

Manager's Message

The winter months have always been a good time for planning and scheduling the various Board approved projects for the upcoming year and so far things are going well. In my last newsletter I discussed the Mizpah Cemetery Expansion along with the development of Platte River Farms, Nature Preserve and Community Complex and all of those projects continue to be worked on. In this newsletter I want to discuss the new Police Station that we're pursuing along with a few other larger capital projects that have been completed over the years to show how Town funds have been managed for capital improvements for the community.

Police Station & Municipal Complex

The concept of building a police station next to Town Hall came about approximately 10 years ago when the Platteville-Gilcrest Fire Protection District purchased the property (formerly called Poirot Subdivision) north and west of Town Hall to build the new Fire Station #1. The property was platted as a 46-lot residential subdivision that was never developed and a bank had the property advertised for sale for any type of use. The Fire District did not want or need the 6 platted lots on the west side of Town Hall so the District & Town negotiated an agreement in which the Town acquired the 6 lots in exchange for development fees along with a small purchase amount. Once the agreement was completed the Town assisted the Fire District with re-platting the lots to one large plat or lot for the Fire Station and combining the 6-lots the Town acquired with the Town Hall and Public Works lot.

Shortly after the acquisition of the property the Board of Trustees and staff starting working on a Municipal Complex concept that included the existing Town Hall facility and parking, expanding the Public Works shop with two additional bays to the north, expanding the Public Works yard for equipment, material storage and a cold storage building on the northern portion of the newly acquired property and use approximately 4 of the 6 acquired lots immediately north of Grand Avenue and west of Town Hall as the new Police Station site.

The Board and staff began the development of a Municipal Complex concept and the Town also started saving funds by building up general fund reserves to complete these expansions in order to develop the complex. A little over \$500,000 was established through budget savings and unanticipated revenues to complete the Public Works shop expansion and build a new cold storage building which were completed in the past few years. Additional reserve funds have been saved for designing and constructing the new Police Station that to date totals about \$1.1 million dollars with an additional \$200,000 in available development impact fees. These funds, along with either Capital Improvement Funds or an Energy & Mineral Impact Grant from the Department of Local Affairs (DOLA), are expected to be enough to build the new

Town Departments

Administration

400 Grand Avenue
Platteville, CO 80651
(970) 785-2245
Mon-Fri 8:00am-4:30pm
platteville.colorado.gov

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.)

Police Station without any new loans, bonds or debt service on the community.

This past fall I was able to obtain a small Administrative Planning Grant from DOLA for \$25,000 that will be used towards designing the Police Station this spring with the expectation of having a final design and construction cost estimate completed by mid to late summer. If all goes well the new Police Station will be constructed in 2026 directly west of Town Hall with Reserve and Capital Improvement Funds with a little help from a DOLA grant.

Capital Project 2015-2025

During the past 10 years the Town has been very fortunate and has built a new Senior Center and Community Fitness Room (2018) on the west end of the Community Center that was funded with General and Capital Improvement Funds with the assistance of a DOLA grant while also building the Veterans Memorial during that same timeframe using Reserve Funds. Additionally, the Town was able to purchase the 5-acre parcel on the corner of Division & Reynolds a few years ago to eventually build a new Youth Recreation Field House with more football & soccer fields which is also in the planning stages. This past year the Town acquired the Platte River Farms property south of Highway 66 west of Main Street and is actively working to finalize a development plan for new large-lot residential properties. Unfortunately the General, Capital Improvement and other Special Revenue funds could not be used towards building the recently constructed Wastewater Treatment Facility (\$5.8 million dollar State Revolving Loan) since wastewater treatment is operated through an Enterprise Fund in which other funding sources can't be used. With that said, the Town is also researching various ways to either repurpose or develop the two former sewer lagoons that were decommissioned once the new treatment facility was completed offset costs or bring more revenue

to the community. Several concepts that have been discussed so far include the establishment of a solar array in the lagoons to offset all electrical costs for the treatment facility, filing in the lagoons for future residential or commercial development, or developing some type of outdoor recreational use such as fishing pond or BMX bicycle track. Since the former sewer lagoons were completely decommissioned with all contaminated soils removed, there are plenty of opportunities for this property to benefit the community. If anyone has additional ideas on how to best utilize this property please contact me to discuss further as all ideas are welcome.

Annual Citizen Committee & Civic Group Winter Meeting

Last winter I hosted the first Citizen Advisory Committee meeting at the Senior Center to simply have all of the Town initiated committees (Recreation, Economic Development, Public Safety and Parks, Trails & Trees) get to know each other and discuss their projects and activities for the year. This year I've decided to expand the meeting and include the Historical Society (aka Pioneer Museum), Ft. Vasquez Welcome Center, Rotary and Lions Clubs, along with the Senior Advisory and Veterans Memorial Committees. The annual winter meeting will be held on Wednesday, February 19th from 11:30am–1:00pm at the Community Center and interested citizens who want to become involved in these groups area welcome to attend. This would be a good opportunity to learn what each committee or civic group does as all of them have great idea and projects and are always welcoming new members and volunteers.

Troy Renken, Town Manager

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