wage/Benefit Information</i>	
	Est. facility-wide, annual average wage at proposed facility: \$ <u>63,453</u> /year (include facility mgmt.)	
	Est. average production wage at proposed facility: \$ <u>30.51</u> /hour	
	Benefits are est. to be <u>2</u> % of salary/wage	Company pays <u>50</u> % of employee health premium
	<i>Other Employment Information</i>	
Est. % of workforce that is/will be Weld resident: <u>65</u> %;		
Est. Training Cost/Employee: \$ <u>2,500-4,000</u>		
Est. number of new Full-time Jobs created from Year 1 through Year 8: <u>100</u>		

Timeline	Est. Construction Start: <u>July of 2024</u>
	Est. New Job Hiring Start: <u>July of 2025</u>
	Est. Operational Date: <u>October of 2025</u>
	Est. Phase 2 Start (if applicable): _____

Other Project Info	<i>Please add additional information or explanation below, as warranted:</i>
	<small>We sale 100% to wholesalers for some of the largest retailers in the nation. This is why a the line share of our goods will be sold outside of Weld County, since non of our customers have distributions centers in Weld County</small>

Company Contact Info	Company Rep Name: <u>Josh Evans</u>	Title: <u>VP, Operations</u>
	Email: <u>JEvans@TFPNutrition.com</u>	Phone: <u>936-585-0684</u>
	City/State: <u>Nacogdoches</u>	Zip: <u>75965</u>
	<input checked="" type="checkbox"/> This information is accurate and complete to the best of my knowledge.	Date: <u>6/11/2024</u>

Thank you for your interest in locating/expanding in Weld County. For questions or assistance in completing this form please contact:

Audrey Herbison, Director of Economic Development
 Ph: 970-356-4565
 aherbison@upstatecolorado.org

Cassidy Stubblefield, Enterprise Zone Administrator
 Ph: 970-356-4565
 cstubblefield@upstatecolorado.org



WELD COUNTY

PERSONAL PROPERTY TAX REFUND INCENTIVE

SUMMARY

Colorado has passed legislation that enables counties and municipalities, on a case-by-case basis, to negotiate a refund of up to 100% of the governing jurisdiction's levy on new taxable personal property (equipment) used in connection with the operation of a qualifying new/expanding primary sector business facility. Colorado limits this incentive to ten years.

On a case-by-case basis, Weld County and municipalities throughout the County, will typically consider refunding up to 50% of new personal property tax to new/expanding primary sector businesses that meet state/local eligibility requirements.

COLORADO & WELD COUNTY TAXPAYER ELIGIBILITY REQUIREMENTS

- 1). The taxpayer must qualify as a "New Business Facility (NBF)" defined as: a new or expanded facility that is employed by the taxpayer in the operation of a revenue producing enterprise. An existing company may qualify as a NBF (as referenced by C.R.S. 30-11-123) by undertaking an expansion that exceeds \$1 million; or if less, 100% of its investment in the original facility prior to expansion. A replacement facility may qualify if the taxpayer's investment exceeds \$3 million; or if less, 300% of the investment in the old facility.
- 2). The eligible business shall not include any corporate reorganization, sale of an existing business, or resumption of business activities unless new investment is created.
- 3.) The businesses taxable personal property must be located at/within such "NBF" or directly attributable to the expansion of an existing business facility, and used in connection with such facility for the current property tax year.
- 4). An eligible business shall derive at least 50% of its principal source of gross annual income from the sale of products/services consumed outside of Weld County either directly or indirectly, and shall not derive more than 25% of gross annual income from direct retail sales or other internally directed sales. The program intent is to assist primary sector firms engaged in manufacturing, processing, research & development, etc. and provision of externally directed services.
- 5). An eligible business shall make a minimum new personal property investment of at least \$1 million in the eligible NBF.
- 6). The Weld County maximum refund award is \$20,000/new job created/retained and at least 50% of the eligible company's workforce must be Weld County residents. The intent of these guidelines is to assist new/expanding primary sector businesses that are creating jobs for Weld County residents.

APPLICATION PROCEDURES

Contact Upstate Colorado Economic Development for additional program information, to determine eligibility and for assistance in requesting this incentive. In determining tax refund awards, total project impacts including investment, job creation, wage rates, etc. will all be taken into consideration by the governing jurisdictions.



Supporting Job Opportunities in Greeley & Weld County Communities

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

WELD COUNTY PERSONAL PROPERTY TAX INCENTIVE REFUND PROCEDURES

PROGRAM HIGHLIGHTS

Pursuant to C.R.S. §30-11-123; to be eligible for the personal property tax refund program the taxpayer must: 1) qualify as a "New Business Facility (NBF)"; 2) make a new equipment investment of at least \$1 million in Year 1; 3) be approved by the Weld County Commissioners; 4) document that all personal property tax/assessments levied on the company are 100% paid/current. The maximum Weld refund is \$20,000/new job created/retained and at least 50% of company employees must be Weld residents (see Personal Property Tax Refund Program Incentive overview for additional eligibility requirements).

Please Note: Awarded refunds are 50% of Weld County's portion of tax paid on new personal property (equipment) first put into operation in the eligible NBF in Year 1; for a total of up to ten years. Additional equipment investments made in years 2-10 are not part of the original agreement. To receive tax refunds for additional equipment investments, the company would need to again meet program guidelines and receive approval from the Weld County Commissioners. This incentive is not retroactive.

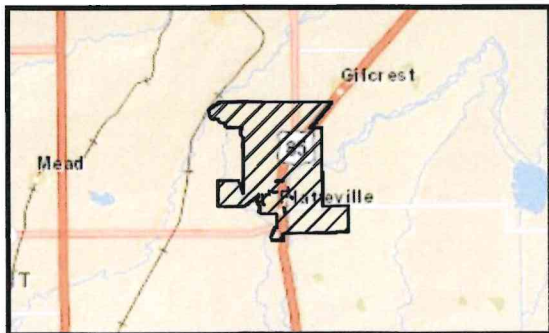
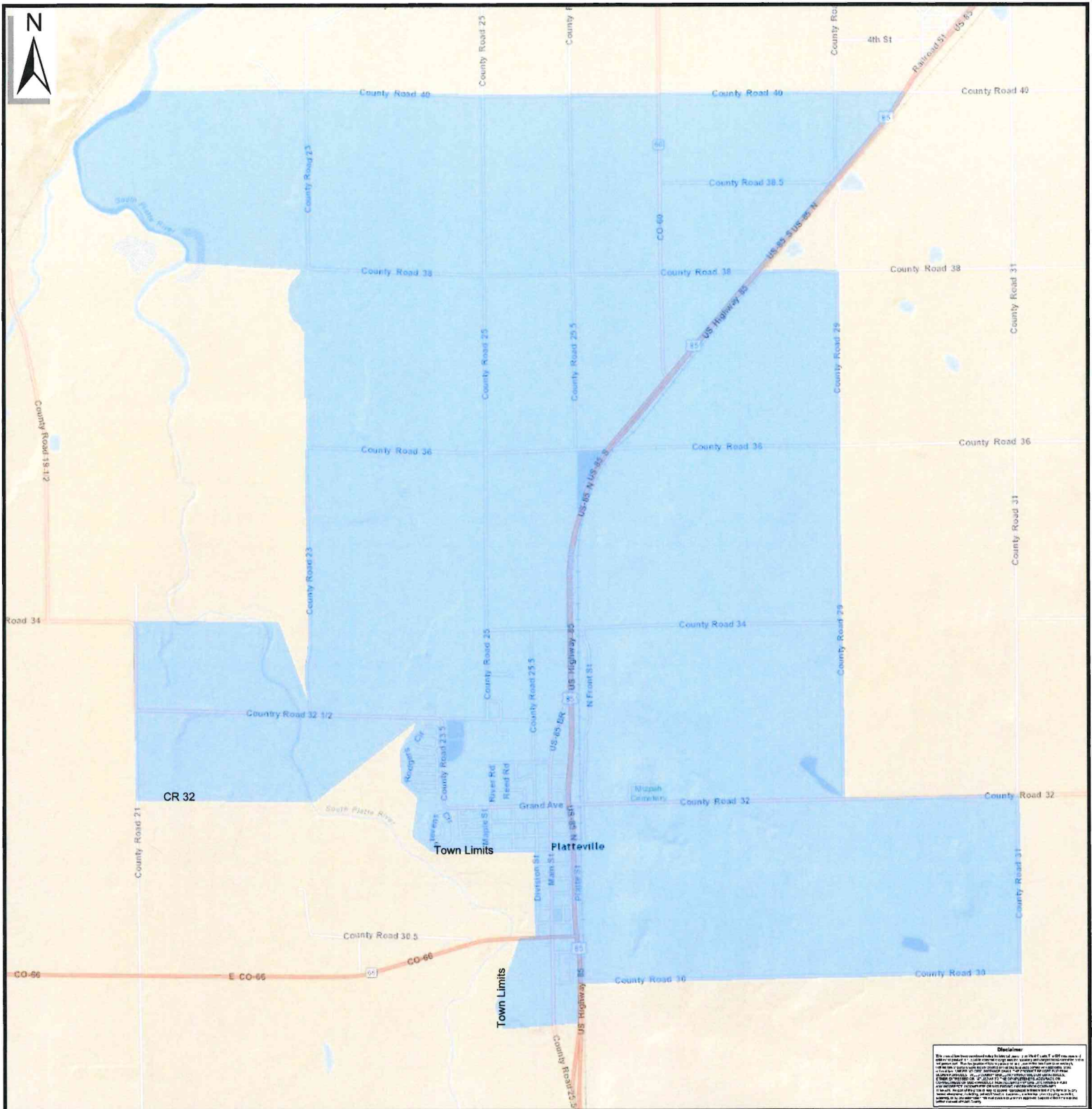
REFUND INSTRUCTIONS

1. A written request for this incentive must be made to Weld County prior to the year the property is first put into operation in Year 1 at the eligible NBF. This request should summarize the project impacts including real and personal property investment, job creation/retention, wage rates, Weld employment, etc. Contact Upstate Colorado Economic Development for assistance with this request.
2. Companies awarded a personal property tax refund will enter into an agreement with Weld County government (see attached sample County agreement).
3. All personal property tax/assessments levied on the taxpayer for the eligible facility must first be 100% paid/current prior to applying for a refund.
4. Each year of the 10 year agreement the company must provide a letter to the Weld County Director of Administrative Services (see County agreement) requesting the refund and stating their continued eligibility by providing the following information (see attached sample letter):
 - a. Copy of the current Weld Personal Property Tax Notice and verification that all personal property tax/assessments are 100% paid/current;
 - b. Certify the cost of the eligible personal property by providing an itemized list that includes: a brief description of each piece of eligible equipment, the year acquired the original cost and confirmation that the equipment is being utilized at the facility.
 - c. Company's current Weld employment and percentage of employees that live in Weld County.
 - d. Refund request must be made by October 1st of each year.
5. Upon qualification by Weld County the refund will generally be forwarded within 90 days.



Supporting Job Opportunities in Greeley & Weld County Communities
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www.upstatecolorado.org

Weld Enterprise Zone - Platteville Sub Zone Effective January 1, 2016



For program information contact Upstate Colorado Economic Development
* 970-356-4565 * | www.upstatecolorado.org



Agenda Item Cover Sheet

MEETING DATE: August 6, 2024
AGENDA ITEM: Platte River Farms Property Development
DEPARTMENT: Administration & Planning
PRESENTED BY: Troy Renken, Town Manager

SUMMARY

The former Platte River Farms subdivision that the Town purchased consists of approximately 27 acres along the river that is already owned by the Town along with the newly acquired 45 acres that can be developed outside of the floodplain. There is sufficient water access to the property from an 8" line that extends along South Main Street but sewer services are very restricted as the Bella Vista Lift Station is close to capacity. Other utilities in close proximity include Xcel Energy and Atmos Energy. The Board and staff initially discussed the Platte River Farms property during the June 6th, 2024 study session and it is being brought back to the Board for further discussion for development opportunities.

Since the last meeting David Brand and I have met with two developers to obtain ideas about how to develop the property which led to a meeting this past week with the Sturgeon Electric Company. Sturgeon has a strong desire to relocate their Henderson facility to Platteville and provided a brief presentation and company summary for review.

Overall, this item will likely take the most time to discuss since it has the most information for consideration.

FINANCIAL CONSIDERATIONS

TBD

RECOMMENDED ACTION

Discussion only with future action pending

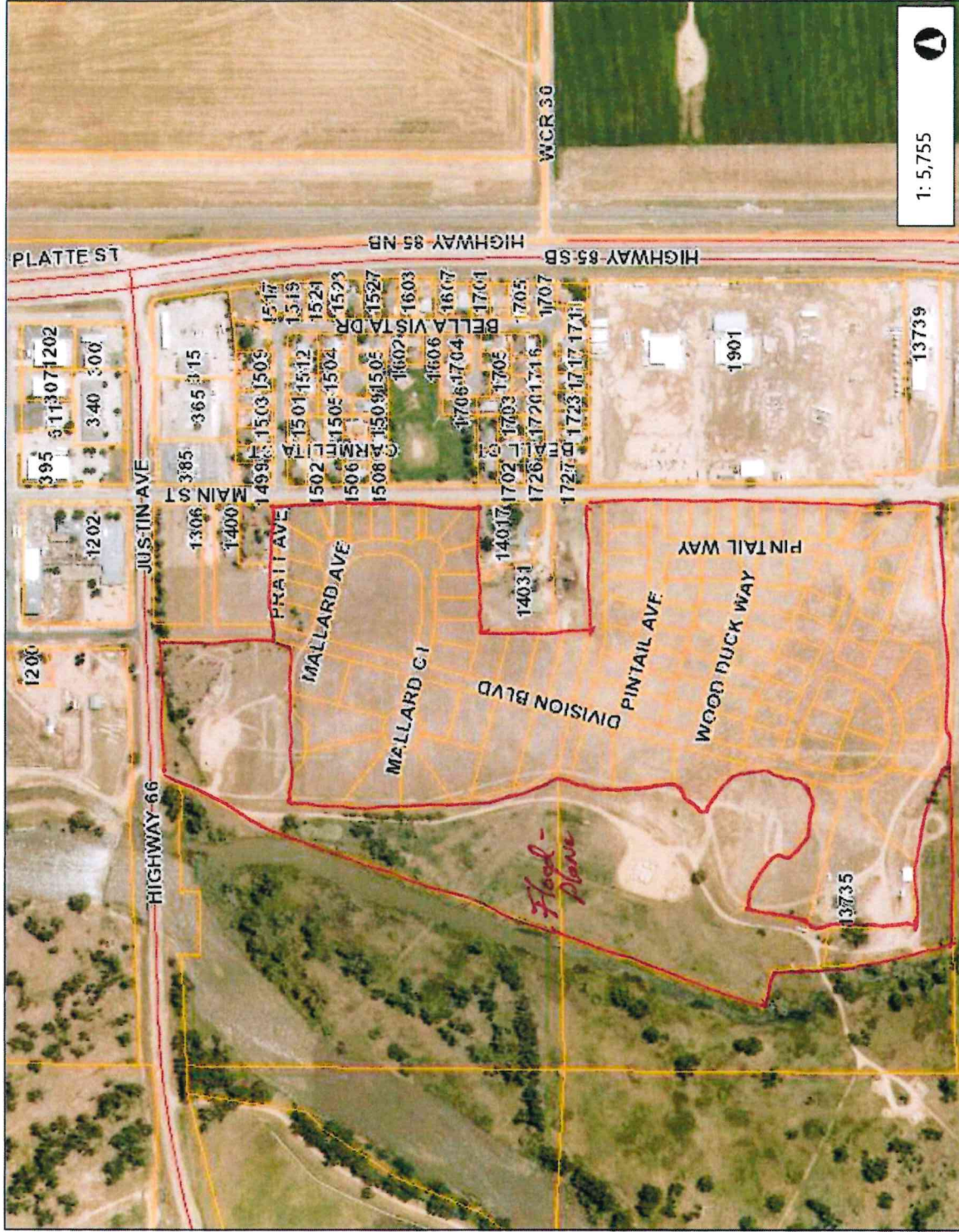
ATTACHMENTS

Platte River Farms Plat
Weld County Assessors Map



WELD COUNTY
ONLINE MAPPING

Platte River Farms



1: 5,755



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION

959.2 0 479.58 959.2 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Weld County Colorado



- Legend
- Parcels
 - Highway
 - County Boundary

72.64 Acres

Notes

News from Platteville, Colorado

EXTRA! EXTRA! READ ALL ABOUT IT

Colorado's largest electrical contract inquires about an exciting opportunity to move operations to Platteville, CO, bringing with it over a 112 years of robust Colorado business and continued sustainable growth for the local economy.



Property & Facility Specs:

- 10-15 acres plot
- 100k-140k building footprint comprised of 20k-25k office space and remaining warehouse space
- City utility services
 - Electric
 - Water Sewer
 - Gas
 - Connectivity
- Building utilization office and administrative, storage and prefabrication activities
 - Occupancy Late 2026
- Site utilization equipment and construction materials staging
- 100-150 employees daily, most commuting from other cities



Construction Elements:

1. Steel structure
2. Single story with High-bay warehouse
3. Decorative storefront or facade with natural materials
4. Zero-scape landscaping, minimal water consumption vegetation
5. Security fence surrounding property
6. Fence screening

Existing Site Construction Examples:



Example #1 – Site Selection & Build Concept



Example #2 – Site Selection & Build Concept



Sturgeon Electric's Founder Invents Outdoor Christmas Lights, a Beloved Tradition That Continues a Century Later

<https://sturgeonelectric.com/news/sturgeon-electrics-founder-invents-outdoor-christmas-lights/>

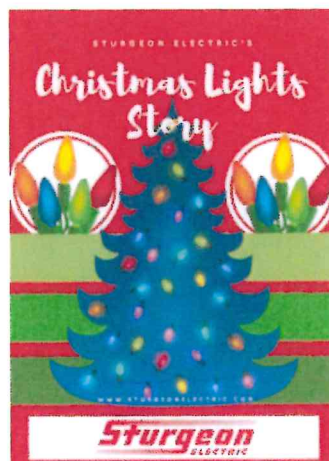
Just before Christmas of 1914, 10-year-old David Jonathan Sturgeon lay ill, confined in his bed on the second floor of the Sturgeon home in Denver. The young boy was too sick to see and enjoy the family Christmas tree downstairs, but he could see some pine trees outside his bedroom window. David pleaded with his father D.D. to put lights on one of the pine trees outside so he could see it.

Determined to fulfill his son's wish, D. D. Sturgeon, an electrician who had founded Sturgeon Electric Company, Inc. just two years earlier, dipped some ordinary light bulbs in red and green paint, strung them on electric lines, and draped them over one of the trees outside. From his bed, David watched the lights sparkle like emeralds and rubies against the ermine mantle of snow.

Sturgeon Electric workers string holiday lights on a fence
Sturgeon Electric honors its history by bringing light and cheer to children throughout Colorado.

Word of this outdoor wonder spread rapidly and drew people from miles away. According to news accounts of the time, people in horse-drawn carriages and chugging automobiles drove slowly past the home, marveling at the beautiful glistening tree.

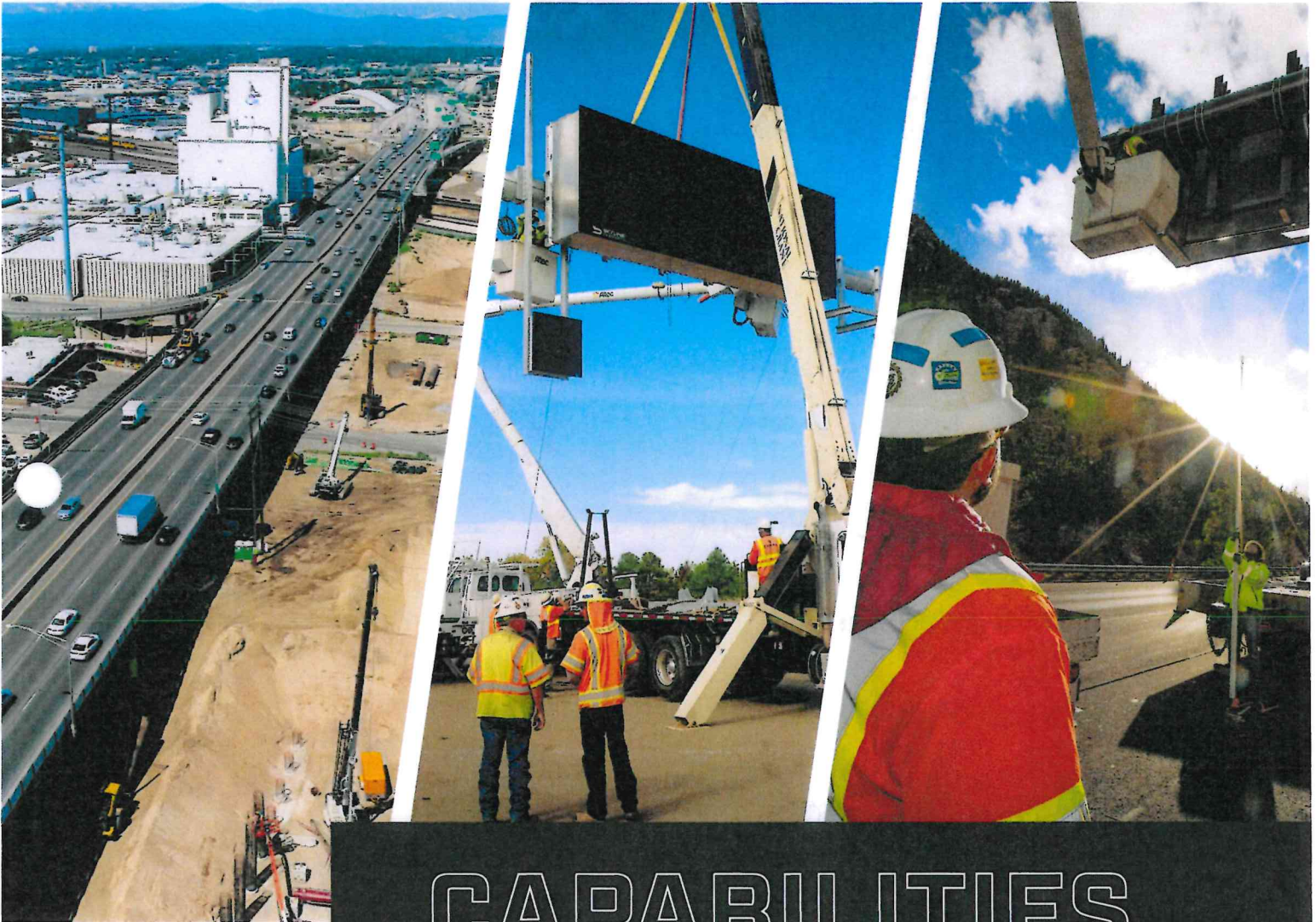
Years later, young David passed away, but neighbors who had marveled at his tree joined together to light up their own yards, and the Tennyson Street neighborhood soon became the talk of the town. House by house, block after block the idea spread, and through the years the holiday tradition continues to bring merriment around the world.





An MYR Group Company

TRANSPORTATION DIVISION



CAPABILITIES & EXPERIENCE

IN ELECTRICAL CONSTRUCTION

2024



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ABOUT STURGEON ELECTRIC

Established in 1912, Sturgeon Electric Company, Inc. (Sturgeon Electric) has provided comprehensive electrical construction services to clients throughout the western United States.

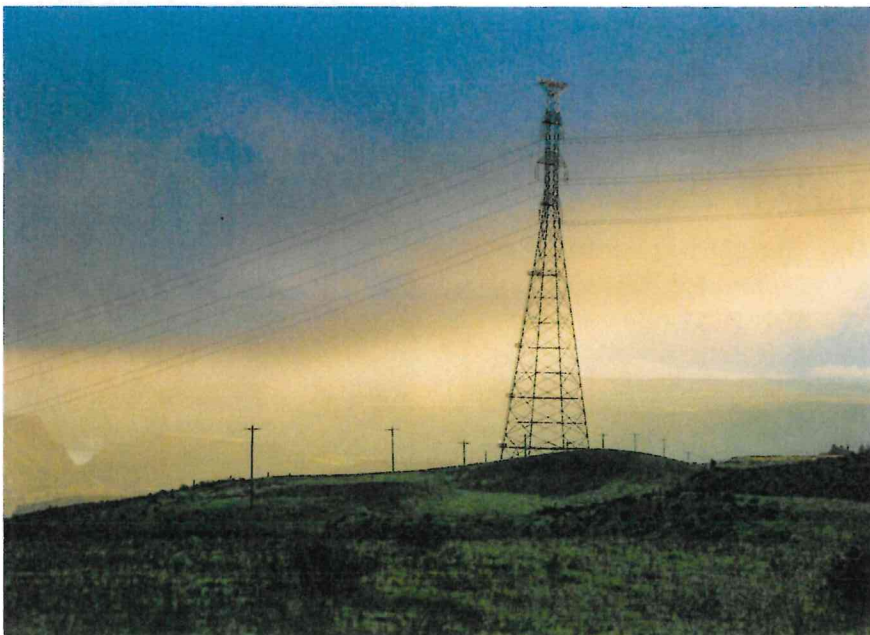
Sturgeon Electric has two divisions, offering both power line construction and commercial and industrial electrical construction, making it a full service electrical provider.

Sturgeon Electric's power line, or Transmission & Distribution (T&D) construction division provides a full-range of capabilities related to transmission, distribution and substation construction.

Sturgeon Electric's Commercial & Industrial (C&I) electrical construction division specializes in large-scale electrical projects, telecommunications, traffic signalization, gas distribution, high voltage distribution service and maintenance to clients. Sturgeon Electric also offers design-build and pre-construction services and has in-house pre-fabrication and Building Information Modeling (BIM) capabilities.

Sturgeon Electric was founded in Denver, Colorado in 1912 by David Dwight "D.D." Sturgeon. Mr. Sturgeon was an active member of the Denver community, and was instrumental in the development of the industry, downtown Denver and in the growth of the city.

Sturgeon Electric is a subsidiary of MYR Group, Inc. (MYR Group), a publicly traded (NASDAQ: MYRG) holding company of specialty electrical contractors located throughout the United States and Canada.



"L.S. Power and MYR Group have formed a strong working relationship and have been successful in safely and economically delivering projects in advance of the required in-service dates."

Lawrence Willick,
Senior Vice President
L.S. Power

ABOUT MYR GROUP INC.

MYR Group consists of long-established and successful electrical contractors with the expertise, resources, tools, equipment, and financial backing required for some of the United States and Canada's most challenging electrical infrastructure projects.

MYR Group offers an array of electrical construction services through its Transmission & Distribution (T&D) and Commercial & Industrial (C&I) divisions, and consists of the following subsidiaries:

- CSI Electrical Contractors, Inc.
- E.S. Boulos Company
- Great Southwestern Construction, Inc.
- Harlan Electric Company
- High Country Line Construction, Inc.
- Huen Electric, Inc.
- The L.E. Myers Co.
- MYR Energy Services, Inc.
- Powerline Plus Ltd.
- Sturgeon Electric Company, Inc.
- Sturgeon Electric California, LLC
- Western Pacific Enterprises Ltd.

QUICK FACTS

1891 ROOTS

130+ years of building & maintaining critical electrical infrastructure

STOCK TICKER SYMBOL

NASDAQ: MYRG

9,000+

Employees throughout U.S. & Canada

65+ OFFICES

Locations throughout U.S. & Canada

ANNUAL REVENUE

2023 – \$3.64B
2022 – \$3.01B
2021 – \$2.50B

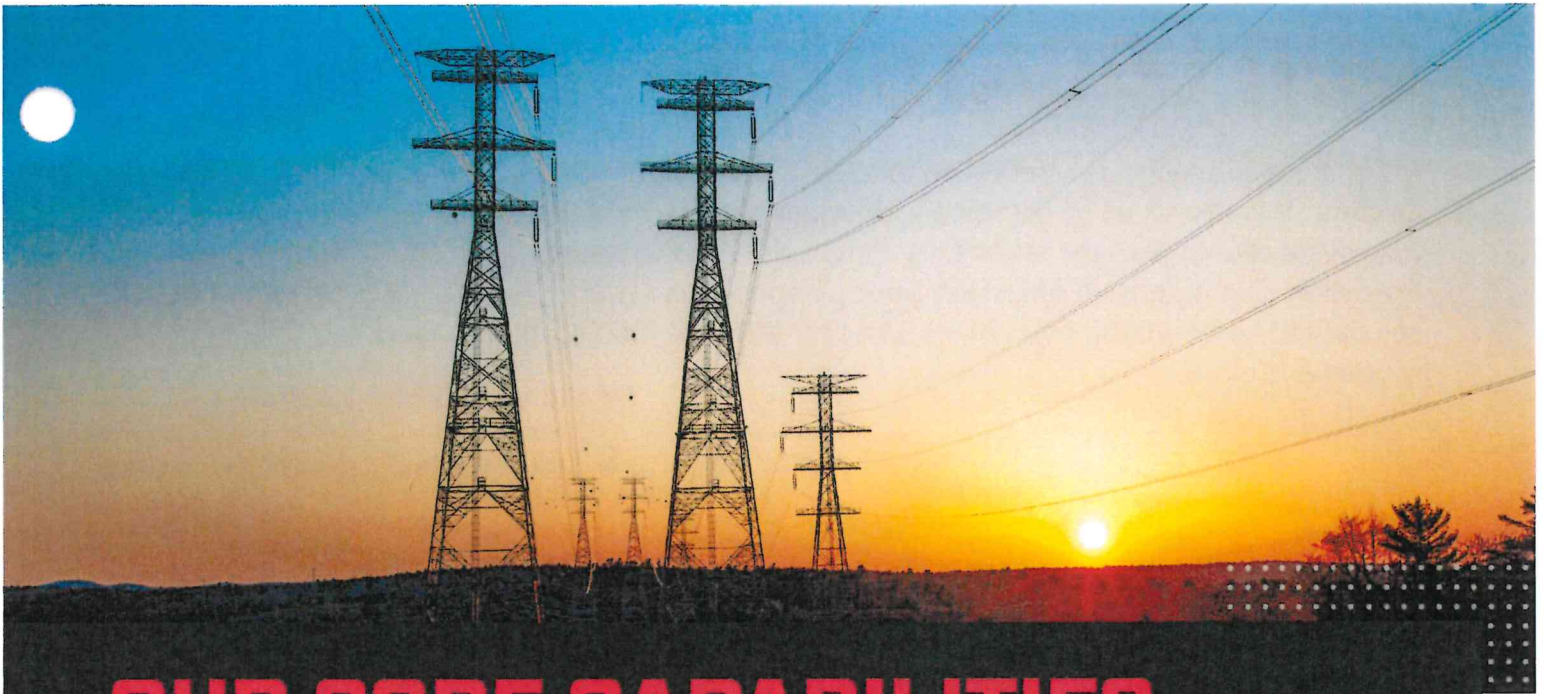
TOP 5 ENR

U.S. Specialty Electrical Contractors for 25+ years in a row with Engineering News- Record (ENR)

HEADQUARTERS

12121 Grant St., Suite 610
Thornton, CO 80241
Phone: 303.286.8000



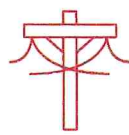


OUR CORE CAPABILITIES

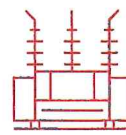
Sturgeon Electric offers a broad range of capabilities in electrical construction through two divisions, Transmission & Distribution (T&D) and Commercial & Industrial (C&I). T&D services are provided to utilities, cooperatives, municipalities and private developers throughout the Northeastern U.S. and Canada, and C&I services are provided to property owners and general contractors throughout the Northeastern U.S.



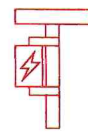
TRANSMISSION
Construction



DISTRIBUTION
Construction



SUBSTATION
Construction



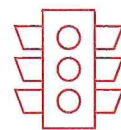
EMERGENCY
Restoration



CLEAN
Energy



COMMERCIAL
& Industrial



TRANSPORTATION
Construction

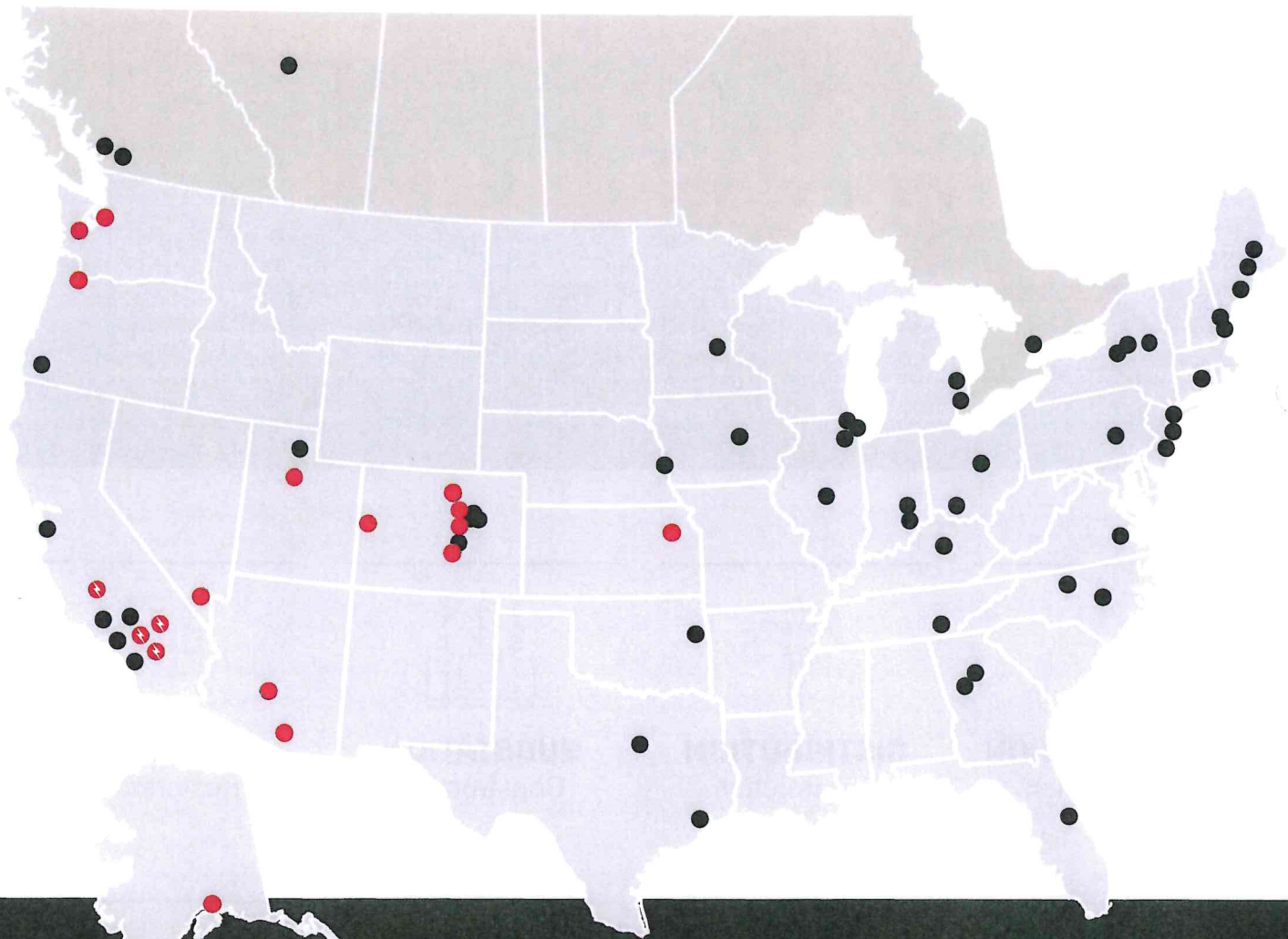


EPC
Services

OUR LOCATIONS

MYR Group subsidiaries operate an extensive network of offices throughout the U.S. and Canada. This allows us to combine local management controls and far-reaching resources to provide clients with the stability, quality, and responsiveness they require during project execution. Our extensive presence, craft personnel and management resources, and fleet of specialized construction equipment allow for efficient mobilization to execute projects of all scopes and sizes.

- Sturgeon Electric Locations
- Sturgeon Electric California Locations
- Other MYR Group Subsidiary Locations



STURGEON ELECTRIC OFFICES

ANCHORAGE, AK
 PHOENIX, AZ
 TUCSON, AZ
 BAKERSFIELD, CA
 CHINO, CA
 HESPERIA, CA

ROMOLAND, CA
 COLORADO SPRINGS, CO
 DENVER, CO
 GRAND JUNCTION, CO
 HENDERSON, CO
 LOVELAND, CO

TOPEKA, KS
 LAS VEGAS, NV
 TROUTDALE, OR
 SALT LAKE CITY, UT
 AUBURN, WA
 OLYMPIA, WA

SAFETY

Providing the best training, tools and equipment, and developing detailed processes and procedures aren't enough to keep us safe. Safety must be a constant state of mind, ingrained into our attitudes, values, goals and behaviors. We are proud of our strong safety culture which is built upon tenacious management commitment, considerable employee involvement, top-notch training programs, and constant focus on innovation and continuous improvement.

Our dedication and efforts result in outstanding safety performance and help us to maintain our industry-leading reputation as a top specialty electrical contractor.



TRAINING

We prioritize the training and development of our employees, so they are equipped with the latest, most comprehensive and accurate information possible. Through a combination of quality programs that focus on both tactical skills and human behavior, we can improve employee performance, increase engagement, reduce turnover, and enhance morale.

We utilize Vector Solutions, or QuickBase, for observation data depending on requirements. These programs allow the team to receive real-time visibility into what is happening on the ground, which enables our Safety Professionals to actualize the data and trends to get ahead of any potential safety issues first-hand. Information can be shared with stakeholders, customers, and with crews for daily and weekly safety topics/meetings.

STURGEON ELECTRIC 2023 SAFETY STATS

0.57

EXPERIENCE
MODIFICATION RATE
(EMR)

1.10

TOTAL CASE
INCIDENT RATE
(TCIR)

0.10

LOST CASE
INCIDENT RATE
(LTIR)

6,000,736

TOTAL HOURS
WORKED

INDUSTRY INVOLVEMENT

We are an active member and partner to industry organizations and groups that support strategic industry initiatives. Our memberships, partnerships, and sponsorships reflect our values while strengthening our ESG efforts. Below are a few examples of our industry partnerships and memberships.



Electrical Transmission & Distribution Partnership

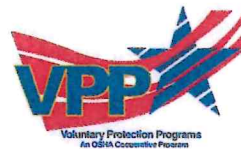
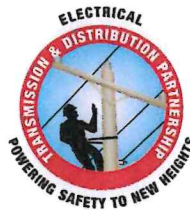
MYR Group is an active member in the Electrical Transmission & Distribution Partnership (ET&D). In 2004, MYR Group was one of the five founding companies of the ET&D, which highlights an alliance of corporations, organizations, and government agencies to promote the first-ever industry-specific safety initiative.

OSHA Voluntary Protection Program (VPP)

OSHA's VPP STAR status is the highest recognition level awarded by OSHA for workplace safety and health. We are proud to have two subsidiaries that have maintained VPP STAR status since 2008.

Trade Associations, Apprenticeships Organizations, and Labor Unions

We maintain partnerships with nationwide line schools and electrical apprenticeship training programs, are actively involved in industry boards and committees, and work collaboratively with local union halls through the International Brotherhood of Electrical Workers (IBEW) and National Electrical Contractors Association (NECA).



AMERICAN SOCIETY OF
SAFETY PROFESSIONALS



EQUIPMENT & LABOR RESOURCES

As an operating subsidiary of MYR Group, Sturgeon Electric has access to one of the largest fleets in the industry and a nationwide network of experts and will work closely with clients on projects to manage workloads and resource requirements. A significant strength of MYR Group is its ability to move qualified supervision and resources to support our commitments to customers.



EXTENSIVE FLEET RESOURCES

MYR Group utilizes a centrally managed fleet to ensure our customers have quick access to a full complement of up-to-date equipment with superior availability and improved cost. Through long-standing vendor relationships across the country, we have priority to purchase or rent the hard-to-find equipment our clients need to keep projects moving forward and help reduce costs in the process.

Backed by highly experienced management teams, we work together with our operational leaders and customers to plan and execute projects where clients only use and pay for the specialized equipment they need.

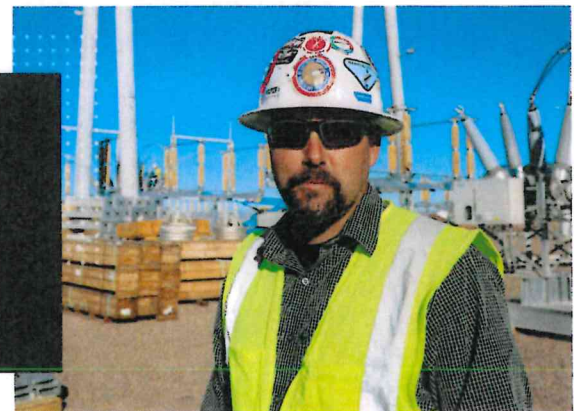


SKILLED WORKFORCE

Sturgeon Electric can tap into the resources and expertise of approximately 9,000 employees located throughout the U.S. and Canada. MYR Group subsidiaries and district offices include a wide array of seasoned industry experts, ranging from corporate, management, administrative, and field personnel.

We often collaborate to share expertise, insight, best practices and lessons learned on projects; and have the ability to share and scale personnel resources as needed.

The majority of MYR Group subsidiaries are a large employer in IBEW Local Union jurisdictions, and participate on national and local levels with Joint Apprenticeship Training Committees, enabling us to influence the number of apprentices that can be brought into the program.

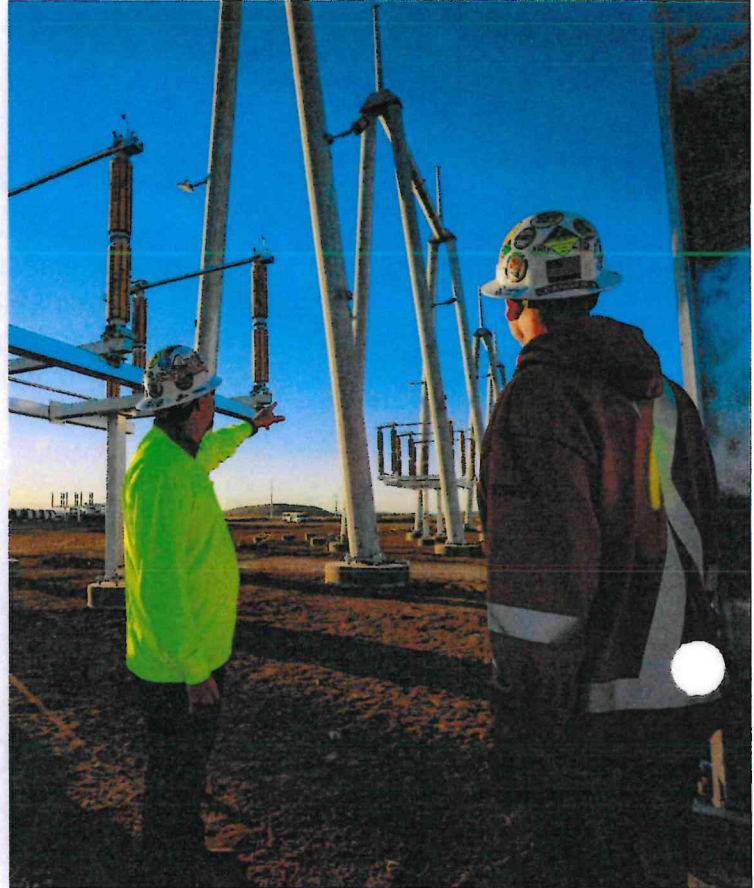


PROJECT MANAGEMENT CAPABILITIES

Capturing our client’s most critical needs, identifying potential challenges, and mitigating risk are key to achieving successful project outcomes. This requires thorough planning and the anticipation and quick resolution of potential issues before construction begins.

We provide our clients with comprehensive preconstruction solutions, including conceptual budgeting and estimating, constructability reviews and engineering, and efficient pricing models, which lead to projects that finish on time and on budget.

Our success can be attributed to decades of industry experience, client relationships, and a skilled workforce. We provide solutions for your most complex and intricate projects.



PRE-CONSTRUCTION SERVICES



EQUIPMENT PLANS



PROJECT CONTROLS



COMMUNICATION PLANS



PROCUREMENT / MATERIAL MANAGEMENT



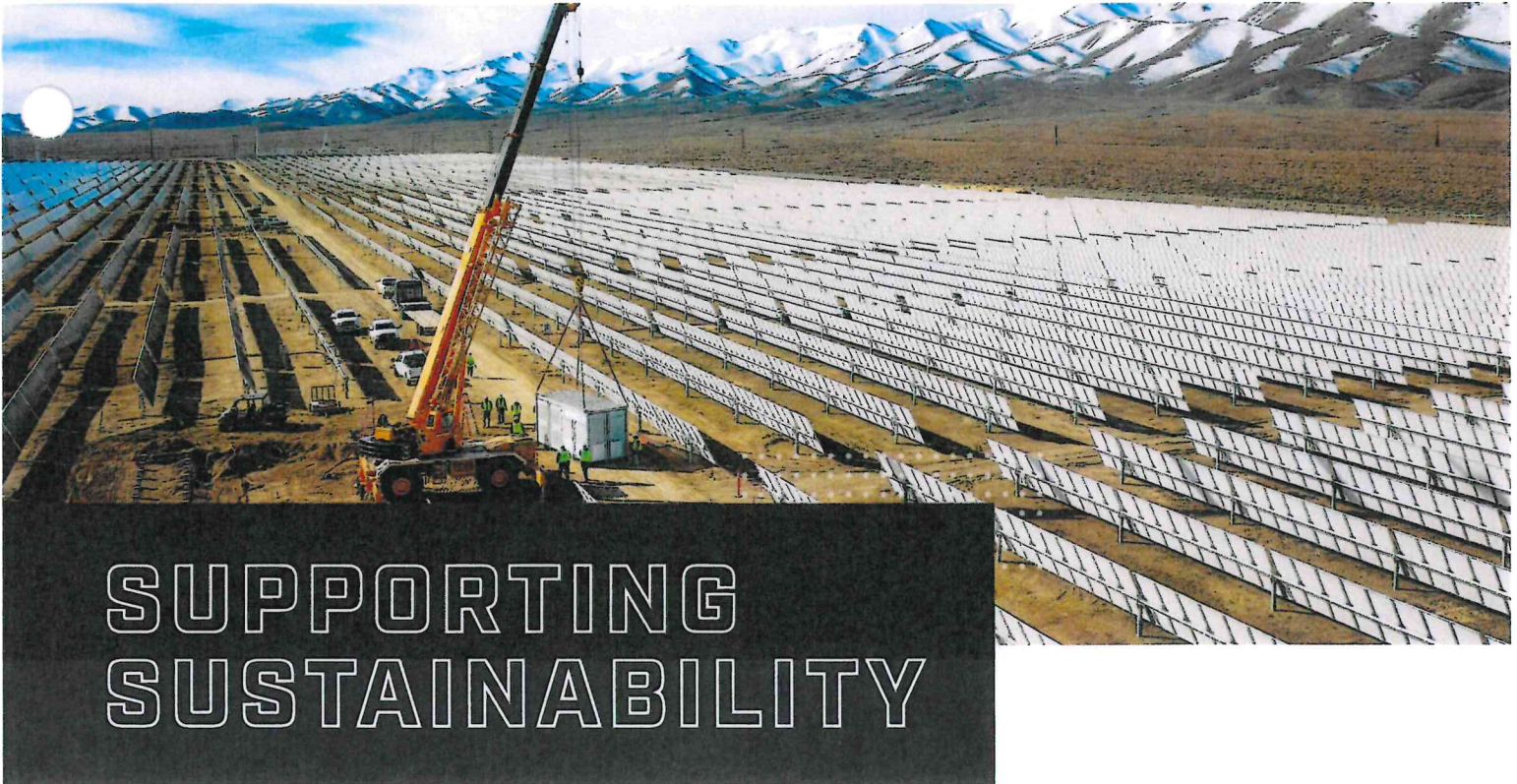
HEALTH, SAFETY, & ENVIRONMENTAL PLANS



SUBCONTRACTING PLANS



QUALITY ASSURANCE / QUALITY CONTROL PLANS



Building a sustainable future for our people, clients, and communities.

Focusing on our carbon footprint, protecting the safety and wellbeing of our people, and supporting the communities where we live and work remain a top priority as we continue to provide critical electrical infrastructure services that help power a clean energy future.

ENVIRONMENTAL

- Reducing Our Impact on Projects
- Long Term Partners in the Clean Energy Transformation
- Operating Sustainably

SOCIAL

- Investing in Our People
- Diversity, Equity, and Inclusion
- Giving Back to Our Communities

The framework that guides our efforts is a parts-to-whole relationship between environmental stewardship, social sustainability, and corporate governance, surrounded by the focus of a safety-first culture.

GOVERNANCE

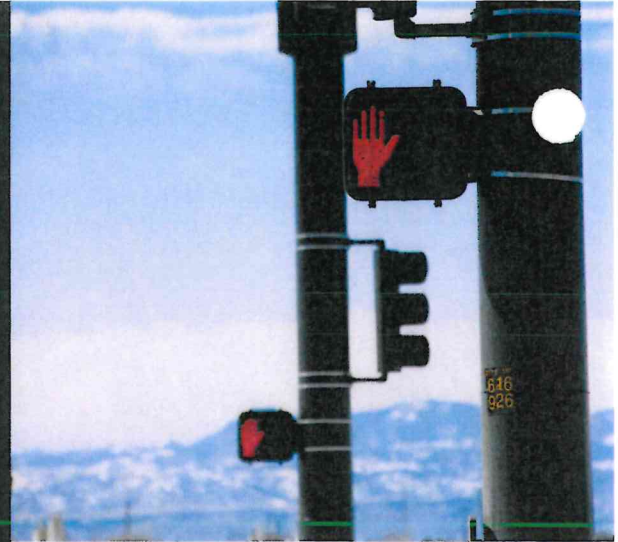
- Corporate Governance
- Emphasis on Strong Board Composition
- Establish Policy and Guidance



>> View our 2023
Sustainability Report

TRANSPORTATION CONSTRUCTION

We deliver all phases of overhead and underground electrical installations, traffic signal intersections, roadway lighting, intelligent transportation systems, light rail signalization, electronic tolling equipment, and street lighting services to government transportation agencies, private developers, regional transit/transportation districts and municipalities throughout Colorado and adjacent states.



SERVICES

- Construction Phasing
- Backbone Fiber-optic
- Communication Infrastructure
- Life-Safety Requirements
- Temporary Traffic Signals/ITS Devices including Hot-Spot trailers
- Coordination of permanent ITS systems



NOTABLE TRANSPORTATION PROJECTS

Central 70 Project

Colorado Department of Transportation (CDOT) | 2023

This project received the CCA ICE Honorable Mention Award. Sturgeon crews provided services for the \$1.3 billion Central 70 Project, which reconstructed and expanded 10 miles of Interstate 70 (I-70). Project features included removing a 57-year-old viaduct, constructing new express lanes in each direction, lowering 2.5 miles of the highway between Brighton and Colorado boulevards, and placing a four-acre park over part of the lowered highway.

I-25 GAP Projects

Colorado Department of Transportation (CDOT) | 2022

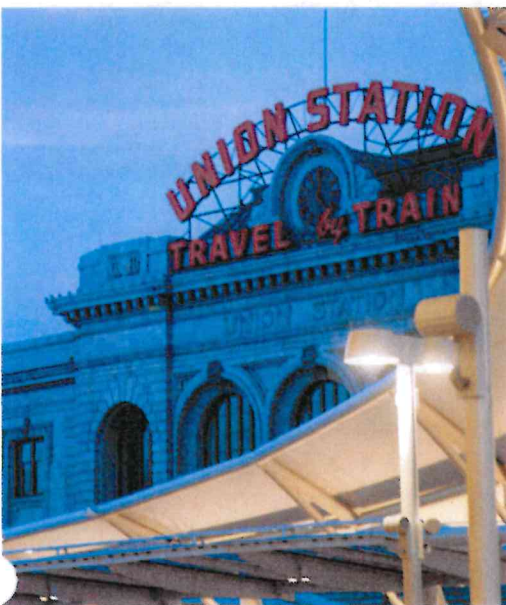
This project received the CCA ICE Honorable Mention Award. Sturgeon crews provided services for this \$419 million four package project. The project would include the widening of shoulders, the addition of an express lane in each direction, four new wildlife crossings and fencing, and a new asphalt overlay to the existing pavement. In addition, the project would reconstruct five aging bridges, extend on- and off-ramps, implement truck climbing lanes, and a modernization of communications and power along the corridor to enable advanced technology.

Westbound I-70 Tolling

Graham Contracting Ltd | 2021

This project is the Westbound Peak Period Shoulder Lane from Idaho Springs to Empire Junction, CO. It adds a toll lane that CDOT can use during peak periods and other times provides additional safety measures to I-70. Crews built the eastbound PPSL in 2017. The project consists of lighting, ITS, (relocation of CDOT fiber optic backbone, dynamic message signs DMS, variable speed limit signs VSL, power and communications to cameras, count stations, and weather stations).

ADDITIONAL TRANSPORTATION PROJECTS



Beavertail Tunnels

Colorado Department of Transportation (CDOT) | 2017

Crews removed 426 existing fixtures and installed new infrastructure to support 418 new LED lights. We also installed 8,100 feet of conduit; 6,000 feet of unistrut; and 136,000 feet of cabling and wire. In addition, structural assemblies were pre-fabricated both onsite and offsite to maximize the speed of installation and improve quality. We also replaced six bridge expansion joints, structural repair of the tunnels, and new conduit and wiring for street lights outside the tunnel.

US 36 Managed Lanes Project

Colorado Department of Transportation (CDOT) | 2017

Sturgeon Electric crews completed construction on CDOT's \$497M US-HWY 36 Managed Lanes Project, which creates new Express Lanes, as well as the US 36 Bikeway and Bus Rapid Transit (BRT) service from Denver to Boulder.

Eastbound I-70 Mountain Express Lanes Project

Colorado Department of Transportation (CDOT) | 2016

CDOT's Eastbound I-70 Mountain Express Lanes Project was designed to improve travel and relieve traffic congestion along Colorado's I-70 Mountain Corridor. Our crews installed an active traffic management system composed of electronic signage, various sensors, tolling systems, ramp metering, new roadway lighting and additional electrical services located throughout the entire 13-mile corridor.

DIA 8-26 Runway Rehab

City of Denver / Denver International Airport (DIA) | 2014

Crews replaced all airfield lights with LED fixtures and upgraded the airfield vault with new regulators and control system. Scope included researching lighting and control systems to determine best practices, and design and implementation of temporary lighting systems. It also included the removal and installation of: 3,610 flush in-pavement LED runway/taxiway lights; and 1,542 elevated LED lights; and 175 in-pavement lighting base cans; over 200 in-pavement engraved brass fixtures; airfield guidance signs; 600,000' of 5kV lighting cable; 20 constant current regulators; and 895' of new concrete incased duct bank.

Denver Union Station

Denver Union Station Project Authority | 2013

As part of Denver's Union Station Redevelopment Project, Sturgeon Electric's transportation division was awarded the contract to install the location's Intelligent Transportation System, traffic signals, and streetlights at seven new intersections. Union Station's renovation will support expansion of Denver's light rail transit system and improved transit network systems for railroad and bus transportation.

COMMUNICATIONS/LOW VOLTAGE CAPABILITIES

We offer a complete range of communications design and construction services for inside and outside plant copper, fiber and coaxial communications network infrastructure systems.

Full-service offerings for inside plant or “in-building” special systems installations:

- Voice/data/video structured cabling
- Wi-fi
- CATV
- CCTV/video surveillance
- Healthcare communications
- Public announcement (PA) management (IIM)
- Distributed antenna systems (DAS)
- Security/intrusion detection/video surveillance/access control
- Intelligent infrastructure management (IIM)
- Data centers: DCIM
- Hot and cold isle containment
- Phone/VOIP
- Audio/video and fire alarm



Outside plant or “long haul” services include: inside plant or “in-building” special systems installations:

- Underground and overhead long haul copper
- Fiber optic cable installations

ENERGY MANAGEMENT CAPABILITIES

From solar panel installations to full EPC capabilities, Sturgeon is skilled in the development and refinement of execution capabilities to meet the unique requirements of solar facilities.

Leadership in Energy and Environmental Design (LEED)

- Developed by the U.S. Green Building Council (USGBC), LEED provides a concise framework for implementing practical and measurable green building design, construction, operations, and maintenance solutions.
- Our LEED Accredited Professionals (AP) have completed projects that have achieved LEED certification status.
- Achieving the LEED AP credential is not only a commitment to our company’s success, it is a commitment to our clients’ desire for structures based on sustainability.



Our services help achieve energy conservation by preventing downtime, premature equipment failure, and unnecessary energy usage:

- Electrical installations
- Project management
- Energy analysis and audit services
- Lighting upgrades and automation
- HVAC control installations
- Commissioning services

VIRTUAL DESIGN CONSTRUCTION (VDC) & BUILDING INFORMATION MODELING (BIM)

Sturgeon Electric's BIM team has a wealth of experience and technical knowledge, with a resume full of success stories with collaboration and lean thinking, elements which are essential to successful VDC implementation.

- Meeting the challenge of today's fast-paced projects requires a highly motivated, dedicated, and experienced BIM team.
- The VDC process is most successful when all parties operate on the same platform and focus on the same goal.
- Our team works concurrently with all project partners to mitigate risks that might otherwise negatively impact the project schedule.
- This collaborative effort is proven to significantly improve efficiency and safety while minimizing re-work and wasteful processes.

Our software includes:

- Meeting the challenge of today's fast-paced projects requires a highly motivated, dedicated, and experienced BIM team.
- The VDC process is most successful when all parties operate on the same platform and focus on the same goal.
- Our team works concurrently with all project partners to mitigate risks that might otherwise negatively impact the project schedule.
- This collaborative effort is proven to significantly improve efficiency and safety while minimizing re-work and wasteful processes.



Leveraging BIM for exceptional Prefabrication

Our prefabrication techniques have proven to yield significant project schedule gains, providing relief to compressed project schedules. Implementing and executing a successful prefabrication plan is dependent upon early coordination and development of critical resources such as Revit-based installation drawings. Our BIM team works closely with field management from early pre-construction, to the delivery and installation phase, to create the greatest value for our customers.

SERVICE & MAINTENANCE CAPABILITIES

For more than a century, we have maintained a reputation for excellence, achieved by ensuring our customers receive the highest levels of craftsmanship, value, and reliability on every job.

We offer:

- Full-service maintenance and emergency support through our Service and Maintenance department
- Renovations, retrofits, tenant finish and new additions. Smaller installations, service calls, (including 24-hour emergency service), and long-term maintenance programs.
- Our large, centralized fleet includes modern and fully-equipped service vans and vehicles.



We service what we build and will remain your source for electrical service far beyond project completion.



CONTACTS

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Vice President, Transportation

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Colorado C&I
Vice President COC C&I

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www.sturgeonelectric.com
an MYR Group Company



Agenda Item Cover Sheet

MEETING DATE: August 6, 2024

AGENDA ITEM: Sewer Lagoons Property Development

DEPARTMENT: Administration & Planning

PRESENTED BY: Troy Renken, Town Manager

SUMMARY

This topic was initially discussed during the June 6th, 2024 study session and is being brought back to the Board for further consideration. Since the last study session David Brand and I have met with Trustee Clark and Kris Tallent a solar consultant to discuss a Solar Energy System Proposal that is still pending. This discussion will be a brief update on the solar system idea along other considerations for development.

FINANCIAL CONSIDERATIONS

TBD

RECOMMENDED ACTION

Discussion only

ATTACHMENTS

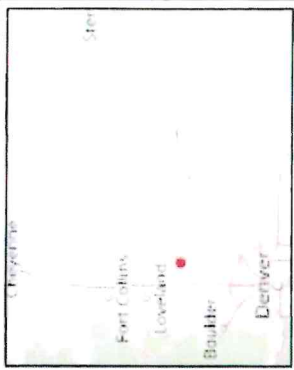
Sewer Lagoons Map



1:3,351

558.6 0 279.28 558.6 Feet

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION



- Legend**
- Parcels
 - Highway
 - County Boundary

Notes



Agenda Item Cover Sheet

MEETING DATE: August 6, 2024
AGENDA ITEM: Business Grant Program
DEPARTMENT: Administration & Planning
PRESENTED BY: Troy Renken, Town Manager

SUMMARY

The Town Manager would like to ask the Board to consider a Town funded grant-match program to assist local small businesses with building or property improvements to help enhance or approve the appearance of the business district.

This proposal is to establish a Business Enhancement Grant Program in which the Town would budget \$25,000 and local businesses could apply for up to a \$5,000 matching grant (\$2,500 Town & \$2,500 Business). The grant program would allow for up to 10 businesses to receive matching grant funds up to \$2,500 to make improvements including door and window replacements, painting, landscaping or patios purchases, signage, etc. This program would provide a funding incentive to help local businesses improve their properties and the overall appearance of the Downtown Business District.

FINANCIAL CONSIDERATIONS

Potential budget amount of \$25,000 that would be implemented in 2025

RECOMMENDED ACTION

Discussion only

ATTACHMENTS

None