



**TOWN BOARD WORK SESSION MEETING**  
July 18, 2016 – 6:00 P.M.  
301 Walnut Street, First Floor Conference Room  
Windsor, CO 80550

The Town of Windsor will make reasonable accommodations for access to Town services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call (970) 674-2400 by noon on the Thursday prior to the meeting to make arrangements.

***GOAL of this Work Session is to have the Town Board receive information on topics of Town business from the Town Manager, Town Attorney and Town staff in order to exchange ideas and opinions regarding these topics.***

***Members of the Public in attendance are asked to be recognized by the Mayor before participating in any discussions of the Town Board.***

**AGENDA**

1. Update from Xcel
  - Xcel planned improvements
  - LED update
  - Undergrounding Fund
  - Our Energy Future presentation
2. Regional Tourism Act update
3. Future meetings agenda

# Colorado LED Street Lighting

2016



Retail Market Strategy

# Agenda

1. Technology Highlights
2. A Glimpse of the Future
3. Customer Options
4. Facts and Benefits
5. Next Steps
6. Questions

# Technology Highlights

- LED fixtures will use approximately 50% less energy than the assets they'll be replacing
- Better light quality
- Closer to natural sunlight
- Shows colors and shape outlines more effectively

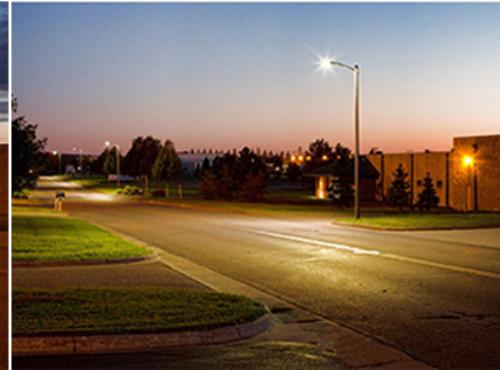
# A Glimpse of the Future....

## Business LED Lighting - O'Neil Road, Hudson, Wis.

Before

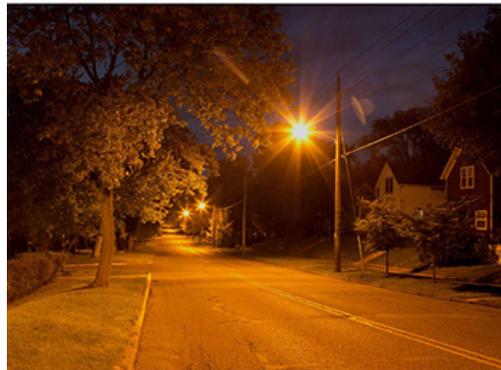


After

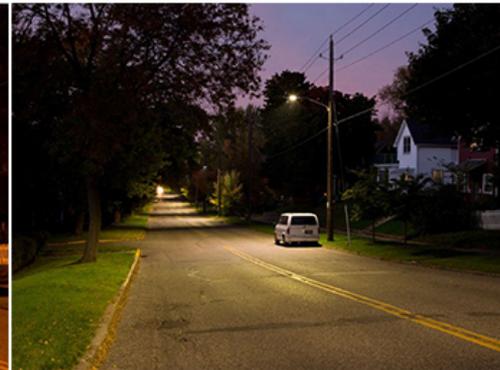


## Residential LED Lighting - 9th Street, Hudson, Wis.

Before



After



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# Customer LED Rate - Options A

- Zero upfront cost, Xcel Energy will pay 100% of the costs
- Conversion costs built into rate
- Customer will convert at least 90% of cobra head lights
- Conversions scheduled as part of a 5 year rollout
- Approximately 4% to 7% savings from current, equivalent SL rate

# Customer LED Rate – Option B

- Customer pays 100% of all conversion costs
- Tariff maintenance rate charge
- Customer can elect to change some, or all of their cobrahead lights
- Minimum of 10 lights in an identifiable area
- Conversions will be scheduled with existing available crews
- Approximately 9% to 20% savings from current, equivalent SL rate

# Customer LED Rate – Option C

- Opt out and elect not to participate
- Voluntary program

# Facts, Benefits & Resources

- Community Savings Worksheet (handout)
- PSCo Electric Tariff Index (handout)
  - [http://www.xcelenergy.com/staticfiles/xcel/Regulatory/Regulatory%20PDFs/rates/CO/pesco\\_elec\\_entire\\_tariff.pdf](http://www.xcelenergy.com/staticfiles/xcel/Regulatory/Regulatory%20PDFs/rates/CO/pesco_elec_entire_tariff.pdf)

# Here's what's next....

- Select option, sign and return the LED Option Selection Form
- The LED project team will prepare the rollout schedule
- We will meet with you several months prior to rollout to discuss logistics, and schedule
- Xcel Energy team will coordinate process and timing after your city is scheduled
- After conversion is completed we will follow up with you to share any billing changes

# Questions?

Maili Dilworth, Project Coordinator

**P:** 303.571.3257

**E:** [maili.dilworth@xcelenergy.com](mailto:maili.dilworth@xcelenergy.com)

Todd Anderson, Area Manager

**P:** 303.245.2285

**E:** [todd.anderson@xcelenergy.com](mailto:todd.anderson@xcelenergy.com)

## ARTICLE 10

### UNDERGROUND CONSTRUCTION AND OVERHEAD CONVERSION

§10.1 Underground Electrical Distribution Lines in New Areas. The Company will place newly constructed electrical distribution lines underground to serve new residential subdivision areas in accordance with the Company's tariffs and Town subdivision regulations.

§10.2 Overhead Conversion at Expense of Company.

A. As and when requested by the Town, the Company will spend one percent (1%) of the preceding calendar year's electric revenues to move electric distribution facilities located in streets and other public places in the Town underground, provided that the undergrounding shall extend for a minimum distance of one block or 750 feet, or as may be mutually agreed to by the parties.

B. Any unexpended portion of the one percent (1%) of electric revenue may be carried over to succeeding years and, in addition, upon request by the Town, the Company shall anticipate amounts to be available for up to three (3) years in advance.

Any amounts advanced shall be credited against amounts to be expended in succeeding

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years until such advances are eliminated. Nor relocation expenses which the Company is required to expend pursuant to Section 4.5 shall be charged to this allocation.

C. Funds to be expended pursuant to this section shall not be used in any project or situation for which and to the extent that the Town has received federal or state funds for the purpose of undergrounding utilities. Funds to be expended pursuant to this section may be used for "matching" purposes with state or federal moneys.

D. If the Public Utilities Commission authorizes a system-wide program or programs of undergrounding electric distribution facilities, the Company will allocate to the program of undergrounding in the Town such amount as is authorized by the Public

Utilities Commission, but in no case less than one percent (1%) of annual electric revenues.

E. In addition to the provisions of this section, the Town may require additional facilities to be moved underground at the Town's expense.

F. The Town acknowledges that the establishment of this undergrounding fund creates no vested right in the Town to the undergrounding moneys. Further if such moneys are not expended pursuant to the conditions hereof, the fund is not convertible to cash or available for any other purposes.

§10.3 Review of Undergrounding Program. Representatives of both the Town and the Company shall meet periodically to review the Company's undergrounding program. This review shall include:

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(a) Undergrounding programs, including conversions and replacements which have been accomplished or are underway by the Company, together with the Company's plans for additional undergrounding;

(b) Undergrounding projects anticipated by the Town.

Such meetings shall be held to achieve a continuing program for the orderly undergrounding of electrical lines in the Town.

§10.4 Cooperation with Other Utilities. When undertaking a project of undergrounding, the Town and the Company shall work with other utilities or companies which have their lines overhead to attempt to have all lines undergrounded as part of the same project.

When other utilities or companies are placing their lines underground, the Company shall cooperate with these utilities and companies and undertake to underground Company facilities as part of the same project where feasible. The Company shall not be required to pay the costs of any other utility in connection with work under this section



# Our Energy Future

## The Colorado Plan

**Windsor Town Board Work Session**

**July 18, 2016**





**IMAGINE A DAY** when our customers have more control over their energy and can design a plan that best suits their needs.

Xcel Energy's 2016 initiatives set the stage for that day. They will provide customers with more choices for what they want and meet the energy demands of the future, all while maintaining competitive prices.

Xcel Energy will strengthen the way it provides energy to all of its customers and pave the way for an interactive, modern and efficient grid system.

## **POWERING TECHNOLOGY**

Emerging technologies will pave the way for Xcel Energy to transform and modernize as a utility.

## **POWERING THE ECONOMY**

A modern grid will foster cutting edge technology and efficiently deliver all types of energy to customers.

## **EMPOWERING CUSTOMERS**

New solar offerings and comprehensive rate design will provide new renewable energy options without negatively impacting the cost to other customers.



# NATURAL GAS

The safety and reliability of our gas system is critical to Colorado's energy future. Our 23,000 mile gas system network supports electric generation while reducing emissions and keeping Colorado warm. Xcel Energy has been an industry leader in the renewal of outdated materials and utilizing new technology to improve overall system safety and emission reductions. Throughout these changes, we have delivered reliable service to our customers at competitive prices.



# GAS RATE CASE

Our 2015-2017 Natural Gas Rate Case builds on our existing track record of success by doing even more to strengthen ongoing public safety efforts and enhance the service and reliability we provide to customers.

Our goal is to ensure safety and energy reliability, while ramping up upgrades to our natural gas system in Colorado.



# ICT PROJECTS

Two Innovative Clean Technology (ICT) solar-to-battery projects were filed with the Colorado Public Utilities Commission in October 2015.

These pilot programs will help pave the way toward improving system efficiencies and reliability, while managing greater amounts of renewable energy.

The projects will be used to determine the commercial viability of new technologies before implementation on a larger scale.



# SOLAR\*CONNECT

Solar\*Connect is a new program that gives customers a choice to sign up for 100% solar power.

Xcel Energy expects to offer two plans—a no obligation, premium price or a five-year evergreen contract.

Solar\*Connect places customers in the driver seat and allows them to choose the solar program that best fits their needs.





## PHASE II

The Phase II Electric Rate Case is the second step in implementing the case that was settled in early 2015.

Phase II addresses rate design and important tariff revisions.

This comprehensive redesign is a critical step toward a long-term strategy. It will make pricing easier, fairer and flexible enough to power new technologies.

# RES PLAN

The Renewable Energy Plan sets the foundation for future resources, programs, and Clean Power Plan compliance as part of the state's Renewable Energy Standard (RES). The plan introduces new renewable programs and improves upon existing programs as part of the company's compliance.



# ADVANCED GRID INTELLIGENCE AND SECURITY



Modernization of the distribution grid is inevitable. The grid of the future must facilitate two-way power flow and increase resilience and reliability. The addition of interactive customer meters will promote choice and control. New meter technology will allow Xcel Energy to monitor the system and make strategic investments along the grid to improve performance. Information gained from the ICT pilot programs and the utilization of other technologies will complement the use of advanced meters.

# 2016 ERP

The electric resource plan (ERP) is filed every four years with the Colorado PUC. It sets forth the company's projected loads and resources up to a 10-year horizon to ensure there are sufficient generation resources to meet the electric usage needs over that same period. This plan will also include steps to comply with the Clean Power Plan.



# PLAN COMPLIANCE

The 2016 efforts will lay the foundation for Clean Power Plan compliance.

The goal is to help our state take control of its energy future by developing a durable compliance plan that protects our customers from significant cost increases, while maintaining system reliability. We have experience reducing emissions, and the most recent clean-energy projects will count toward EPA targets.

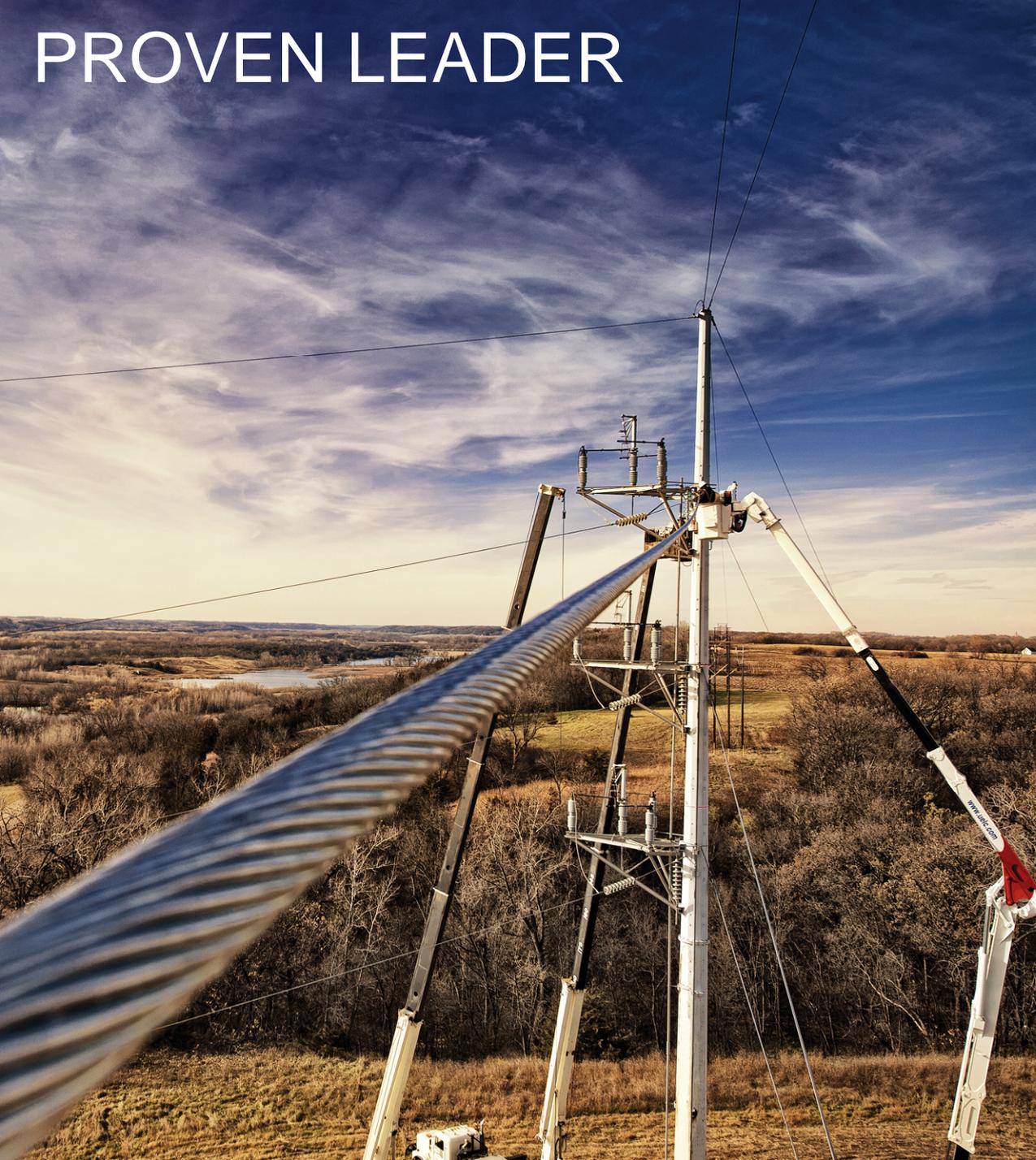


# CONCLUSION

For well over a century, the electric grid has been a trusted backbone to our community. While the system has reliably powered our homes and businesses, it has also evolved into a platform to provide growth for emerging technologies, products and services which have contributed to new industry development, job growth and innovation. This has significantly changed the relationship that Xcel Energy has with its customers. Many now are simultaneously *consumers* and *producers* of energy.



# PROVEN LEADER



- Nation's No. 1 utility wind energy provider for 12 years
- National top 10 for solar capacity
- Projected to exceed the state's 30% renewable energy standard by 2020
- Completion of Clean Air-Clean Jobs scheduled for 2017, on time and under budget
- Projected to reduce carbon dioxide emissions 35% by 2020 from 2005 levels
- National top 10 for energy efficiency
- One of Forbes Magazine's Most Trustworthy Companies in America
- Recognized as one of the most valuable employers for military
- More than \$25 million invested annually in Colorado communities

Thank You



## MEMORANDUM

**Date:** July 18, 2016  
**To:** Mayor and Town Board  
**Via:** Kelly Arnold, Town Manager  
**From:** Stacy Johnson, Director of Economic Development  
**Re:** Regional Tourism Act Update  
**Item:** WKS Item 2

### **Background / Discussion:**

*(Update from March 2015)*

Since July of 2014 Economic Development Staff has been working on the Regional Tourism Act (RTA) with the City of Loveland, Larimer County and Grand Heritage Hotel Group (Estes Park). The final application was submitted on February 17<sup>th</sup> 2015. Costs for the project submittal have increased; we anticipate additional expenses as we go through the process with the state. The Go NoCO Board has been holding private fund raising events as well.

*(Update from June 2016)*

There has been significant progress made at the last two Go NoCO board meetings. The GO NOCO Board is in a dissolution phase with the Northern Colorado Regional Tourism Authority (NCRTA) beginning its formation; corporate documents for the NCRTA have already been filed. Go NoCO has already opened a bank account on behalf of the authority so it can start receiving state funds once we meet the base line growth rate. Board members of the Authority will need to be set by September 1, 2016.

Windsor will have the following 4 appointees to the NCRTA Board:

- One elected official
- One community member at large
- Two commercial real estate owners in the Windsor zone

The Town Board will need to appoint one elected official and one community member at large to the NCRTA. The Town Board will also need to recommend three commercial property owners from the Windsor portion of the RTA Zone. Each of the four partners in the Go NoCO RTA application will be asked to submit three commercial real estate owners to the State Economic Development Commission (EDC) for their approval. The EDC will then appoint a total of seven out of the 12 submissions to sit on the NCRTA Board.

### **RTA Project Updates**

While there is still some concern over some of the guardrails, all project elements are still moving forward.

Loveland:

- US White Water Adventure Park - after some assistance from the City of Loveland, they are working on final financing and they are hopeful they will be moving forward in the next 60 days
- Indoor Waterpark Resort of the Rockies – ready to go, they were waiting on the US White Water Adventure Park, should also pull the trigger in the next 60 days

The Stanley Film Center Developer:

- They still have a lot of issues with the guardrails; they are working through them and deciding whether or not to move forward.

Windsor:

- PeliGrande Resort & Windsor Conference Center – Still moving forward, may be with a different hotel provider but the project should remain close to the same product, including involvement of Steve Schussler's The Boat House.

**Financial Impact:**

Go NoCO Board will need to be funded until it dissolves. They have a proposed budget of \$150,000 to get the RTA through the end of the year, but hope to be dissolved before September. City of Loveland (\$28,000), Larimer County (\$25,000) and the Developer for the Stanley Film Center (SFC) (\$18,750) have already put in funds for a portion of 2016. They have split up the remaining budget proportionately for Loveland and Windsor. Depending on whether or not the developer of the (SFC) continues with the RTA and Go NoCO remains intact the entire year, Windsor's portion could be as little as \$29,000.

We do anticipate high revenues generated from these projects that will not only increase personal and real property value and taxation, but generate sales tax and the ability for the RTA zone to fund infrastructure expansion and maintenance.

**Recommendation**

Support the Go NoCO RTA application with an additional \$15,000/\$20,000 in July with a not to exceed amount of \$29,000. Source could be from general fund or Economic Development Incentive Fund.

**Relationship to Strategic Plan:**

Diversify, Grow & Strengthen the Local Retail and Industrial Economy

**Attachments**

Windsor Regional Tourism Zone (RTZ)  
Commercial Business Owners in RTZ



Windsor RTZ Commercial Land Owners

<b>Business Name</b>	<b>Contact</b>	<b>Address</b>	<b>Unit</b>	<b>City State</b>
Krafts Kurbing	Craig/Lori Kraft	1100 Osprey Ct		Windsor CO
Summit Entertainment Of Northern Colorado LLC	Joe Rosner	4455 Fairgrounds Ave		Windsor CO
East Pointe Windsor LLC	Chris Ruff	SE Corner of Hwy 392 & Hwy 257		Windsor CO
Windsor Industrial Park LLC	Stephanie House	NE Corner of Hwy 392 & Hwy 257		Windsor CO
Winter Farm -Windsor LLC	Thomas J Roche	NE Corner of Hwy 392 & Hwy 257		Windsor CO
Global Asset Recovery	John Kundert	NW corner of Hwy 392 & CR 21		Windsor CO
2010-1 RADC/CADC PROPERTY XI LLC	Leawood -Out of State	180 HOLLISTER LAKE RD		Windsor CO
LOT HOLDINGS INVESTMENTS LLC	Hall Irwin	WIN GRNS BLK8 TRACT G GREENSPIRE		Windsor CO
EHRlich CONSOLIDATED INVESTMENTS LLC	ROBERT E EHRlich	NE corner of chimmney park & main st		Windsor CO
WINDSOR COLO DOWNTOWN DEV AUTHORITY	Board Member or Director	107 5th Street / 418 Ash Street / 330 Main street		Windsor CO
KANG JONG BEOM	KANG JONG BEOM	125/119 Main Street		Windsor CO
WIND SHORE LLC	A. DEAN KOEHLER	220 Main Street		Windsor CO
WINDSOR MILL LIMITED LIABILITY COMPANY	TBD	301 Main Street		Windsor CO
Great Western Industrial Park	Pat Broe / Erik Halverson	GWIP		Windsor CO
DAB FORT COLLINS LLC	TBD	1377 Water Valley Parkway		Windsor CO
WINDSOR CAS LLC	Carey St. Onge	1598 Main Street		Windsor CO
WAL-MART STORES INC	TBD	1690 Main Street		Windsor CO
CLARK-GREENLEE PROPERTIES LLC/ Windsor 20 LLC	STEPHEN GREENLEE	1635-1695 MAIN Street		Windsor CO
EVOLVEX LLC	Cindy Hoehne	1589 Main Street		Windsor CO
GOHO LLC	Cindy Hoehne	6994 HWY 392		Windsor CO
ARMSTRONG WINDSOR LLC	out of state	1585 MAIN ST		Windsor CO
WELLS FARGO BANK NATIONAL ASSOCIATION	TBD	1615 Main St		Windsor CO
14 STREET REAL ESTATE LLC	Bob Wilson	1375 MAIN ST		Windsor CO
SCHOOL DISTRICT RE-4	TBD	1066 Main Street		Windsor CO
LA BOTA LLC	MIGUEL A. TORO	1275 Main Street		Windsor CO
OZTEK INVESTMENTS LLC	TBD	645 TECHNOLOGY CIR		Windsor CO
MACQUEEN JOHN HENRY TRUST B	John MacQueen	640 TECHNOLOGY CIR		Windsor CO
FARMOIL INC	TBD	660 INNOVATION CIR		Windsor CO
KROETCH PATRICIA	TBD	500 GARDEN DR		Windsor CO
DOCKSIDE INVESTMENTS LLC	TBD	841 AUTOMATION DR		Windsor CO
S & K LLC	TBD	801 AUTOMATION DR		Windsor CO
SOLIX BIOSYSTEMS INC	TBD	1070 DIAMOND VALLEY DR		Windsor CO
SNAPPY HOLDINGS LLC	Brett Tatman	1000 DIAMOND VALLEY DR		Windsor CO
AGRIFAB COLORADO LLC	Alan J Highstreet	9235 EASTMAN PARK DR		Windsor CO

Windsor RTZ Commercial Land Owners

WILKENING STORAGE LLC	TBD	1101 AUTOMATION DR	Windsor CO
UTES REAL ESTATE COMPANY		NE Corner of Diamond Wat & Eastman Pk	Windsor CO
GRE HOLDINGS LLC		NE Corner of Diamond Wat & Eastman Pk	Windsor CO
HIGHLAND MEADOWS	Jon Turner	County Road 5	Windsor CO
Uniprop	Glenn Couch	County Road 5	Windsor CO
Eagle Crossing LLC	TBD	4805 FAIRGROUNDS AVE	Windsor CO
WINDSOR INVESTMENTS LTD	Tom Muth	NE of I-25 And Hwy 392	Windsor CO
DOWNSMORE LLC	Doug Moreland	SE of I-25 And Hwy 392	Windsor CO
DEALER SITES LLC	TBD	7250 GREENRIDGE RD	Windsor CO
7292 GREENRIDGE LLC	TBD	7292 GREENFIELD DR	Windsor CO
HIGHLANDS INDUSTRIAL LLC	TBD	4555 HIGHLAND MEADOWS PKWY	Windsor CO
GREENRIDGE ROAD WAREHOUSES LLC	TBD	7352 GREENRIDGE RD	Windsor CO
HIGHLANDS INDUSTRIAL PARK	TBD	7394 GREENRIDGE RD	Windsor CO
OC BENTS LLC	TBD	4496 BENTS DR	Windsor CO
CHRISTOPHER PAUL BOYD		640-901 SOUTH GATE DR	Windsor CO
AIMS JUNIOR COLLEGE DISTRICT		1130 SOUTH GATE DR	Windsor CO



## FUTURE TOWN BOARD MEETINGS

Work Sessions & Regular Meetings will be held in the Board Chambers unless otherwise noted.

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July 25, 2016 5:30 p.m. /1 <sup>st</sup> floor conference room	Town Board Work Session Greeley Loveland Irrigation Company Water Conversion & City of Greeley-Windsor IGA
July 25, 2016 7:00 p.m.	Town Board Meeting
August 1, 2016 6:00 p.m.	Town Board Work Session Ballot Question Presentation - People for a Healthier Larimer County Municipal Judge appointment process Review of Sections 8-2-20 through 8-2-40 regarding parking prohibitions Liquor authority - administrative approval of applications
August 8, 2016 5:30 p.m./1 <sup>st</sup> floor conference room	Board/Manager/Attorney Monthly Meeting Retail Study Report
August 8, 2016 7:00 p.m.	Town Board Meeting
August 15, 2016 6:00 p.m.	Town Board Work Session 2017 Revenue and CIP discussion Public Works project update
August 22, 2016 6:00 p.m.	Town Board Work Session PVREA update
August 22, 2016 7:00 p.m.	Town Board Meeting
August 29, 2016	Fifth Monday
September 5, 2016 6:00 p.m.	Labor Day holiday
September 12, 2016 5:30 p.m./1 <sup>st</sup> floor conference room	Board/Manager/Attorney Monthly Meeting School District bond update (tentative)
September 12, 2016 7:00 p.m.	Town Board Meeting Kern Board Meeting
September 19, 2016 5:00 p.m./CRC	Town Board Work Session NISP work session and tour
September 26, 2016	Town Board Work Session

6:00 p.m.

September 26, 2016      Town Board Meeting  
7:00 p.m.

**Additional Events**

July 18, 2016; 7:30 am      Joint meeting with Larimer County Commissioners; attending –  
The Egg & I                      Melendez, Baker, Morgan, Rennemeyer, Bennett

October 8, 2016                      Town Board Budget work session

**Future Work Session Topics**

Continuation of Water Discussion  
Water Rights Dedication Policy  
Broadband discussion  
CIP Parks Master plan  
Economic Development Incentive Program review  
Review of current Internal Governmental Agreements  
Road Impact Fee review/update  
Code Update kick off – Chapter 15-17 code update