

Manager's Message

August is always a very busy month with several Town sponsored events being held along with our local schools starting in a few weeks. I believe the days of having long summers are gone for good even though some years they seem to last forever depending on what goes on.

The Town is proud to host three annual events this month including the Police Department National Night Out at Riverview Park on Tuesday, August 6th from 4pm-7pm, the Golf Tournament Fundraiser for Harvest Daze on Friday, August 9th at the Coyote Creek Golf Course in Ft. Lupton, and the largest event of the month is the Harvest Daze Weekend held from August 16th-18th held at Lincoln Park the evening of the 16th and the Community Complex the 17th & 18th. The Golf Tournament and Harvest Daze flyers were sent out in last month's utility billing and all three events are being promoted at Town Hall and on the Town's website with several banners placed in the community.

During the past few months the Town has been approached by several developers to discuss commercial and industrial growth opportunities and several of them have met with the Board of Trustees during recent public meetings. On July 16th the Board accepted an annexation petition for the 27-acre parcel located at the northwest corner of State Highway 66 and County Road 19 called the Platte View Annexation. The landowner is working with a developer to establish a 9-lot industrial subdivision for future warehouse and manufacturing opportunities.

Since the Board accepted the annexation petition the public notices will be published the next several weeks with a public hearing scheduled for Tuesday, September 3rd to finalize the annexation and for the Planning Commission to recommend to the Board the zoning designation.

The Board also met with another prospective developer to discuss an industrial & commercial development on the north side of town called Platteville Energy Park North. This proposal is to annex approximately 30-acres near the northwest corner of Highway 85 and County Road 34 to establish 2-3 large lots. This proposal is still pending but I expect the Town will likely receive an annexation petition in the next few months if an agreement is reached with the landowner.

Since the Town purchased the former Platte River Farms Subdivision earlier this summer I've been working with the Public Works Director and several developers to discuss various ideas on how to best develop or use the property to benefit the community. This property is located south of State Highway 66 between Main Street and the river but does not include the 3-acres on the corner directly west of the bank or the two existing farm houses along South Main Street. The land is vacant and consists of approximately 45 acres of developable land and has approximately 27 acres in the floodplain that stretches

Town Departments

Administration

400 Grand Avenue
Platteville, CO 80651
(970) 785-2245
Mon-Fri 8:00am-4:30pm
www.plattevillegov.org

Police Dept.

(970) 785-2215
Non-Emergency Dispatch:
(970) 356-1212

Public Works Dept.

(970) 785-6415
After Hours:
(970) 304-2534

Recreation & Seniors

508 Reynolds Avenue
(720) 438-0711

Pioneer Museum

502 Marion Avenue
(970) 785-6285
Mon & Wed 10:00am-3:00pm
Sat. 10:00-2:00pm

Ft. Vasquez Museum Welcome Center

13412 US85
(970) 785-2832
Wed, Sat, Sun 10am-3pm

Public Library

504 Marion Ave./PO Box 567
(970) 785-2231
Mon – Fri 10:00am-6:00pm
Sat 10:00am-2:00pm
www.PPLCO.us

Nantes Library (Gilcrest)

703 Birch Street
Gilcrest, CO 80623
(970) 737-1035
Mon-Fri 10:00am-6:00pm
Sat 10:00am-2:00pm
www.nanteslibrary.us

Manager's Message (cont.)

along the riverway that the Town already owned. I've been trying to acquire this property for over eight years and was finally able to negotiate a bargain sale to allow the Town to acquire it at a very affordable price. This property was initially discussed by the Board and staff in early June and will be discussed again during the August 6th study session. Very general development ideas range from smaller retail commercial on the north end near the highway with large-lot residential in the middle across from Bella Vista to a possible industrial or commercial lot directly west of the Jomax industrial site. All of this will be discussed during the study session in an open meeting that anyone can attend on August 6th.

Another land development topic that will be discussed during the August 6th study session is how best to utilize the two decommissioned lagoons at the wastewater treatment facility. The lagoons were completely decommissioned with all wastewater removed along with the sludge once the new treatment facility was completed two years ago. I'm also working with the Public Works Director on this project to look into various ideas on what to do with these lagoons. Of the ideas so far one positive concept is to invest in the installation of a solar system to offset the high electrical costs of running the treatment facility. The Town is working with Trustee Clark and a solar energy system company to develop a proposal of what it would take to implement this system including the cost analysis and what net return on investment would be. Another idea is to fill-in the lagoons or remove the surrounding berms and market it for residential development or turn it into a park amenity. Again, the Town is wanting to find the best use of this property to benefit the community including offsetting budget costs for operations.

The West Farm development project along both sides of County Road 32.5 west of the river has been approved for gravel mining operations which

likely won't occur for the next 5-7 years. The West Farm property was annexed into the Town in 2009 as a large-scale residential development that never came to fruition. Several years ago the LG Everist Company purchased West Farms and completed a preliminary plat for the mining operation which received final approval last month. Once this gravel mine goes into operation no trucks will be allowed to go through Platteville and the Town will receive sales tax and an eventual water storage option in the future.

Of all of the current and prospective development projects being discussed the TFP Nutrition dog food operation is probably the most talked about in the community due to possible concerns of odor. I realize the Purina dog food plant in Denver has a bad reputation for smell but I don't expect TFP to have the same issues in our community. The VP of Operations, Josh Evans, attended the February 20th Board meeting and introduced himself and summarized what TFP did as a company. Mr. Evans will also be at the August 20th Board of Trustees meeting to address these and any other concerns and what the company does or will do to mitigate odors, smell and noise. The Town has been fully transparent and honest about this company and has openly discussed in public meetings what the company was doing at the former JD Heiskell property located at 450 N. Front Street. Yes, there will likely be more noise, dust and possible odor but I will work closely with TFP to manage these issues so they don't negatively impact the community. I'm always available for a call or an in person meeting if anyone would like to discuss this or other issues and concerns further.

Troy Renken, Town Manager