



If you would like to address City Council, please place your name on the sign-up sheet located at the back of the council room. You will be recognized to speak during the "audience participation" portion of the agenda.

AGENDA

Regular Meeting
April 2, 2013 - 7:30 p.m.

City Council meeting packets are prepared several days prior to the meetings. This information is reviewed and studied by the Councilmembers, eliminating lengthy discussions to gain basic understanding. Timely action and short discussion on agenda items does not reflect lack of thought or analysis. An informational packet is available for public inspection on our website at www.cityofevans.org and posted immediately on the bulletin board adjacent to the Council Chambers.

1. CALL TO ORDER

2. PLEDGE

3. ROLL CALL

Mayor:	Lyle Achziger
Mayor Pro-Tem:	John Morris
Council:	Laura Brown
	Fred Burmont
	April Neibauer
	Brian Rudy
	Jay Schaffer

4. AUDIENCE PARTICIPATION

The City Council welcomes you here and thanks you for your time and concerns. If you wish to address the City Council, this is the time set on the agenda for you to do so. When you are recognized, please step to the podium, state your name and address then address City Council. Your comments will be limited to two (2) minutes. The City Council may not respond to your comments this evening, rather they may take your comments and suggestions under advisement and your questions may be directed to the appropriate staff person for follow-up. Thank you!

5. PROCLAMATION

A. Arbor Day Proclamation

6. APPROVAL OF AGENDA

7. CONSENT AGENDA

- A. Approval of Minutes of the Regular Meeting of March 19, 2012
- B. Ordinance No. 556-13 – An Ordinance Transferring Ownership Of Outlot G, Ashcroft Park, Amended Plat To The Village At Ashcroft, LLC, A Colorado Limited Liability Company

8. NEW BUSINESS

- A. Public Hearing — Ordinance No. 557-13 North Point 6th Subdivision Zoning Amendment

- B. Ordinance No. 558-13 — 2nd Quarter Budget Revision
- C. Approval of Draft Drought Management Plan
- D. Resolution No. 09-2013 Drought Stage Declaration

9. REPORTS

- A. City Manager
- B. City Attorney

10. AUDIENCE PARTICIPATION (general comments)

Please review the Audience Participation section listed at the beginning of the agenda for procedures on addressing City Council.

11. ADJOURNMENT

ARBOR DAY PROCLAMATION

PROCLAIMING APRIL 20, 2013 AS "ARBOR DAY" IN THE CITY OF EVANS,
COLORADO

WHEREAS, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and Arbor Day is now observed throughout the nation and the world, and

WHEREAS, trees reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife, and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products, and

WHEREAS, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, and

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal, and

WHEREAS, the City of Evans will be recognized for the twenty-sixth year as a Tree City USA by the National Arbor Day Foundation and desires to continue its tree-planting practices.

NOW THEREFORE, I, Lyle Achziger, Mayor of the City of Evans do hereby proclaim April 20, 2013, as

Arbor Day

in the City of Evans and urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and

FURTHER, I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official seal of the City of Evans this 2nd day of April, 2013.

ATTEST:

CITY OF EVANS:

City Clerk

By _____
Mayor

COUNCIL COMMUNICATION

DATE: April 2, 2013
AGENDA No. 7.A
SUBJECT: Approval of Minutes
PRESENTED BY: Raegan Robb, City Clerk

AGENDA ITEM DESCRIPTION:

Approval of the minutes of the Regular City Council meeting of March 19, 2013.

FINANCIAL SUMMARY:

N/A

RECOMMENDATION:

N/A

SUGGESTED MOTIONS:

"I move to approve the minutes as presented."

MINUTES
EVANS CITY COUNCIL
Regular Meeting
March 19, 2013 - 7:30 P.M.

CALL TO ORDER

Mayor Achziger called the meeting to order at 7:32 p.m.

PLEDGE

ROLL CALL

Present: Mayor Achziger, Mayor Pro Tem Morris, Councilmembers Brown, Burmont, Neibauer, Rudy, and Schaffer

PROCLAMATION

A. Americanism Day – March 24, 2013

Mayor Achziger read the proclamation for Americanism Day, and presented the Proclamation to a member of the local VFW Chapter.

Aden Hogan, City Manager, introduced Fred Starr, interim Public Works Director, and discussed his background in local government, public works, and community development. Mr. Starr briefly addressed City Council and Mayor Achziger welcomed Mr. Starr to the City.

RECOGNITION

A. February Yard of the Month: Jayne & Michael Hays, 3315 Belmont Ave

Mayor Achziger and Zach Ratkai, City Building and Development Manager, presented Jayne Hays with a “yard of the month” sign and gift certificate.

AUDIENCE PARTICIPATION

There was no audience participation.

APPROVAL OF AGENDA

Councilmember Schaffer made the motion, seconded by Councilmember Rudy, to approve the agenda as presented. The motion passed with all voting in favor thereof.

CONSENT AGENDA

- A. Approval of Minutes of the Regular Meeting of March 19, 2013
- B. Public Hearing – Ordinance No. 553-13 – Creating Right-of-Way and Easement Vacations in connection with the Ashcroft Park, Second Amended Plat – 2nd Reading
- C. Public Hearing – Ordinance No. 554-13 – Adopting the Final Plat – Ashcroft Park, Second Amended Plat – 2nd Reading
- D. Public Hearing – Ordinance No. 555-13 - An Ordinance Adopting The Official Zoning Map Of The City Of Evans, Colorado – 2nd Reading

Councilmember Schaffer made the motion, seconded by Councilmember Brown, to approve the

Consent Agenda as presented. The motion passed with all voting in favor thereof.

NEW BUSINESS

A. Adoption of Resolution No. 07-2013 – A Resolution Accepting The Dedication Of Outlot A, Ashcroft Park, Second Amended Plat By The City Of Evans From The Village At Ashcroft, *LLC*

Sheryl Trent, Community and Economic Development Director, presented the Resolution and Explained that the subdivision was originally zoned as single family but was later replatted as multi-family. Ms. Trent talked about drainage through the property that would still be maintained by the city. She explained that the new final plat proposes to dedicate a new outlot, Outlot A, to the City of Evans for drainage purposes, and the new outlot is shaped slightly different than the original outlot previously platted on this site to accommodate a clubhouse and garage improvements proposed to be built on this site.

According to Section 18.12.060 of the Evans Municipal Code, acceptance of dedication of public property in an approved plat can only be approved by City Council. Ms. Trent explained that the Resolution would preserve the outlot for drainage purposes and is also covered by a drainage and irrigation lateral easement.

Council Member Schaffer made the motion, seconded by Council Member Rudy, to adopt the Resolution.

The motion passed with all voting in favor thereof.

B. Ordinance No. 556-13 (First Reading) – An Ordinance Transferring Ownership Of Outlot G, Ashcroft Park, Amended Plat To The Village At Ashcroft, *LLC*, A Colorado Limited Liability Company

Ms. Trent explained the need for the Ordinance pursuant to City code for the transfer of outlot G for the city to maintain drainage through the parcel. According to the staff report, the City of Evans is the current owner of Outlot G, Ashcroft Park, Amended Plat. This outlot was dedicated to the City of Evans for drainage purposes on the final plat of Ashcroft Park (recorded November 27, 2002) and on the plat of Ashcroft Park, Amended Plat (recorded May 28, 2003).

Ms. Trent explained that the City of Evans must transfer ownership of Outlot G to the applicant and adjacent landowner, the Village at Ashcroft, *LLC* in order for the applicant to finalize the final plat of Ashcroft Park, Second Amended Plat. The new final plat will dedicate a new outlot, Outlot A, to the City for drainage purposes. The transfer of ownership of the existing outlot is a condition of approval for the Ashcroft Park, Second Amended Plat. The condition was listed as condition number 3 in Ordinance 554-13.

Council Member Schaffer made the motion, seconded by Council Member Rudy, to approve the Ordinance. The motion was adopted with all voting in favor thereof.

C. Adoption of Resolution No. 08-2013 – An IGA with High Plains Library District for the Riverside Library and Cultural Center

Ms. Trent presented the resolution and talked about the relationship between the City and the Library District. She explained that the IGA was to state the general intent for a joint project between the City of Evans and the High Plains Library District for the Riverside Library and Cultural Center that would

be located at 3700 Golden Street in Evans. Ms. Trent provided an update about the project and discussed the building design and amenities planned for the building. She discussed how the agreement addresses the ownership of the building, and explained that the IGA was approved by the library district at their previous board meeting.

According to the staff report, the IGA does not have any immediate financial impact on the City, but the construction of the project will require capital financing and committing to ongoing operations and maintenance costs. Those capital costs are estimated at approximately \$3.0 million and the ongoing operations and maintenance is estimated at \$35,000 per year. There may be some revenue stream from the project from the rental of office space and the rental of the large meeting space, which is estimated to be approximately \$40,000 per year.

Council Member Burmont asked about the value of the land donated to for the library building.

Ms. Trent explained that the property would be appraised to determine the accurate value donated by the City.

Mayor Pro-Tem Morris recommended making some technical changes to the contract.

Council Member Brown made the motion, seconded by Council Member Schaffer, to approve the IGA, as amended. The motion was adopted with all voting in favor thereof.

REPORTS:

A. City Manager's Report

Aden Hogan, the City Manager, reported on public works issues, specifically: the current construction project along 37th Street, the cost of the recent snow removal, upcoming testing of mag-chloride, and a tree-trimming project involving Weld County youth.

He discussed current state legislative issues impacting local governments in Colorado and distributed a summary of legislation to City Council. He also talked about his recent trip to Washington D.C. with Mayor Achziger. Mr. Hogan talked about upcoming legislative events and the Evans Business to Business event coming up on March 28th.

Mayor Achziger thanked staff for the legislative summary and made recommendations on the legislative updates for City Council.

B. City Attorney's Report

Russ Anson, City Attorney, explained that Advantage Bank has notified the City of a foreclosed property in the City and the bank's rights to equivalent residential units (EQRs) for water rights held by the City.

Mr. Anson explained EQRs and talked about the need to improve record keeping for EQRs to work with future developers trying to sell or acquire them for development. He referenced the Ashcroft Subdivision as an example, where EQRs were purchased from a local bank in order to acquire the necessary water rights for the development. Mr. Anson discussed the possible need for an ordinance to track the ownership and transfer of EQRs in Evans.

Council Member Burmont asked about utility line extension agreements by the City, and whether the current recording process for line extension rights can be used to track EQRs.

The City Manager talked about requiring EQRs to be recorded in the plat notes and discussed other possibilities for setting up an internal process with the City to track EQRs.

Mr. Anson talked about how EQRs are usually divided from large parcels and sold to several developers to acquire the necessary amount of water rights to meet the requirements of their development.

Discussion ensued concerning EQRs and methods for tracking EQRs in the City for developments to prove that they have a sufficient water supply for future developments.

AUDIENCE PARTICIPATION:

There was no audience participation.

The Mayor discussed the School Districts' BEST Grant and talked about the need to install larger water lines for future development in the City.

EXECUTIVE SESSION

For the purpose of discussing matters that may be subject to negotiations C.R.S. 24-6-402(4)(e).

At 8:21 p.m. Council Member Schaffer made the motion, seconded by Council Member Morris, to go into Executive Session to discuss personnel matters. The motion was passed with all voting in favor thereof.

The Executive Session adjourned at 9:27 p.m.

ADJOURNMENT:

Mayor Achziger adjourned the meeting at 9:27 p.m.

City Clerk

CITY COUNCIL COMMUNICATION

DATE: October 14, 2013

AGENDA ITEM: 7.B

SUBJECT: Ordinance No. 556-13 – Transfer of Ownership: Outlot G, Ashcroft Park, Amended Plat – 2nd Reading

PRESENTED BY: Sheryl Trent, Community and Economic Dev. Director

PREPARED BY: Baseline Corporation, Vincent Harris/Ethan Watel

AGENDA ITEM DESCRIPTION:

This is the second reading and adoption of Ordinance No. 556-13. The City has received an application from Landmark Homes as the representative of The Village at Ashcroft, LLC for review and approval of a Final Plat. The City Council held a public hearing to review the Final Plat application at its March 5, 2013 meeting. The City Council passed Ordinance No. 554-13 on first reading approving the plat of Ashcroft Park, Second Amended Plat.

The City of Evans is the current owner of Outlot G, Ashcroft Park, Amended Plat. This outlot was dedicated to the City of Evans for drainage purposes on the final plat of Ashcroft Park (recorded November 27, 2002 at reception no. 3009613) and on the plat of Ashcroft Park, Amended Plat (recorded May 28, 2003 at reception no. 3066525).

In order for the applicant to finalize the final plat of Ashcroft Park, Second Amended Plat the City of Evans must transfer ownership of Outlot G to the applicant and adjacent landowner, The Village at Ashcroft, LLC.

The new final plat will dedicate a new outlot, Outlot A, to the City of Evans for drainage purposes. This new outlot is shaped slightly different to accommodate a clubhouse and garage improvements proposed to be built on this site.

The transfer of ownership of the existing outlot is a condition of approval for the Ashcroft Park, Second Amended Plat. The condition is listed as condition number 3 in Ordinance 554-13.

Prior to second reading of the ordinance approving the transfer of the outlot the property owners shall provide a final signed mylar of the final plat to the City of Evans with the required recording fee.

Staff proposes that the City of Evans transfer the property to The Village at Ashcroft, LLC with a quit claim deed.

The City of Evans may dispose of or transfer property according to Chapter 2.42 of the

Municipal Code.

RECOMMENDATION:

Recommend Council approve the ordinance transferring ownership of Outlot G, Ashcroft Park, Amended Plat to The Village at Ashcroft, LLC with the following condition:

1. Prior to second reading of the ordinance approving the transfer of the outlot the property owners shall provide a final signed mylar of the final plat to the City of Evans with the required recording fee.

SUGGESTED MOTIONS:

“On the issue of the transfer of ownership of Outlot G, Ashcroft Park, Amended Plat, I move to adopt Ordinance No. 556-13 transferring ownership to The Village at Ashcroft, LLC.”

“On the issue of the transfer of ownership of Outlot G, Ashcroft Park, Amended Plat, I move to not adopt Ordinance No. 556-13 transferring ownership to The Village at Ashcroft, LLC.”

CITY OF EVANS, COLORADO

ORDINANCE NO. 556-13

AN ORDINANCE TRANSFERRING OWNERSHIP OF OUTLOT G,
ASHCROFT PARK, AMENDED PLAT TO THE VILLAGE AT ASHCROFT,
LLC, A COLORADO LIMITED LIABILITY COMPANY

WHEREAS, the City of Evans is the owner of Outlot G, Ashcroft Park, Amended Plat, said outlot having been dedicated to the City for drainage purposes; and

WHEREAS, the City of Evans may dispose of City owned real property per Chapter 2.42 of the Municipal Code; and

WHEREAS, The Village at Ashcroft, LLC, a Colorado Limited Liability Company, has submitted an application for a final plat called Ashcroft Park, Second Amended Plat; and

WHEREAS, the proposed final plat will dedicate a new outlot to the City of Evans for drainage purposes in a new configuration of the existing outlot; and

WHEREAS, the City of Evans has conditionally approved said final plat with the condition that the City of Evans transfer ownership of Outlot G, Ashcroft Park, Amended Plat to The Village at Ashcroft, LLC; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EVANS, COLORADO, that the transfer of ownership of Outlot G, Ashcroft Park, Amended Plat is approved, with the following condition:

1. Prior to second reading of the ordinance approving the transfer of the outlot the property owners shall provide a final signed mylar of the final plat to the City of Evans with the required recording fee.

Section 1. Transfer. The City Council does, pursuant to Chapter 2.42 of the Evans Municipal Code, transfer the following described parcels to The Village at Ashcroft, LLC, a Colorado Limited Liability Company; and

The City Council further authorizes execution and delivery of such other documents to affect this transfer as are necessary or expedient.

Legal Description: Outlot G as shown on the plat of Ashcroft Park, Amended Plat recorded May 28, 2003 at Reception No. 3066525 in the Weld County Clerk and Recorders Office.

Section 2. Publication and Effective Date. This ordinance, after its passage on final reading, shall be numbered, recorded, published, and posted as required by the City Charter and the adoption,

posting, and publication shall be authenticated by the signature of the Mayor and the City Clerk, and by the Certificate of Publication. This ordinance shall become effective upon final passage.

PASSED and APPROVED on first reading at a regular meeting of the City Council of the City of Evans on this 19th day of March, 2013.

CITY OF EVANS, COLORADO

By: _____
Mayor

ATTEST:

City Clerk

PASSED, APPROVED AND ADOPTED ON SECOND READING this 2nd day of April, 2013.

CITY OF EVANS, COLORADO

By: _____
Mayor

ATTEST:

City Clerk

ASHCROFT PARK, AMENDED PLAT

A RESUBDIVISION OF TRACTS A AND D, ASHCROFT HEIGHTS – FIRST FILING AND TRACT A, ASHCROFT HEIGHTS – SECOND FILING, LOCATED IN THE E1/2 OF SECTION 23, T5N, R66W OF THE 6TH P.M., CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO
AREA = 16.771 ACRES, MORE OR LESS

3066825 05/28/2003 10:21A Weld County, CO
1 of 2 R 21.00 D 0.00 Steve Moreno Clerk & Recorder

PUBLIC WORKS/PLANNING DIRECTOR APPROVAL

APPROVED THIS 19th DAY OF November 2002, BY THE PUBLIC WORKS/PLANNING DIRECTOR OF THE CITY OF EVANS.

Eal Smith
PUBLIC WORKS/PLANNING DIRECTOR

PLANNING COMMISSION CERTIFICATE

THIS PLAT APPROVED BY THE CITY OF EVANS PLANNING COMMISSION THIS 19th DAY OF November, A.D. 2002.

SECRETARY

CHAIRMAN

David James

DRAINAGE EASEMENT AND IRRIGATION LATERAL EASEMENT VACATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE THE UNDERSIGNED, BEING SOLE OWNERS IN FEE OF THE DRAINAGE EASEMENT AND IRRIGATION LATERAL EASEMENT LOCATED IN TRACT A, ASHCROFT HEIGHTS – FIRST FILING, CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO, DO HEREBY AGREE TO THE VACATION OF SAID EASEMENT AT THE LOCATION AS SHOWN HEREON.

IN WITNESS WHEREOF, AND BEING THE SOLE OWNER IN FEE OF SAID EASEMENT IN ASHCROFT HEIGHTS—FIRST FILING, A SUBDIVISION IN THE CITY OF EVANS, WELD COUNTY, COLORADO, WE HAVE SET OUR HAND AND SEAL THIS DAY OF _____, 2002.

CITY OF EVANS

ATTEST

SURVEYOR'S CERTIFICATE

I, LOREN K. SHANKS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

Loren K. Shanks
LOREN K. SHANKS
COLORADO REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 28285

OWNERS APPROVAL AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT ASHCROFT HEIGHTS INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER SOLE IN FEE OF A PARCEL OF LAND BEING TRACTS A AND D, ASHCROFT HEIGHTS – FILING ONE AND TRACT A, ASHCROFT HEIGHTS – FILING TWO, LOCATED IN THE E1/2 OF SECTION 23, T5N, R66W OF THE 6TH P.M., AS DESCRIBED HEREON AND EMBRACED WITHIN THE HEAVY EXTERIOR LINES SUBDIVIDED THE SAME INTO LOTS, OUTLOTS AND BLOCKS AS SHOWN ON THE ACCOMPANYING MAP AND DOES HEREBY SET ASIDE SAID PORTION OR TRACT OF LAND AND DESIGNATE THE SAME AS ASHCROFT PARK, AMENDED PLAT, A PORTION OF THE CITY OF EVANS, WELD COUNTY, COLORADO, AND DOES DEDICATE TO THE PUBLIC, OUTLOTS A AND G, THE STREETS, AVENUES, COURTS, ALLEYS, SIDEWALKS, PARKS, DRIVES, UTILITIES AND ALL UTILITY AND DRAINAGE EASEMENTS OVER AND ACROSS SAID LOTS AT LOCATIONS SHOWN ON SAID MAP, AND DOES FURTHER CERTIFY THAT THE WIDTH OF SAID COURTS, STREETS, AVENUES, DRIVES, EASEMENTS, THE DIMENSIONS OF THE LOTS AND BLOCKS, AND THE NAMES AND NUMBERS THEREOF ARE CORRECTLY DESIGNATED UPON SAID MAP.

SIGNED THIS 30 DAY OF APRIL 2002

Steve Moreno
ASHCROFT HEIGHTS INVESTMENTS, LLC
MANAGER

STATE OF COLORADO }
COUNTY OF WELD } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF APRIL, 2002, BY SETH WARD AS MANAGER OF ASHCROFT HEIGHTS INVESTMENTS, LLC.
MY COMMISSION EXPIRES: 5-13-2007

WITNESS MY HAND AND OFFICIAL SEAL Tracy E. Parker
NOTARY PUBLIC
STATE OF COLORADO
MY COMMISSION EXPIRES: 05-13-2007

CERTIFICATE OF APPROVAL BY THE CITY COUNCIL

APPROVED BY THE CITY COUNCIL OF EVANS, WELD COUNTY, COLORADO, THIS 19th DAY OF November, A.D. 2002.



Sherry Meloy
MAYOR

ATTEST: Kwinty
CITY CLERK

LEGAL DESCRIPTION

TRACTS A AND D, ASHCROFT HEIGHTS – FIRST FILING AND TRACT A, ASHCROFT HEIGHTS – SECOND FILING, LOCATED IN THE E1/2 OF SECTION 23, T5N, R66W OF THE 6TH P.M., CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO.

AREA = 16.771 ACRES, MORE OR LESS

NOTES

1. BEARINGS ARE REFERRED TO THE WEST LINE OF THE SE1/4 OF SECTION 23 AS BEARING N00°01'36"W PER THE PLAT OF ASHCROFT HEIGHTS – FIRST FILING.
2. FOUND #5 REBARS WITH ALUMINUM CAPS MARKED "DB & CO. PLS 28285" AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
3. MAINTENANCE OF ALL COMMON AREAS WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
4. RECORDED EASEMENTS AND RIGHT-OF-WAYS WERE RESEARCHED AND SHOWN AS PER UNITED GENERAL TITLE INSURANCE COMPANY TITLE COMMITMENT NO. US50341, EFFECTIVE DATE APRIL 28, 1999 AND THE RECORDED PLATS OF ASHCROFT HEIGHTS—FIRST FILING, AND ASHCROFT HEIGHTS – SECOND FILING.
5. OUTLOT A WILL BE DEDICATED TO THE CITY FOR DRAINAGE, UTILITY AND PEDESTRIAN ACCESS PURPOSES. OUTLOTS B, C, D, E AND H WILL BE RETAINED BY THE OWNER FOR LANDSCAPE AND OPEN SPACE PURPOSES. OUTLOT F WILL BE DEDICATED TO THE HOMEOWNERS ASSOCIATION FOR IRRIGATION, DRAINAGE AND UTILITY PURPOSES. OUTLOT G WILL BE DEDICATED TO THE CITY FOR DRAINAGE PURPOSES. OUTLOTS I AND J WILL BE RETAINED BY THE OWNER FOR LANDSCAPE, OPEN SPACE, UTILITY EASEMENT AND PEDESTRIAN ACCESS PURPOSES. OUTLOT K WILL BE RETAINED BY THE OWNER FOR DRAINAGE, LANDSCAPE AND OPEN SPACE PURPOSES.



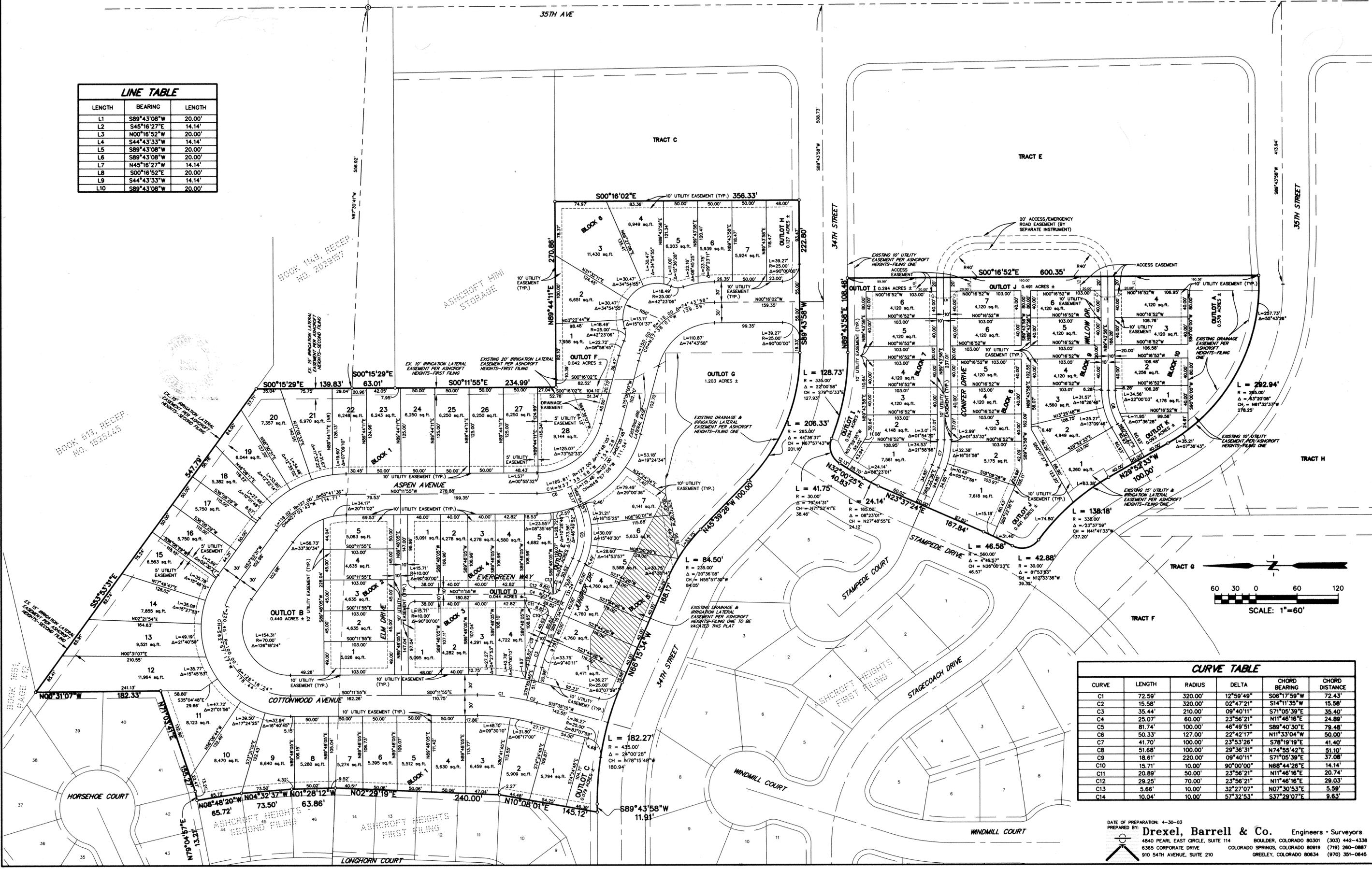
VICINITY MAP
NOT TO SCALE

ORD 175-02 ASHCROFT PARK

ASHCROFT PARK, AMENDED PLAT

A RESUBDIVISION OF TRACTS A AND D, ASHCROFT HEIGHTS - FIRST FILING AND TRACT A, ASHCROFT HEIGHTS - SECOND FILING, LOCATED IN THE E1/2 OF SECTION 23, T5N, R66W OF THE 6TH P.M., CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO
AREA = 16.771 ACRES, MORE OR LESS

LINE TABLE		
LENGTH	BEARING	LENGTH
L1	S89°43'08"W	20.00'
L2	S45°16'27"E	14.14'
L3	N00°16'52"W	20.00'
L4	S44°43'33"W	14.14'
L5	S89°43'08"W	20.00'
L6	S89°43'08"W	20.00'
L7	N45°16'27"W	14.14'
L8	S00°16'52"E	20.00'
L9	S44°43'33"W	14.14'
L10	S89°43'08"W	20.00'



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	72.59'	320.00'	12°59'49"	S06°17'59"W	72.43'
C2	15.58'	320.00'	02°47'21"	S14°11'35"W	15.58'
C3	35.44'	210.00'	09°40'11"	S71°05'39"E	35.40'
C4	25.07'	60.00'	23°56'21"	N11°46'16"E	24.89'
C5	81.74'	100.00'	46°49'51"	S89°40'30"E	79.48'
C6	50.33'	127.00'	22°42'17"	N11°33'04"W	50.00'
C7	41.70'	100.00'	23°53'26"	S78°19'19"E	41.40'
C8	51.68'	100.00'	29°36'31"	N74°55'42"E	51.10'
C9	18.61'	220.00'	09°40'11"	S71°05'39"E	37.08'
C10	15.71'	10.00'	90°00'00"	N68°44'26"E	14.14'
C11	20.89'	50.00'	23°56'21"	N11°46'16"E	20.74'
C12	29.25'	70.00'	23°56'21"	N11°46'16"E	29.03'
C13	5.66'	10.00'	32°27'07"	N07°30'53"E	5.59'
C14	10.04'	10.00'	57°32'53"	S37°29'07"E	9.63'

DATE OF PREPARATION: 4-30-03
 PREPARED BY: **Drexel, Barrell & Co.** Engineers • Surveyors
 4840 PEARL EAST CIRCLE, SUITE 114 BOULDER, COLORADO 80301 (303) 442-4338
 6365 CORPORATE DRIVE COLORADO SPRINGS, COLORADO 80919 (719) 280-0887
 910 54TH AVENUE, SUITE 210 GREELEY, COLORADO 80634 (970) 351-0645

G:\G1241-3\REPLAT\G1241-3PLC.dwg, 04/30/03 09:54:50 AM, Drexel, Barrell & Co., sgm

FINAL PLAT OF ASHCROFT PARK, SECOND AMENDED PLAT

REPLAT OF A PORTION OF ASHCROFT PARK AMENDED PLAT, LOCATED IN THE EAST HALF OF SECTION 23, TOWNSHIP 5 NORTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO

CERTIFICATE OF DEDICATION AND OWNERSHIP

Know by all men these present that THE VILLAGE AT ASHCROFT, LLC, being the owner of certain land in Evans, Colorado described as follows:

A parcel of land being a replat of Blocks 1 through 6, inclusive; Outlots B through H, inclusive; vacated right-of-way of Aspen Avenue, Cottonwood Avenue, Elm Drive, Juniper Drive, and Evergreen Way; Ashcroft Park, Amended Plat, the plat of which is recorded at reception no. 3066525 at the Weld County Clerk and Recorder, located in the East Half of Section 23, Township 5 North, Range 66 West of the 6th Principal Meridian, City of Evans, County of Weld, State of Colorado.

Containing 12.668 acres more or less: have by these presents laid out, platted, and subdivided the same into a lot and an outlot, as shown on this plat, under the name and style of ASHCROFT PARK, SECOND AMENDED PLAT

OWNER: THE VILLAGE AT ASHCROFT, LLC

By: _____

NOTARIAL CERTIFICATE:

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ as _____ of _____.

Witness my hand and official seal.

My commission expires: _____

Notary Public

LIENHOLDER:

By: _____

NOTARIAL CERTIFICATE:

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ as _____ of _____.

Witness my hand and official seal.

My commission expires: _____

Notary Public

PLANNING COMMISSION CERTIFICATE

This plat approved by the Evans Planning Commission this _____ day of _____, 20____.

Chairman

CERTIFICATE OF APPROVAL BY THE CITY COUNCIL

Approved by the City Council of Evans, Colorado, this _____ day of _____, 20____.

Mayor

Attest: _____
City Clerk

RECORDER'S CERTIFICATE

This plat was filed for record in the office of the County Clerk and Recorder of Weld County at _____M. on the _____ day of _____, A.D. in Book _____, Page _____, Map _____.

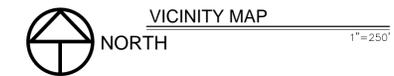
County Clerk and Recorder

By: _____
Deputy

SURVEYOR'S CERTIFICATE

I, Gerald D. Gilliland, PLS # 14823, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that the survey represented by this plat was made under my supervision and the monuments shown herein actually exist and this plat accurately represents said survey.

Gerald D. Gilliland
Colorado Registered L.S. No. 14823
For and on Behalf of Northern Engineering Services, Inc.



NOTE:

1. Basis of bearings is the West line of the Southeast Quarter of Section 23 as bearing N00°01'36"W per Ashcroft Park, Amended Plat.
2. Dedication note: Outlot A will be dedicated to the City of Evans for drainage purposes.
3. Dedication note: Outlot B will be retained by the owner for open space and park purposes.
4. Dedication note: Utility easements, public access easements, public and emergency access easements, drainage easements, and drainage and irrigation lateral easements as shown on the plat are dedicated to the City of Evans.

PREPARED FOR:

The Village at Ashcroft, LLC
4627 West 20th Street Road, Unit A
Greeley, CO 80634
(970) 346-2117

NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION: 23
TOWNSHIP: 5N
RANGE: 66 W of the 6th P.M.

NORTHERN ENGINEERING
PHONE: 970.221.4158 FAX: 970.231.4159
www.northernengineering.com

N
200 South College Avenue, Suite 10
Fort Collins, Colorado 80524

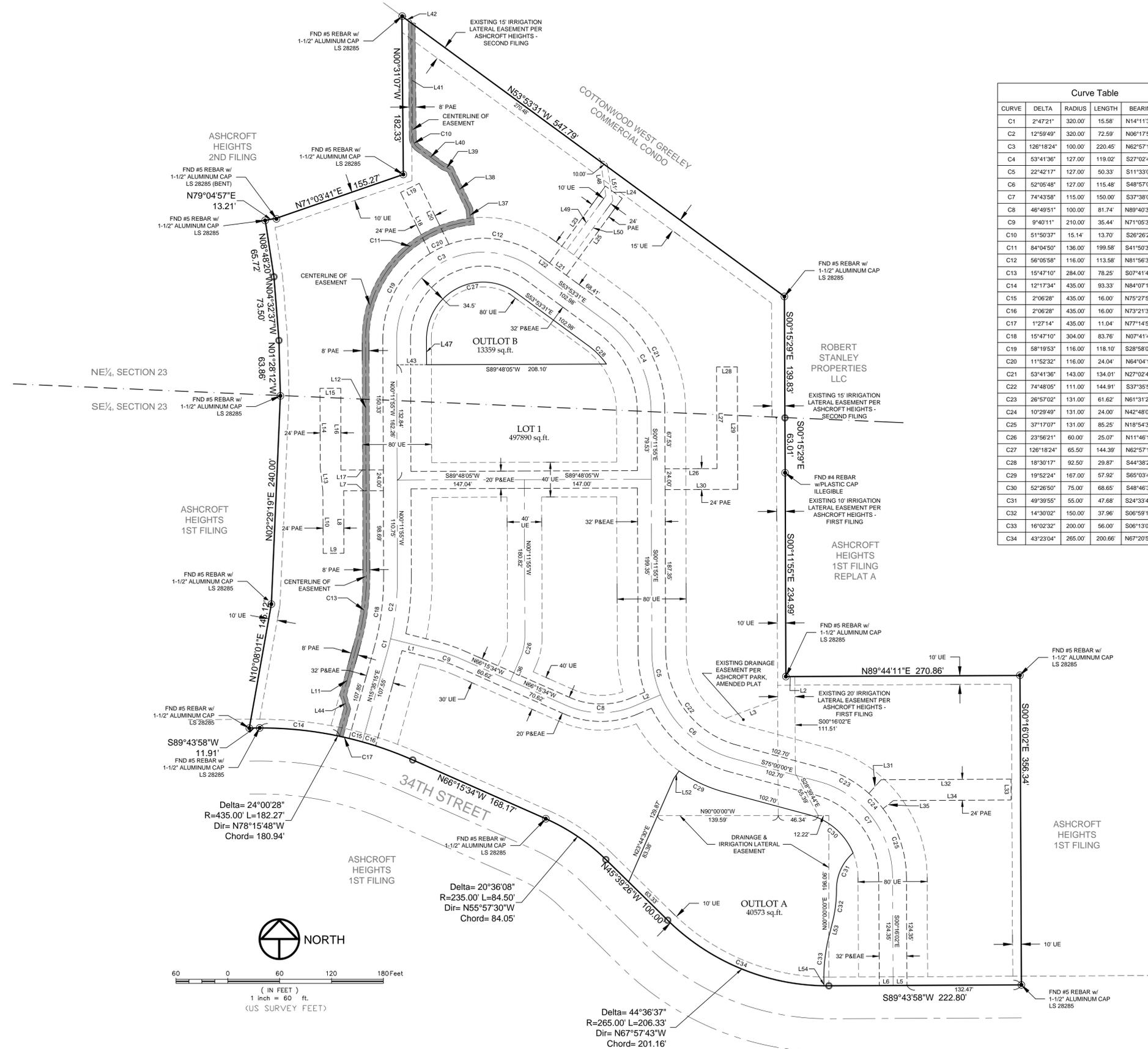
PROJECT: 574-006	DATE: 1/7/13	SCALE: N.A.	REVIEWED BY: C. Gilliland
DESIGNED BY:			
DRAWN BY: L. Smith			

ASHCROFT PARK, SECOND AMENDED PLAT
CITY OF EVANS
WELD COUNTY, COLORADO

Sheet
1
Of 2 Sheets

FINAL PLAT OF ASHCROFT PARK, SECOND AMENDED PLAT

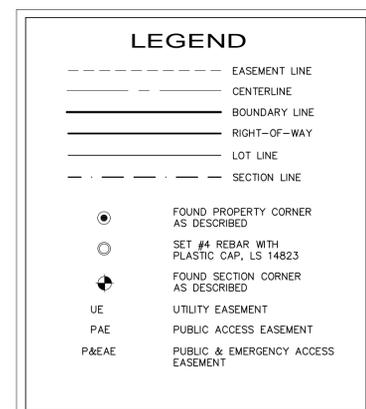
REPLAT OF A PORTION OF ASHCROFT PARK AMENDED PLAT, LOCATED IN THE EAST HALF OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO



Curve Table					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	2°47'21"	320.00'	15.58'	N14°11'35"E	15.58'
C2	12°59'49"	320.00'	72.59'	N06°17'59"E	72.43'
C3	126°18'24"	100.00'	220.45'	N62°57'17"E	178.44'
C4	53°41'36"	127.00'	119.02'	S27°02'43"E	114.71'
C5	22°42'17"	127.00'	50.33'	S11°33'04"E	50.00'
C6	52°05'48"	127.00'	115.48'	S48°57'06"E	111.54'
C7	74°43'58"	115.00'	160.00'	S37°38'01"E	139.59'
C8	46°49'51"	100.00'	81.74'	N89°40'30"W	79.48'
C9	9°40'11"	210.00'	35.44'	N71°05'39"W	35.40'
C10	51°50'37"	15.14'	13.70'	S26°26'26"E	13.24'
C11	84°04'50"	136.00'	199.58'	S41°50'30"W	182.15'
C12	56°05'58"	116.00'	113.58'	N81°56'30"W	109.10'
C13	15°47'10"	284.00'	78.25'	S07°41'40"W	78.00'
C14	12°17'34"	435.00'	93.33'	N84°07'15"W	93.15'
C15	2°06'28"	435.00'	16.00'	N75°27'59"W	16.00'
C16	2°06'28"	435.00'	16.00'	N73°21'30"W	16.00'
C17	1°27'14"	435.00'	11.04'	N77°14'50"W	11.04'
C18	15°47'10"	304.00'	83.76'	N07°41'40"E	83.49'
C19	58°19'53"	116.00'	118.10'	S28°58'02"W	113.06'
C20	11°52'32"	116.00'	24.04'	N64°04'14"E	24.00'
C21	53°41'36"	143.00'	134.01'	N27°02'43"W	129.16'
C22	74°48'05"	111.00'	144.91'	S37°35'58"E	134.84'
C23	26°57'02"	131.00'	61.62'	N61°31'29"W	61.05'
C24	10°29'49"	131.00'	24.00'	N42°48'04"W	23.97'
C25	37°17'07"	131.00'	85.25'	N18°54'36"W	83.75'
C26	23°56'21"	60.00'	25.07'	N11°46'16"E	24.89'
C27	126°18'24"	65.50'	144.39'	N62°57'17"E	116.88'
C28	18°30'17"	92.50'	29.87'	S44°38'23"E	29.74'
C29	19°52'24"	167.00'	57.92'	S65°03'48"E	57.63'
C30	52°26'50"	75.00'	68.65'	S48°46'35"E	66.28'
C31	49°39'55"	55.00'	47.68'	S24°33'40"W	46.20'
C32	14°30'02"	150.00'	37.96'	S06°59'18"W	37.86'
C33	16°02'32"	200.00'	56.00'	S06°13'03"W	55.82'
C34	43°23'04"	265.00'	200.66'	N67°20'58"W	195.90'

LINE TABLE		
LINE	LENGTH	BEARING
L1	51.11'	N75°55'44.73"W
L2	32.17'	S66°54'34.67"W
L3	10.39'	S89°44'11.00"W
L4	64.12'	S69°36'07.00"W
L5	16.00'	S89°43'58.00"W
L6	16.00'	S89°43'58.00"W
L7	46.00'	S89°43'58.00"W
L8	71.95'	S00°11'55.00"E
L9	24.00'	S89°48'05.00"W
L10	71.95'	N00°11'55.00"W
L11	61.81'	S15°35'15.30"W
L12	273.02'	S00°11'55.00"E
L13	27.26'	N06°31'02.63"W
L14	90.96'	N00°11'55.00"W
L15	24.00'	N89°44'54.58"E
L16	94.07'	S00°11'55.00"E
L17	49.00'	N89°48'05.00"W
L18	78.14'	S26°01'30.85"E
L19	24.00'	S63°58'29.15"W
L20	78.18'	N26°01'30.85"W
L21	24.00'	S53°53'31.31"E
L22	10.57'	S53°53'31.31"E
L23	109.67'	N36°06'28.70"E
L24	24.00'	S53°53'31.30"E
L25	109.67'	S36°06'28.70"W
L26	60.00'	S89°48'05.00"W
L27	117.00'	S00°11'55.00"E

LINE TABLE		
LINE	LENGTH	BEARING
L28	24.00'	S89°48'05.00"W
L29	141.00'	N00°11'55.00"W
L30	84.00'	N89°48'05.00"E
L31	21.11'	N41°57'01.86"E
L32	150.26'	N89°43'58.00"E
L33	24.00'	S00°16'02.00"E
L34	136.04'	S89°43'58.00"W
L35	15.34'	S52°26'50.83"W
L36	28.82'	N23°44'26.04"E
L37	14.57'	S05°22'50.62"E
L38	50.86'	S26°01'30.85"E
L39	8.44'	S67°33'12.79"E
L40	36.58'	S53°53'31.30"E
L41	131.46'	S00°31'07.44"E
L42	14.02'	S53°53'31.30"E
L43	34.50'	S89°48'05.00"W
L44	16.45'	S16°42'17.88"E
L45	29.43'	N00°11'55.00"W
L46	39.68'	N08°53'03.64"W
L47	76.94'	N36°06'28.70"E
L48	15.86'	S14°14'18.46"W
L49	2.44'	S01°48'13.46"E



SECTION: 23
 TOWNSHIP: 5N
 RANGE: 66 W of the 6th PM

DATE: 1/7/13
 PROJECT: 574-006
 DESIGNED BY:
 DRAWN BY: L. Smith
 REVIEWED BY: C. Gilliland

SHEET
2
 OF 2 SHEETS

ASHCROFT PARK, SECOND AMENDED PLAT
 CITY OF EVANS
 WELD COUNTY, COLORADO

NORTHERN ENGINEERING
 PHONE: 970.221.4158 FAX: 970.231.4159
 www.northernengineering.com
 200 South College Avenue, Suite 10
 Fort Collins, Colorado 80524

COUNCIL COMMUNICATION

DATE: April 2, 2013

AGENDA #: 8.A

SUBJECT: Public Hearing – Ordinance # 557-13 - Zoning Amendment North Point Drive and Kingfisher Cove Drive, Evans, Colorado - North Point 6th Subdivision

PRESENTED BY: N. Zach Ratkai, Building and Development Manager

BACKGROUND INFORMATION		
Location:	The vacant land located at the northern termini of North Point Drive; Kingfisher Cove Drive and Sheltered Harbor Drive	
Applicants:	Front Range Land Resources	
Existing Land Use:	Vacant	
Proposed Land Use:	None at this time.	
Surrounding Land Use:	North	City of Greeley
	South	R-1 (North Point) and R-2 (North Point)
	East	C-1 (Sam’s Club)
	West	City of Greeley
Existing Zoning:	R-1 (Single Family)	
Proposed Zoning:	R-3 (Multi Family Residential)	
Surrounding Zoning:	North	Commercial (Greeley)
	South	R-1 and R-2
	East	C-1
	West	Residential (Greeley)
Future Land Use Designation:	Urban Residential	

PROJECT DESCRIPTION: A request to rezone approximately 20 acres, located at the northern termini of North Point Drive; Kingfisher Cove Drive and Sheltered Harbor Drive from its current zoning of R-1 (Single Family Residential) to the R-3 (Multi Family Residential) zone district. The

property is currently platted for single family residential. There is no subdivision application associated with this plat.

At this time ONLY the request for a rezone will be discussed, site planning and replatting will take place after any zoning is approved and will go through the appropriate processes. Therefore there is no conceptual development plan submitted with this application.

RECOMMENDATION: Recommend approval to City Council.

ANALYSIS:

1. Background:

A request has been submitted from Front Range Land Resources, property owner, for a zoning amendment on the property located at the northern termini of North Point Drive; Kingfisher Cove Drive and Sheltered Harbor Drive and encompassing Shelter Cove Drive, Shady Oaks Drive, Sandy Harbor Drive, North Point Drive, Kingfisher Cove Drive, Kingfisher Cove Court and Sheltered Harbor Drive. Please refer to the attached site plan as submitted by the applicant as well as the vicinity maps.

Current Zoning	R-1 Single Family Residential
Requested Zoning	R-3 Multi-Family Residential

The site is approximately 20 acres and would be rezoned entirely from R-1 to R-3. The applicant has stated in his letter, which is attached, that he is requesting the rezoning due to an assessment of the highest and best use of the property.

The R-1 District was established to “provide a district that preserves the rural openness that defines the identity of the area. The densities and uses required by this chapter are established to enhance the agricultural and open residential character. The allowable nonresidential uses listed here are intended to be harmonious with agricultural uses and low density residential living and should support the local district.”

The R-3 District was established to “provide a district that is centered around the multifamily/apartment neighborhood. The regulations required by this chapter are established to enhance the multifamily residential character that is typical to a high density nonbusiness zone districts. The allowable nonresidential uses listed here are intended to be harmonious with high density residential living.”

Comprehensive Plan Information

From the Comprehensive Plan: “The Comprehensive Plan is the City of Evans’ model for development and maintenance of a healthy and prosperous environment for its citizens to live, work and play. This Plan offers guidelines for the harmonious evolution of the City, which, in turn will lead to a strong community identity that is “uniquely Evans.” This

unique identity is the focus of a City that has the benefits of being part of a large metropolitan area with the quiet, peaceful character of a small community. As growth occurs, the Comprehensive Plan will be used to ensure that development contributes to the well-being of the City and does not place undue hardships on the City's citizens or services."

The future land use map shows this site, and the surrounding area, as Urban Residential which is defined in the Comprehensive Plan as:

Urban Residential Neighborhood

Characteristics: Urban Residential Neighborhood areas primarily contain residential development with a variety of housing types, combined with non-residential land uses that are complementary and supportive, such as neighborhood-scale shopping centers and employment areas. Urban Residential Neighborhoods on the Future Land Use Plan map include existing low and medium density residential zones in the City. All urban neighborhoods should have direct access to a full range of urban facilities and services including roads, sidewalks and bicycle paths, water and sanitary sewer, fire and police protection, parks, and schools.

Land Uses: Primarily single-family detached and attached residential. Neighborhoods are encouraged to include a mix of uses including multifamily residential, neighborhood-scale commercial and employment uses (determined by location criteria), and public and civic uses.

Average Density: Average density is approximately 4 units per acre.

Location: Urban Residential Neighborhoods typically should be close to major arterials and transit systems and bounded by major streets with a direct connection to work, shopping, and leisure activities. Neighborhoods should be internally served by a system of collector and local streets, as well as sidewalks and pedestrian and bicycle pathways.

Design Criteria: Each neighborhood should contain a "Neighborhood Center" as a focal point that includes local-serving public and institutional uses, including but not limited to schools, daycare facilities, community centers, places of worship, parks, and open space. Urban residential neighborhoods should include a 25 percent open space set aside which may include parks, trails, and open space that is usable and accessible to the neighborhood.

Changing the zoning of the property also furthers several of the goals of the Comprehensive Plan. Goal 6 states, "Evans will promote the development of stable, safe, attractive residential neighborhoods and will ensure that new development and infill is compatible with existing neighborhoods." Goal 7 states, "Evans will enhance its community identity by improving the appearance and design of its streets and other elements in the public realm, as well as improving the quality of design of new development and redevelopment projects." Improving the area also furthers Goal 5 which is related to economic development.

2. Section 19.60.080 of the Evans Municipal Code:

The following criteria of approval for zoning amendments are listed in Section 19.60.080:

19.60.080 Criteria for Approval of Zoning Amendments. Zoning amendments shall be approved only if the proposed zoning is in substantial conformance with the Evans Comprehensive Plan or there exists substantial reasoning for amending the Comprehensive Plan.

The current zoning of R-1 would allow the following uses:

19.14.020 Permitted uses. Permitted use groups in the R-1 district shall be as follows:

- Dwelling, single-family residential;
- Farming;
- School;
- Public service facilities;
- Accessory building/structure;
- Accessory use.

19.14.030 Special uses. Uses permitted pursuant to the terms and conditions of a special use permit as required by Chapter 19.44 are as follows:

- Recreational facilities, outdoor extensive;
- Day care center;
- Long-term care facility;
- Group homes;
- Community facilities.

The change to the requested zoning of R-3 would allow the following uses:

19.20.020 Permitted use groups. Permitted use groups in the R-3 district shall be as follows:

- Dwelling, single-family;
- Dwelling, two-family;
- Dwelling, multifamily;
- Dwelling, condominium;
- Dwelling, townhouse;
- Farming;
- Group homes;
- Staff supervised residential facilities;
- School;
- Public service facilities;
- Accessory building/structure;

- Accessory use.
(Ord. 232-03, 2003: Ord. 005-00, 2000)

19.20.030 Special uses. Uses permitted pursuant to the terms and conditions of a special use permit as required by Chapter 19.44 are as follows:

- Recreational facilities, outdoor extensive;
- Day care center;
- Long-term care facility;
- Congregate residence;
- Community facilities;
- Telecommunication facilities.

3) Issues

Compatibility will be a key factor in this area. With the Commercial area directly to the east, the apartments to the southeast and the single family residential to the west and south, the City needs to ensure compatibility of the land uses. It would be an appropriate practice to decrease the intensity of the land uses from the Sam's Club on 23rd Avenue (meaning the most intense land use – commercial – would be located closest to 23rd Avenue, then the next less intense as you head west and so on). In addition, this area is located at the extreme northern end of the North Point overall subdivision and can provide a buffer between the already existing single-family homes and potential development in the parcels to the north, which is within the Greeley city limits.

With that type of land use planning, it would be a best practice to have multi-family housing as a “buffer” between the commercial uses and the single family residential land uses.

Additionally, staff agrees with the applicant regarding the best and highest use of the land as multi-family residential. With the current number of platted yet vacant single family lots in Evans, it is clear the housing market is saturated with single family residential opportunities. The multi-family housing market is under served, with very low vacancy rates in the existing multi-family currently in use.

Notice of this public hearing was provided in accordance with Chapter 19.64 of the Municipal Code.

FINDINGS OF FACT AND CONCLUSIONS

After reviewing the North Point 6th Subdivision Rezone, a request to rezone the property from R-1, (Single Family Residential) to R-3, (Multi Family Residential), the following findings of fact and conclusions have been determined:

1. The requested zone is consistent with the goals and policies of the Comprehensive Plan.
2. The review criteria in Section 19, Section 60.080 of the Evans Municipal Code have been appropriately and sufficiently met.

PLANNING COMMISSION REVIEW:

The Evans Planning Commission held a public hearing on March 12, 2013 to hear this item. During the public hearing, representatives from the North Point Homeowners' Association (HOA) came forward to discuss a section within their HOA Covenants specifically prohibiting multi-family housing. Discussion then occurred surrounding the leverage of the HOA in determining the rezoning request. However, the Evans Planning Commission forwarded a recommendation to the Evans City Council approving the zoning amendment, subject to the condition that all legal requirements be met.

POST PLANNING COMMISSION ANALYSIS:

Staff researched the issue of HOA versus Municipal Code and its influence on this process. It is staff's determination that the request for rezone from the applicant meets all requirements outlined in the Evans Municipal Code as well as the Evans Comprehensive Plan and therefore should be approved by this body. The question of HOA governance is one that is between the land owners and the HOA board. The new R-3 zoning still includes the provision to construct single-family and two-family homes as allowed by the HOA.

STAFF RECOMMENDATION:

Staff recommends that the Evans City Council uphold the recommendation from the Evans Planning Commission made at the conclusion of a public hearing held on March 12, 2013.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Mayor, on the issue of the North Point 6th Subdivision Rezone, I move to approve Ordinance Number 557-13 rezoning the North Point 6th Subdivision on the basis that the request meets the requirements of the Evans Comprehensive Plan and Section 19.60 of the Evans Municipal Code.

"I move to recommend denial of the requested Zoning Amendment from R-1 to R-3 because _____."



Attachments:

- Site Location Map / Aerial Photo Map
- Comprehensive Plan Future Land Use Map
- Existing City Zoning Map

CITY OF EVANS, COLORADO

ORDINANCE NO. 557-13

AN ORDINANCE AMENDING THE ZONING OF THE PROPERTY KNOWN AS NORTH POINT 6TH SUBDIVISION, FURTHER DESCRIBED HEREIN

WHEREAS, in accordance with Section 12.12 of the Evans Home Rule Charter and Chapter Chapter 19.60 of the Evans Municipal Code, the amendment to the zoning of the subject property, described below, is initiated by the Evans City Council; and

WHEREAS, the Planning Commission held a public hearing on March 12, 2013, and recommended the zoning of the subject property be changed from Single Family Residential (R-1) to Multi Family Residential (R-3); and

WHEREAS, after considering the Planning Commission’s recommendation, reviewing the file herein, and conducting a public hearing concerning the rezoning in accordance with Chapter 19.60 of the Municipal Code, the City Council hereby determines it to be in the best interest of the City of Evans to amend the zoning of the property known as North Point 6th Subdivision, described below, to R-3, Multi Family Residential, and that such zoning is in conformance with Section 19.60.080, Criteria for Approval of Zoning Amendments, which requires the proposed zoning to in substantial conformance with the Evans Comprehensive Plan unless there exists substantial reasoning for amending the Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EVANS, COLORADO, that the zoning classification of the property known as North Point 6th Subdivision, generally located at the vacant land located at the northern termini of North Point Drive; Kingfisher Cove Drive and Sheltered Harbor Drive, legally described as attached in Exhibit A, is hereby changed to R-3, Multi Family Residential.

Publication and Effective Date: This ordinance after its passage on final reading shall be numbered, recorded, published, and posted as required by the City Charter and the adoption, posting, and publication shall be authenticated by the signature of the Mayor and the City Clerk, and by the Certificate of Publication. This ordinance shall become effective upon final passage.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Evans on this 2nd day of April, 2013.

ATTEST:

City Clerk

CITY OF EVANS, COLORADO

By: _____
Mayor

PASSED, APPROVED, AND ADOPTED ON SECOND READING this 16th day of April, 2013.

ATTEST:

City Clerk

CITY OF EVANS, COLORADO

By: _____
Mayor

March 12, 2013

EXHIBIT RECEIVED AT
MARCH 12, 2013
Planning Commission
from North Point
Residents

To All Board Members,

My name is Clifford Deibel Jr, most people know me as Jay Deibel. I am here to address the Board as a Homeowner in the North Point Community and as the North Point Home Owners Association President representing the Board of Directors for the Association. The North Point Home owners Association Board of Directors has taken the direction to strongly discourage the request to change the zoning to the land located in the Northern part of the North Point Subdivision known as North Point 6th Subdivision. As a homeowner and now currently the President of the HOA I purchased my home in 2003' taking into consideration that North Point was Covenant Community. Purchasing a home in this type of community would keep the aesthetic appearance of all the homes in the North Point community at a higher standard than communities without a Covenant Association, keeping the monetary value up. As of now the North Point Covenant bylaws and regulations limit the homes in the community to be free standing single family residential homes or duplexes. Changing the zoning from R-1 to R-3 would allow the landowners to build high density multi family structures, boarding houses, half way homes, transient homes, care facilities, congregate living facilities, and many other types of structures not listed. Possibly reducing the value of homes and land already existing in the community, increasing traffic in now quiet neighborhoods, and decreasing the aesthetic appearance of a well maintained community the North Point residents have worked hard to create over the last decade.

Currently the North Point subdivision has multifamily homes in the form of apartments bordering the Northeast side, multifamily condominiums on the Southeast, and a mobile home park on the Southwest side of our community. Changing the zoning to the North end of our community that could possibly allow multifamily homes to be built and surround our community may possibly decrease the property value of current homes in North Point. This not only affects the current and future residents but the City of Evans as a whole.

The residents and HOA Board members have worked hard to improve the subdivision over the years to create a beautiful and safe community. Improving the look of the greenbelt along 37th Street, replacing the aging fence along the greenbelt, adding a fence along the Southwest side next to the mobile home park, covering common area with rock to control weeds, removing the silt and sand in the drainage pond to allow better drainage during heavy rainfall, preventing standing water and the mosquito population to increase, and removing the large cottonwood trees struck by lightning along the greenbelt. The North point HOA plans to continue with improvements to the subdivision which include staining the new fence, and adding new trees to the greenbelt area this spring. Keeping the North Point community a beautiful place that residents can be proud of owning a home in.

Currently the North Point HOA Board of directors is seeking the advice of legal counsel in regards to the possible change of zoning within our subdivision. Determining the legal options available to the residents of the North Point Home Owners Association pertaining the Covenant Regulations and Bylaws and keeping the community a single family residential community as was intended when the Association was formed.

As a home owner and President of the Home Owners Association within North Point, I strongly urge the City of Evans and its Boards of Directors to look at every aspect of the zoning request change and consider the negative effects it may have on the current residents. The community of North Point has taken pride in their properties and homes to improve the look of the neighborhood and the City of Evans. The HOA Board does not support this zoning change and feels it will negatively affect the future property values of our community.

Thank You,

Sincerely,

Clifford Deibel Jr

President of North Point Home Owners Association



1813 61st Avenue, Suite 101
Greeley, Colorado 80634
www.gcmhoa.com

970-392-9657 Office
970-392-2984 Fax
evelyn@gcmhoa.com

March 12, 2013

The homeowners in the North Point HOA community take pride in how their community appears. They have completed a number of projects in the past few years to help keep the home values from decreasing.

- A new fence was installed along the property line off of 37th St. It will be stained this spring.
- The North Point sign has been repaired and repainted
- Rock was installed in an outlot. This has been a big improvement to the area.
- Most homeowners have cleaned up their properties, properly installed landscaping and are following the Covenants.
- The neighborhood as a whole has improved over the past 3 or 4 years There is only 1 new foreclosure this year. All others have been deeded to the bank, sold or withdrawn from foreclosure. In the past there were dozens of foreclosures.

North Point is a community that is working hard and spending their money wisely to make improvements. They have struggled in the past. Please take this into consideration when making decisions that may have a negative effect on them.

Sincerely,

GCM

Security Title Guaranty Company

3690 W. 10th Street, 2nd Floor

Greeley, CO 80634

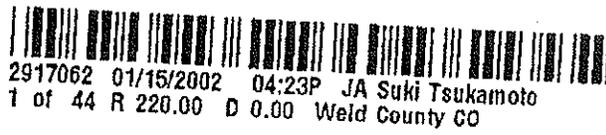
Phone: (970) 356-3200

24 Hour Fax: (970) 356-4912

Metro Line: (303) 659-1700

Toll Free: (888) 825-3215

Buyer Covenants



DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
FOR
NORTH POINT
(A Common Interest Community)

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR NORTH POINT is made and entered into this 27th day of September, 2001, by NORTH POINT EVANS DEVELOPMENT LLC, a Colorado Limited Liability Company, hereinafter referred to as the "Declarant."

RECITALS

- A. The Declarant is the owner of certain real estate located in the City of Evans, County of Weld, State of Colorado, legally described on Exhibit "A" attached hereto and incorporated herein by reference ("Property").
- B. The Declarant desires to create a Common Interest Community on the Property, pursuant to the Colorado Common Interest Ownership Act, C.R.S. § 38-33.3-101, et seq., as it may be amended from time to time ("Act").
- C. The name of the Common Interest Community to be created upon the Property shall be NORTH POINT.
- D. The Common Interest Community shall be a Planned Community.
- E. Portions of the Common Interest Community shall be designated for separate ownership and the remainder will be owned by NORTH POINT HOMEOWNERS ASSOCIATION, a Colorado Nonprofit Corporation, established by the Declarant for the purpose of exercising the functions set forth herein.

ARTICLE I. SUBMISSION OF PROPERTY

The Declarant hereby publishes and declares that the Property shall be held, sold, conveyed, transferred, leased, subleased and occupied subject to the easements, covenants, conditions, and restrictions set forth in this Declaration, as may be amended from time to time, which are for the purpose of protecting the value and desirability of the Property, and which shall run with the Property and shall be binding upon and inure to the benefit of all parties having any right, title, or interest in the Property, or any portion thereof, their heirs, personal representatives, successors, and assigns. Additionally, the Declarant hereby submits the Property to the provisions of the Act. To the extent this Declaration is silent on a matter covered by the Act, it is intended that the provisions of the Act apply. In the event the Act is repealed, the Act as it was in effect on the effective date of such repeal shall remain applicable.

above, including restrictions upon height, size, floor area, or placement of structures or similar restrictions, when circumstances such as natural obstructions, hardships, aesthetics, flood plains, or environmental considerations may require. Such variances must be evidenced in writing and shall become effective when signed by at least a majority of the members of the Architectural Control Committee and Executive Board. If any such variance is granted, no violation of the provisions of this Declaration shall be deemed to have occurred with respect to the matter for which the variance was granted; provided, however, that the granting of the variance shall not operate to waive any of the provisions of this Declaration or any rule or guideline for any purpose except as to the particular Unit and the particular provision hereof covered by the variance, nor shall the granting of a variance affect in any way the Owner's obligation to comply with all governmental laws and regulations affecting the Unit concerned, including but not limited to, zoning ordinances and setback lines or requirements imposed by any governmental authority having jurisdiction.

12.11 Modular Construction. No structures of modular construction shall be permitted on any Unit. All structures installed or erected upon any Unit shall be assembled on site (i.e., "stick built") and shall not be constructed off site for assembly on a Unit. The Executive Board and Architectural Control Committee may, in their discretion, approve use of pre-cast or pre-engineered building components within a structure assembled on a Unit, provided that any such Approval is in writing and signed by a representative of both the Architectural Control Committee and Executive Board.

12.12 Building Size. No Dwelling Unit shall be erected, altered or permitted to remain on any Unit unless the square footage contained within the Dwelling Unit, exclusive of basement, open porches and garages, is not less than 1,000 square feet on the main level of any ranch style Dwelling Unit, or less than 1,200 square feet on the finished living levels of any two-story or tri-level Dwelling Unit, or less than 1,000 square feet on the finished living levels of any bi-level Dwelling Unit. The square footage of basements, walk-outs and garden levels shall not be included in determining the square footage of a Dwelling Unit. For purposes of this provision, the terms "basement", "walk-out" and "garden level" shall mean any level, a portion of which is constructed below ground level.

12.13 Garages. Each Dwelling Unit shall include an attached garage having space for not less than two (2) motor vehicles parked side by side. In addition, each garage shall have a continuous driveway access from a public street, which driveway shall be constructed of concrete or other approved material, and shall be of sufficient depth and width to provide a minimum of two (2) off-street parking spaces, not including the parking spaces within the garage.

12.14 Fences. No fence shall be erected, constructed, altered or maintained on a Unit without prior approval of the Architectural Control Committee and shall not be nearer to the front Lot line than the front of the Dwelling Unit or garage constructed upon such Unit.



be of a quality equal to or greater than a number two (2) grade cedar fence. No chain link fencing will be permitted. The Architectural Control Committee or Executive Board of the Association may grant relief from the provisions of this section for good cause shown.

12.15 Color. All Dwelling Units and other structures constructed on any Unit shall be stained or painted in earth tones or such other colors (if any) as shall be authorized and approved in writing by the Architectural Control Committee. Bright colors shall not be permitted as the primary color of any Dwelling Unit and outbuildings.

12.16 Roof Materials. The roofs on all Dwelling Units shall be constructed of at least three-tab asphalt shingles in the color "Weatherwood" or other comparable, neutral color if not available. Higher quality roofing materials may be allowed upon review and approval by the Architectural Control Committee.

12.17 Intersection Obstructions. No Owner shall construct any fences, berms or other improvements or plant any shrubs, hedges or trees within a seventy-five (75) foot radius from the center of any street intersection located within the Common Interest Community which, when fully constructed or matured, will be greater than two (2) feet in height above the center line of the adjacent streets. The provisions of this Section shall not be applicable to any Units which are not corner Units and are not otherwise situated at the intersection of more than one (1) street, it being the intent of this Section to prohibit unreasonable obstruction of visibility relative to traffic on such streets.

12.18 Awnings and Other Accessories. No awnings, clothes lines, basketball goals (whether attached or moveable) and similar exterior accessories shall be installed or used on or about any Dwelling Unit without the prior written approval of the Architectural Control Committee. In considering whether to approve any such accessory, the Architectural Control Committee shall consider the location, size, visual impact on the Dwelling Unit and proximity to adjacent Units, aesthetic appeal and harmony of exterior design in relation to surrounding structures. Use or installation of any such accessory shall also be subject to such Rules and Regulations as may be adopted by the Association from time to time. In any event, if any such accessories are permitted by the Architectural Control Committee and the Association, the Unit Owner installing same on its Dwelling Unit shall be responsible to fully and properly maintain such accessories at all times.

12.19 Solar Energy. The Common Interest Community has been planned to encourage the use of passive solar energy. Direct, unobstructed access to sunlight is necessary and vital for solar energy systems. No Unit Owner shall, without the prior written approval of the Executive Board, plant any trees, landscaping or shrubbery which is of sufficient height or when mature would be of sufficient height so as to obstruct, block, obscure or shield the southerly roof exposure of any Dwelling Unit. No solar equipment, improvements or fixtures shall be placed or installed, whether originally installed or installed as a retrofit, upon any Unit, Dwelling Unit or other improvement upon the Unit until such solar equipment, improvements or fixtures have been first approved in writing by the Architectural Control Committee.

12.20 Resubdivision. No Unit may be further subdivided without the Approval of the Executive Board of the Association, which Approval shall be within its sole discretion. All cost of further subdivision including, without limitation, the cost of amending the Plat, shall be borne by the Owners of the Unit(s) to be further subdivided. This provision shall not be construed to prohibit or prevent the dedication or conveyance of any portion of a Unit as an easement for public utilities.

ARTICLE XIII. USE RESTRICTIONS

13.1 Restrictions. Subject to the Special Declarant Rights reserved in this Declaration, the following restrictions apply to all Units and to the Common Elements:

13.1.1 No Violation of Laws. No use shall be made of any Owner's Unit which will in any manner violate the statutes, rules or regulations of any governmental authority having jurisdiction over the use of said Owner's Unit.

13.1.2 Single-Family and Duplex Dwelling Units. The Property is hereby restricted to Dwelling Units for residential use as a Single-Family and duplex units which will allow Single Family usage for each Unit, and uses related to the convenience and enjoyment of such residential uses as permitted herein and by local zoning ordinances. All buildings or structures erected upon the Property shall be of new construction and no building or structure shall be moved from other locations onto the Property. Accessory uses, such as storage sheds, shall be permitted subject to approval of the Architectural Control Committee. Swimming pools or similar recreational facilities shall be permitted only upon approval of the Architectural Control Committee and shall be fully enclosed or screened in a manner consistent with the architectural requirements of this Declaration.

13.2 Temporary Structures. No structures of a temporary character, including, by example and not limitation, trailers, mobile homes, converted trailers, campers, shacks, basements, tents, garages, or accessory buildings, shall be used on any Unit for residential purposes.

13.3 Home Occupations. The conduct of a home occupation on a Unit within the Common Interest Community shall be considered accessory to the residential use of the Unit and not a violation of this Declaration, provided that the following requirements are met:

(a) Such home occupation shall be conducted only within the interior of a Dwelling Unit and shall not occupy more than fifteen percent (15%) of the total finished area within the Dwelling Unit.

(b) No signs or advertising devices of any nature whatsoever shall be erected or maintained on any Unit with respect to such home occupation.

(c) Any trade or business conducted on a Unit shall be conducted only by the residents thereof, and no non-residents shall be employed in connection with the home occupation carried on in the Unit.

(d) No noise or offensive activities shall be conducted on any Unit and no Unit shall be used, in whole or in part, for the storage of any property or thing that will cause the Unit to appear in an unclean or untidy condition or that will create an eyesore.

(e) No substance, thing or material which emits foul or obnoxious odors, or causes any noise that might disturb the peace, quiet, comfort or serenity of the occupants of the surrounding Units shall be permitted on a Unit.

(f) No trade or occupation shall be conducted from a Unit unless one (1) or more of the Owners of such Unit reside within the Dwelling Unit on such Unit and any such trade or occupation shall cease and terminate when the Owner(s) of such Unit ceases to reside thereon.

(g) No retail sales shall be conducted on any Unit and no customer parking shall be allowed.

(h) There shall be no evidence of a home occupation visible from the outside of a Dwelling Unit. Without limiting the foregoing, no parking at or near the Unit in conjunction with such occupation will be allowed.

(i) Not more than three (3) additional vehicular trips shall be allowed each day on any Unit for deliveries or pick ups in connection with such trade or business, including deliveries or pick ups by commercial delivery services, such as Federal Express and United Parcel Service, and further provided that no such vehicle shall remain at the Unit for a period in excess of fifteen minutes per trip.

(j) The conduct of such home occupation must be permitted under the zoning ordinances of the Town of Evans.

13.4 Maintenance of Units and Improvements. Except as may otherwise be specifically provided for herein or in any supplement hereto with respect to the Development Property, each Owner shall maintain and keep or cause to be kept all landscaping, buildings, fences, and other structures located on his or her Unit in good condition and repair. Rubbish, refuse, garbage, and other solid, semi-solid, and liquid waste shall be kept within sealed containers, shall not be allowed to accumulate on any Unit, and shall be disposed of in a sanitary manner. No Unit shall be used or maintained as a dumping ground for any materials, provided that the foregoing shall not prohibit a properly maintained compost pile approved by the Architectural Control Committee from being located upon a Unit. All containers shall be kept in a neat, clean, and sanitary condition and shall be stored inside a garage or other approved structure. No trash, litter, or junk shall be permitted to remain exposed upon any Unit and visible from adjacent streets or other Units. Burning of trash on a Unit shall be prohibited. No lumber or other building materials shall be stored or permitted to remain on any Unit except for reasonable storage during construction or unless stored within a workshop structure approved by the Architectural Control Committee. All equipment, garbage cans, service yards, woodpiles or storage piles shall be kept screened by adequate planting or fencing so

as to conceal them from view of neighboring Units and streets. All rubbish, trash or garbage must be deposited in locations in containers on Units approved or provided by the Executive Board. The Executive Board may adopt Rules and Regulations further defining the deposit of rubbish, trash or garbage and other matters related thereto. Without limiting the foregoing, the Executive Board shall have the right to require that the trash collection within the Common Interest Community be performed by one (1) company and that trash collected from all Units by such company be on the same day of each week. In the event the Executive Board so elects, all Unit Owners shall make use of the trash collection service provided or contracted for by the Association or by the City of Evans. This Section 13.4 shall not apply to a contractor during construction of a Dwelling Unit or other improvements within the Common Interest Community. Such contractor may dispose of trash, rubbish, debris and other construction materials either personally or by contracting with a trash collection company.

13.5 Household Pets. No animals, livestock, poultry, venomous reptiles or bees of any kind shall be raised, bred, kept or boarded upon any Unit, except that dogs, cats or other household pets as the same may be defined and determined by the Executive Board may be kept on any portion of the Property, provided the same are not kept, bred or maintained for any commercial purposes. The Executive Board may, in its sole discretion, limit the number, size and weight of household pets which may be kept upon any Unit. However, each Unit Owner shall have the right to keep a minimum of two (2) household pets on any Unit. Household pets shall be subject to any Rules or Regulations adopted by the Executive Board and all governmental ordinances or laws applicable to the Common Interest Community. Each owner of a pet shall be responsible for clean up and removal of such pet's excrement upon the Common Elements and any Unit.

13.6 Pet Runs. No pet runs or other fenced-in areas for the containment of dogs or other pets shall be permitted upon any Unit without the prior written approval of the Architectural Control Committee. In considering whether to approve any such pet run or other fenced-in areas, the Architectural Control Committee shall consider the location, size, concealment, proximity to surrounding structures and adjacent Units, proposed building materials, aesthetic appeal and harmony of exterior design in relation to surrounding structures. Furthermore, no invisible fences or similar restraints shall be installed within or encroach upon any portion of the Common Elements.

13.7 Signage. No signs or advertising of any character shall be erected, placed or permitted to remain within the Common Interest Community unless the Executive Board has given consent to the same in writing. This provision shall not apply to permanent signs identifying the Common Interest Community which are installed by the Declarant as part of the development of the Common Interest Community, nor shall this provision preclude Declarant or its agents, as long as Declarant is the Owner of any Unit within the Common Interest Community, from placing such signs as Declarant deems appropriate, without limitation on size or location, offering the Property or Units of the Property for sale. The Executive Board may adopt Rules and Regulations permitting signs advertising Units for sale at such location and of such character as the Executive Board shall designate, provided that in no event shall individual Unit Owners be entitled to place advertising

signs on the Common Elements, nor shall any such Unit Owner be allowed to use more than one (1) sign to advertise such Owner's Unit for sale.

13.8 Leases. No lease of a Unit shall be for a period of less than six (6) months and every lease shall be in writing. The written lease shall contain provisions requiring that the tenant comply with all provisions of this Declaration, the Articles of Incorporation of the Association, its Bylaws and Rules and Regulations. The Executive Board may require that all leases be submitted to it for approval before the lease will be effective and that all tenants meet with a person designated by the Executive Board to review the requirements of the Declaration, Articles of Incorporation, Bylaws and Rules and Regulations. The Association shall have the power to enforce the provisions of the Declaration, Articles of Incorporation, Bylaws and Rules and Regulations against any tenant regardless of the provisions of a lease. In addition to any fines and Assessments that may be imposed or levied against an Owner and/or his Unit, the Association shall have the power to levy Fines and Assessments against a tenant based on such tenant's actions, the same as it would have against a Unit Owner.

13.9 Storage of Inoperative Vehicles. Inoperative vehicles shall not be stored, parked or permitted to remain upon a Unit, except within a fully enclosed garage or within appropriately screened areas as may be approved by the Architectural Control Committee. For purposes of this provision, any disassembled or partially disassembled car or other vehicle or any car or other vehicle which is not capable of moving under its own propulsion for three (3) consecutive days shall be considered an "inoperative vehicle" subject to the terms of this Section 13.9.

13.10 Repair. No activities such as, but not necessarily limited to, maintenance, repair, rebuilding, dismantling, repainting or servicing of any kind of vehicle, trailer or boat may be performed on any Unit unless performed entirely within a completely enclosed garage attached to such Dwelling Unit. Without limiting the foregoing, no such activity shall be performed upon any of the Common Elements. The foregoing restrictions shall not be deemed to prevent washing and/or polishing of any motor vehicle.

13.11 Parking. No trailers, motor homes, camper units, boats, snowmobiles, all-terrain vehicles, motorcycles or similar recreational vehicles shall be stored or permitted to remain for more than three (3) consecutive days on any Unit (or the streets adjoining any Unit) except within enclosed garages, or within fully screened, fenced areas (for which the vehicle, boat or camper in question shall not exceed the height of the fence), as approved by the Architectural Control Committee. Without limiting the foregoing, the Architectural Control Committee or the Executive Board shall have the power to grant permission to store such vehicles on a Unit under such conditions as such entity shall deem appropriate to protect the rights of other Unit Owners in the Common Interest Community. In addition, no trucks, mobile homes, commercial vehicles, unused vehicles, snowmobiles, all-terrain vehicles or motorcycles shall be kept, placed, stored or maintained upon any Unit or on the Common Elements in such a manner that such vehicle is visible from neighboring Units, the Common Elements or any road. Commercial vehicles engaged in the delivery or pick up of goods or services shall be exempt from the provisions of this section provided that they do not remain within the Common Interest Community in excess of the reasonable period of time



required to perform such commercial function. For purposes of this section, a three-fourths (3/4) ton or smaller vehicle, commonly known as a "pick-up truck" shall not be deemed to be a "truck" or "commercial vehicle." The term "unused vehicle" shall mean and refer to any vehicle which has not been driven under its own propulsion for a period of four (4) days or longer. Furthermore, no Owner shall regularly park on or about a Unit (or on the streets adjoining any Unit) for more than three (3) consecutive days more than one (1) automobile, non-commercial pick-up truck or other vehicle; it being the intent of this provision that Owners shall not regularly park more than one personal passenger vehicle outside the garage on such Owner's Unit.

13.12 Storage. No tanks for the storage of gas, fuel, oil, chemicals or other matter shall be erected, placed or permitted above the surface of any Unit. No service yards, woodpiles or storage areas shall be permitted on any Unit without the approval of the Architectural Control Committee, which may require enclosure or screening, such as privacy fences, landscaping or berming, to conceal such area from the view of neighboring Units. Storage buildings shall not be constructed on any Lot unless approved in advance by the Architectural Control Committee, shall not exceed seven (7) feet in height, shall not exceed dimensions of eight (8) feet X twelve (12) feet, and shall be constructed of the same materials and colors as the Dwelling Unit. No Owner shall construct or place a storage building on Common Elements.

13.13 Radio and Television Antennae or Electrical or Cooling Devices. No exterior television antenna, radio antenna or satellite transmitting or receiving devices shall be placed, allowed or maintained upon any portion of any Dwelling Unit or other structure located upon a Unit or any other portion of the Common Interest Community without the express written consent of the Executive Board or the Architectural Control Committee. In addition, no electronic devices or systems causing unreasonable electrical interference with radio or television receivers located within a Dwelling Unit upon any other Unit shall be placed or maintained on any Unit. Notwithstanding the foregoing, a single satellite dish with horizontal elements not in excess of twenty-one (21) inches in diameter will be allowed on a Unit, provided that the location thereof is approved by the Architectural Control Committee, and the Owner submits a plan to screen or otherwise conceal or minimize the visual impact of the satellite dish to the extent feasible, and such plan is approved by the Architectural Control Committee. No air conditioners or swamp coolers shall be mounted on the exterior of any Unit, unless appropriately screened as approved by the Architectural Control Committee. The Architectural Control Committee may grant relief from the provisions of this Section for good cause shown.

13.14 Nuisances. No obnoxious or offensive activity shall be carried on upon any Unit or the Common Elements, nor shall anything be done thereon which may be, or may become, an annoyance or nuisance to any other Owner. No oil drilling, oil development operations, oil refinery, quarrying or mining operations of any kind shall be permitted upon or in any Unit, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any Unit. No derricks or other structures designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any Unit. Nothing contained herein shall be construed as prohibiting or restricting construction activities by Declarant at any time, seven (7) days per week.

North Point
6th Filing

GREELEY

32nd St

29th Ave

Shady Oaks Dr

Sandy Harbor Dr

Sheltered Harbor Dr

Rock Point Dr

Rock Point Ct

Spring Cove Dr

Swan Point Ct

Swan Point Dr

Chesapeake Bay

Coronado Bay

Mariners Landing Dr

Arbor Gardens Dr

Unnamed St

37th St

Quail St

Dock Dr

Legend



Evans
City Limits



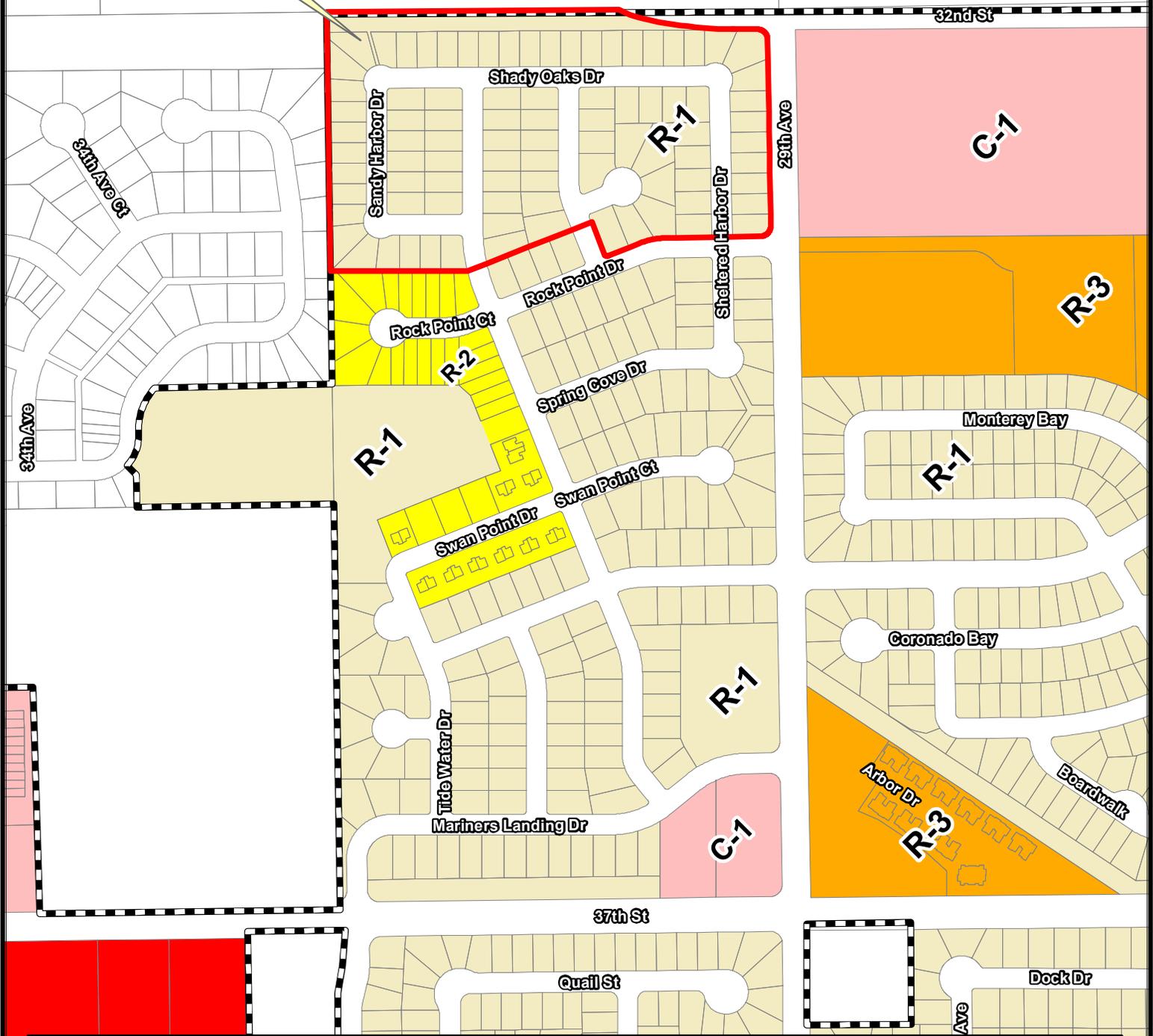
Project Site

Aerial Map
North Point
Subdivision 6th Filing



GREELEY

North Point
6th Filing



Legend



Evans
City Limits



Project Site

Zoning Map
North Point
Subdivision 6th Filing



North Point
6th Filing

GREELEY



Legend



Evans
City Limits



Project Site

Future Land Use Map
North Point
Subdivision 6th Filing



Chapter 19.14

R-1 SINGLE FAMILY RESIDENTIAL DISTRICT

Sections:

- 19.14.010 Intent
- 19.14.020 Permitted uses
- 19.14.030 Special Uses
- 19.14.040 Property development regulations.

19.14.010 Intent. It is the intent of the City of Evans, when establishing the R-1 zone district, to provide a district that is centered around the single-family home neighborhood. The densities and uses required by this chapter are established to enhance the open residential character that is typical to a low density non-business zone district. The allowable nonresidential uses listed here are intended to be harmonious with low density residential living and should support the local neighborhood. (Ord. 005-00: prior code 15.15)

19.14.020 Permitted uses. Permitted use groups in the R-1 district shall be as follows:

- Dwelling, single-family residential;
 - Farming;
 - School;
 - Public service facilities;
 - Accessory building/structure;
 - Accessory use.
- (Ord. 232-03: Ord. 005-00)

19.14.030 Special uses. Uses permitted pursuant to the terms and conditions of a special use permit as required by Chapter 19.44 are as follows:

- Recreational facilities, outdoor extensive;
 - Day care center;
 - Long-term care facility;
 - Group homes;
 - Community facilities.
- (Ord. 005-00)

19.14.040 Property development regulations. Please refer to Table 19-14 for the following requirements: setbacks, lot area, open space, and height regulations. (Ord. 272-04: Ord. 005-00)

Table 19-14. Minimum lot requirements for the R-1 zone district						
FRONT	SIDE	STREET SIDE	REAR	LOT	OPEN SPACE	HEIGHT
25'	5' or 1 foot for each 3' of building ht. or fraction thereof.	15'	20'	2X total floor area, but not <6,000sf	N/A	3 stories or 35' which ever is less

Chapter 19.20

R-3 MULTIFAMILY RESIDENTIAL DISTRICT

Sections:

- 19.20.010 Intent.
- 19.20.020 Permitted uses.
- 19.20.030 Special uses.
- 19.20.040 Property development regulations.

19.20.010 Intent. It is the intent of the City of Evans, when establishing the R-3 zone district, to provide a district that is centered around the multifamily/apartment neighborhood. The regulations required by this chapter are established to enhance the multifamily residential character that is typical to a high density nonbusiness zone districts. The allowable nonresidential uses listed here are intended to be harmonious with high density residential living. (Ord. 005-00, 2000: 15.24)

19.20.020 Permitted use groups. Permitted use groups in the R-3 district shall be as follows:

- Dwelling, single-family;
 - Dwelling, two-family;
 - Dwelling, multifamily;
 - Dwelling, condominium;
 - Dwelling, townhouse;
 - Farming;
 - Group homes;
 - Staff supervised residential facilities;
 - School;
 - Public service facilities;
 - Accessory building/structure;
 - Accessory use.
- (Ord. 232-03, 2003: Ord. 005-00, 2000)

19.20.030 Special uses. Uses permitted pursuant to the terms and conditions of a special use permit as required by Chapter 19.44 are as follows:

- Recreational facilities, outdoor extensive;
 - Day care center;
 - Long-term care facility;
 - Congregate residence;
 - Community facilities;
 - Telecommunication facilities.
- (Ord. 005-00, 2000)

19.20.040 Property development regulations. Please refer to Table 19-20 for the following requirements: setbacks, lot area, open space, and height regulations. (Ord. 005-00, 2000)

Table 19-20. Minimum lot requirements for the R-3 zone district						
FRONT	SIDE	STREET SIDE	REAR	LOT	OPEN SPACE	HEIGHT
25'	5'; 1 foot for each 3' of building ht. or fraction thereof.	15'	20'	2X total floor area, but not <6,000sf	45%	In accordance with the IBC

Chapter 19.60

ZONING AMENDMENTS

Sections:

- 19.60.010 Initiation.
- 19.60.020 Information Required for Filing.
- 19.60.030 Review and Public Hearing--Planning Commission duties.
- 19.60.040 Review and Public Hearing--City Council powers.
- 19.60.050 Notice Requirements.
- 19.60.060 Fees for Zoning Map Amendments.
- 19.60.070 Establishing City Zoning for Newly Annexed Property.
- 19.60.080 Criteria for Approval of Zoning Amendments.

19.60.010 Initiation. Amendments to the Official Zoning Map of the City of Evans may be initiated by:

- A. Planning Commission;
- B. City Council;
- C. City Manager; or
- D. any owners of land in the City of Evans who wish to have the zoning of land they own changed. (Ord. 330-05; Ord. 015-00)

19.60.020 Information Required for Filing. A landowner wishing to have the zoning designation of his/her land changed shall file an application for amendment to the Official Zoning Map with the Director of Public Works/Planning on such forms as prescribed by the City Council. Such application shall include the following information:

- A. Name and address of all owners of the land proposed to be rezoned.
- B. Name and address of all owners of severed mineral rights of the land proposed to be rezoned.
- C. A statement explaining why the property should be reclassified, or why the zoning district boundaries should be changed.
- D. A legal description of each requested change.
- E. Application form, including signatures of all owners of record of all property proposed to be rezoned or, if the property is subject to a contract for sale and purchase, by all contract purchasers. If the land is owned by a legal business entity, the application must be signed by an authorized representative of the business entity, and evidence of authorization to sign for the business entity must be included with the application.
- F. Evidence of ownership and contract for sale and purchase, if applicable.
- G. Such additional information as may be required by the City in order to ensure a complete and comprehensive review of the proposed zoning amendment.
- H. If the requested zoning includes Planned Unit Development (PUD) zoning, the application shall include the requirements of Chapter 18.28 of the Evans Municipal Code.
(Ord. 330-05; Ord. 015-00)

19.60.030 Review and Public Hearing – Planning Commission Duties.

The Planning Commission shall review all requests for amending the Official Zoning Map in the following manner:

- A. Upon receipt of a completed application for zoning change, the Planning Commission shall hold a public hearing within 30 days. The Planning Commission may continue the hearing beyond 30 days if circumstances warrant such continuation.

B. The Planning Commission shall make recommendation regarding the zoning change to the City Council. (Ord. 330-05: Ord. 015-00)

19.60.040 Review and Public Hearing – City Council Powers. The City Council shall review all zoning requests for amending the Official Zoning Map in the following manner.

A. After the Planning Commission makes a recommendation on the request to the City Council, the City Council shall hold a public hearing. Such public hearing shall be held within 30 days of the Planning Commission’s recommendation regarding the zoning change. Such public hearing may be held at regularly scheduled Council meeting or at a special meeting as approved by the City Council. The Planning Commission’s recommendations shall be made part of the Council records of the public hearing. The City Council may continue the hearing beyond 30 days if circumstances warrant such continuation.

B. The City Council shall approve or disapprove the zoning request. Approval of the zoning request shall be made by ordinance. Denial of the zoning request shall be made by resolution setting out the reasons relied upon for denying the zoning change.

C. Five affirmative votes of the members of City Council shall be required to overrule the recommendations of the Planning Commission.

(Ord. 330-05: Ord. 015-00)

19.60.050 Notice Requirements. The public hearings before the Planning Commission and the City Council required by this chapter shall be held only after public notice has been given in accordance with Chapter 19.64 of the Evans Municipal Code. (Ord. 330-05: Ord. 015-00)

19.60.060 Fees for Zoning Map Amendments. Each application for amending the Official Zoning Map shall be accompanied at the time of the filing by a fee as established by City Council by resolution. Additionally, the City Clerk shall invoice the applicant for the cost of publication of notice, postage of mailed notices, and recording fees. The ordinance approving a requested zoning amendment shall be recorded with the County Clerk and Recorder’s office upon receipt of such payment. (Ord. 330-05: Ord. 015-00)

19.60.070 Establishing City zoning for Newly Annexed Property. The City Council, following a recommendation by the Planning Commission, shall establish City zoning for property annexed to the City of Evans within 90 days of the effective date of such annexation in accordance with the procedures of this chapter. (Ord. 330-05)

19.60.080 Criteria for Approval of Zoning Amendments. Zoning amendments shall be approved only if the proposed zoning is in substantial conformance with the Evans Comprehensive Plan or there exists substantial reasoning for amending the Comprehensive Plan. (Ord. 330-05)



City of
Evans, Colorado

MINUTES
EVANS PLANNING COMMISSION
Regular Meeting
March 12, 2013 – 7:00 p.m.

CALL TO ORDER

Chairperson Bisel called the meeting to order at 7:04 p.m.

ROLL CALL

Present: Chairperson Bisel, Commissioner Grigson, Commissioner Numoto,
Commissioner Phillips III

Absent: Commissioner Brothe

APPROVAL OF MINUTES

Commissioner Phillips motioned, seconded by Commissioner Numoto to approve the February 12, 2013, Minutes as presented. Motion passed with all voting in favor thereof.

APPROVAL OF AGENDA

The Agenda was approved unanimously with no changes.

AGENDA ITEMS

- A. Public Hearing – Zoning Amendment – Vicinity: The vacant land located at the northern termini of North Point Drive; Kingfisher Cove Drive and Sheltered Harbor Drive, Evans, Colorado - North Point 6th Subdivision**

PRESENTED BY: N. Zach Ratkai, Building and Development Manager

ACTION: Recommendation to City Council

CITY COUNCIL DATE: Tuesday, April 2, 2013

BACKGROUND INFORMATION		
Location:		The vacant land located at the northern termini of North Point Drive; Kingfisher Cove Drive and Sheltered Harbor Drive
Applicants:		Front Range Land Resources
Existing Land Use:		Vacant
Proposed Land Use:		None at this time.
Surrounding Land Use:	North	City of Greeley
	South	R-1 (North Point) and R-2 (North Point)
	East	C-1 (Sam's Club)
	West	City of Greeley
Existing Zoning:		R-1 (Single Family)
Proposed Zoning:		R-3 (Multi Family Residential)
Surrounding Zoning:	North	Commercial (Greeley)
	South	R-1 and R-2
	East	C-1
	West	Residential (Greeley)
Future Land Use		Urban Residential

PROJECT DESCRIPTION: A request to rezone approximately 20 acres, located at the northern termini of North Point Drive; Kingfisher Cove Drive and Sheltered Harbor Drive from its current zoning of R-1 (Single Family Residential) to the R-3 (Multi Family Residential) zone district. The property is currently platted for single family residential. There is no subdivision application associated with this plat.

At this time ONLY the request for a rezone will be discussed, site planning and replatting will take place after any zoning is approved and will go through the appropriate processes. Therefore there is no conceptual development plan submitted with this application.

RECOMMENDATION: Recommend approval to City Council

ANALYSIS:

1. Background:

A request has been submitted from Front Range Land Resources, property owner, for a zoning amendment on the property located at the northern termini of North Point Drive; Kingfisher Cove Drive and Sheltered Harbor Drive and encompassing Shelter Cove Drive, Shady Oaks Drive, Sandy Harbor Drive, North Point Drive, Kingfisher Cove Drive, Kingfisher Cove Court and Sheltered Harbor Drive. Please refer to the attached site plan as submitted by the applicant as well as the vicinity maps.

Current Zoning
Requested Zoning

R-1 Single Family Residential
R-3 Multi-Family Residential

The site is approximately 20 acres and would be rezoned entirely from R-1 to R-3. The applicant has stated in his letter, which is attached, that he is requesting the rezoning due to and assessment of the highest and best use of the property.

The R-1 District was established to “provide a district that preserves the rural openness that defines the identity of the area. The densities and uses required by this chapter are established to enhance the agricultural and open residential character. The allowable nonresidential uses listed here are intended to be harmonious with agricultural uses and low density residential living and should support the local district.”

The R-3 District was established to “provide a district that is centered around the multifamily/apartment neighborhood. The regulations required by this chapter are established to enhance the multifamily residential character that is typical to a high density nonbusiness zone districts. The allowable nonresidential uses listed here are intended to be harmonious with high density residential living.”

Comprehensive Plan Information

From the Comprehensive Plan: *“The Comprehensive Plan is the City of Evans’ model for development and maintenance of a healthy and prosperous environment for its citizens to live, work and play. This Plan offers guidelines for the harmonious evolution of the City, which, in turn will lead to a strong community identity that is “uniquely Evans.” This unique identity is the focus of a City that has the benefits of being part of a large metropolitan area with the quiet, peaceful character of a small community. As growth occurs, the Comprehensive Plan will be used to ensure that development contributes to the well-being of the City and does not place undue hardships on the City’s citizens or services.”*

The future land use map shows this site, and the surrounding area, as Urban Residential which is defined in the Comprehensive Plan as:

Urban Residential Neighborhood

Characteristics: Urban Residential Neighborhood areas primarily contain residential development with a variety of housing types, combined with non-residential land uses that are complementary and supportive, such as neighborhood-scale shopping centers and employment areas. Urban Residential Neighborhoods on the Future Land Use Plan map include existing low and medium density residential zones in the City. All urban neighborhoods should have direct access to a full range of urban facilities and services including roads, sidewalks and bicycle paths, water and sanitary sewer, fire and police protection, parks, and schools.

Land Uses: Primarily single-family detached and attached residential. Neighborhoods are encouraged to include a mix of uses including multifamily residential, neighborhood-scale commercial and employment uses (determined by location criteria), and public and civic uses.

Average Density: Average density is approximately 4 units per acre.

Location: Urban Residential Neighborhoods typically should be close to major arterials and transit systems and bounded by major streets with a direct connection to work, shopping, and leisure activities. Neighborhoods should be internally served by a system of collector and local streets, as well as sidewalks and pedestrian and bicycle pathways.

Design Criteria: Each neighborhood should contain a “Neighborhood Center” as a focal point that includes local-serving public and institutional uses, including but not limited to schools, daycare facilities, community centers, places of worship, parks, and open space. Urban residential neighborhoods should include a 25 percent open space set aside which may include parks, trails, and open space that is usable and accessible to the neighborhood.

Changing the zoning of the property also furthers several of the goals of the Comprehensive Plan. Goal 6 states, “Evans will promote the development of stable, safe, attractive residential neighborhoods and will ensure that new development and infill is compatible with existing neighborhoods.” Goal 7 states, “Evans will enhance its community identity by improving the appearance and design of its streets and other elements in the public realm, as well as improving the quality of design of new development and redevelopment projects.” Improving the area also furthers Goal 5 which is related to economic development.

2. Section 19.60.080 of the Evans Municipal Code:

The following criteria of approval for zoning amendments are listed in Section 19.60.080:

19.60.080 Criteria for Approval of Zoning Amendments. Zoning amendments shall be approved only if the proposed zoning is in substantial conformance with the Evans Comprehensive Plan or there exists substantial reasoning for amending the Comprehensive Plan.

The current zoning of R-1 would allow the following uses:

19.14.020 Permitted uses. Permitted use groups in the R-1 district shall be as follows:

- Dwelling, single-family residential;
- Farming;
- School;
- Public service facilities;
- Accessory building/structure;
- Accessory use.

19.14.030 Special uses. Uses permitted pursuant to the terms and conditions of a special use permit as required by Chapter 19.44 are as follows:

- Recreational facilities, outdoor extensive;
- Day care center;
- Long-term care facility;
- Group homes;
- Community facilities.

The change to the requested zoning of R-3 would allow the following uses:

19.20.020 Permitted use groups. Permitted use groups in the R-3 district shall be as follows:

- Dwelling, single-family;
 - Dwelling, two-family;
 - Dwelling, multifamily;
 - Dwelling, condominium;
 - Dwelling, townhouse;
 - Farming;
 - Group homes;
 - Staff supervised residential facilities;
 - School;
 - Public service facilities;
 - Accessory building/structure;
 - Accessory use.
- (Ord. 232-03, 2003: Ord. 005-00, 2000)

19.20.030 Special uses. Uses permitted pursuant to the terms and conditions of a special use permit as required by Chapter 19.44 are as follows:

- Recreational facilities, outdoor extensive;
- Day care center;
- Long-term care facility;
- Congregate residence;
- Community facilities;
- Telecommunication facilities.

3) Issues

Compatibility will be a key factor in this area. With the Commercial area directly to the east, the apartments to the southeast and the single family residential to the west and south, the City needs to ensure compatibility of the land uses. It would be an appropriate practice to decrease the intensity of the land uses from the Sam's Club on 23rd Avenue (meaning the most intense land use – commercial – would be located closest to 23rd Avenue, then the next less intense as you head west and so on). In addition, this area is located at the extreme northern end of the North Point overall subdivision and can provide a buffer between the already existing single-family homes and potential development in the parcels to the north, which is within the Greeley city limits.

With that type of land use planning, it would be a best practice to have multi-family housing as a “buffer” between the commercial uses and the single family residential land uses.

Additionally, staff agrees with the applicant regarding the best and highest use of the land as multi-family residential. With the current number of platted yet vacant single family lots in Evans, it is clear the housing market is saturated with single family residential opportunities. The multi-family housing market is under served, with very low vacancy rates in the existing multi-family currently in use.

Notice of this public hearing was provided in accordance with Chapter 19.64 of the Municipal Code.

FINDINGS OF FACT AND CONCLUSIONS

After reviewing the North Point 6th Subdivision Rezone, a request to rezone the property from R-1, (Single Family Residential) to R-3, (Multi Family Residential), the following findings of fact and conclusions have been determined:

1. The requested zone is consistent with the goals and policies of the Comprehensive Plan.
2. The review criteria in Section 19, Section 60.080 of the Evans Municipal Code have been appropriately and sufficiently met.

STAFF RECOMMENDATION:

Zach Ratkai, Building & Development Manager presented the staff report and recommend that the Planning Commission forward a recommendation of approval of the requested R-3 zone, to the City Council with the findings and conclusions listed above.

Chairperson Bisel opened the Public Hearing and asked if there was anyone in attendance that would like to come and speak in favor of the Agenda item.

Bud Carson, 1609 Pearson Ct, Ft. Collins, CO, owner of the project approached the podium. Mr. Carson did not have a formal presentation, but asked the Commission to approve it because he feels it would create a better economy and bring more people to live in Evans.

Chairperson Bisel then asked if there was anyone in attendance that would like to come and speak in opposition.

Clifford Deibel, Jr, 3001 Rock Point Dr., Evans, CO, President of the North Point Home Owners Association Board of Directors, addressed the Planning Commission asking the zoning change be denied. Mr. Deibel feels that having multi-family availability in that area may decrease the value of the homes. He not only feels that it affects the present residents and future residents, but the City as a whole. North Point HOA is looking to upgrade the aesthetics of the area and have already removed the large cottonwood trees to do so. In the near future North Point HOA will be adding a new fence and other landscaping. Mr. Deibel asked the Commission to consider the negative effects that the new zoning will create. He presented the Commission with a packet of papers containing letters and the buyer covenants.

Next, resident Billy Jack, of 2913 Anchor Dr., Evans, CO, has lived in North Point for 13 years. Mr. Jack indicated North Point has improved over the years and crime rate has gone down. He believes that approval would increase traffic and there is more chance of crime. He asked the Commission to deny recommendation to keep his neighborhood beautiful.

Commissioner Phillips was asking about how much leverage HOA has on the land. Zach Ratkai said he would have to seek the City Attorney's advice on how that would work. Chairperson Bisel closed the Public Hearing.

Commissioner Phillips concern is there is no concrete plans and that it is hard to approve it with no real plans. He indicated he could see how it could affect the area negatively.

Sheryl Trent, City of Evans Economic & Community Development Director, said City Council has the final say about land use. She suggested to the Planning Commission that they could continue the Public Hearing until legal council is sought, but City Council would still make the determination at the April 2nd meeting.

The Commission chose not to continue.

RECOMMENDED PLANNING COMMISSION MOTION:

Commissioner Phillips motioned, "Mr. Chairman, on the issue of the North Point 6th Subdivision Rezone, I move that the Planning Commission forward a recommendation of approval of the requested Zoning Amendment from R-1 to R-3, conditioned on it meeting legal requirements, because it meets the criteria to be in substantial conformance with the Evans Comprehensive Plan." Commissioner Numoto seconded, with all voting in favor thereof.

AUDIENCE PARTICIPATION:

There was not any audience participation.

GENERAL DISCUSSION:

There was no presentation made by staff.

Chairperson Bisel asked about temporary signs at 37th & State St. located by the phone pole. Mr. Ratkai stated he would drive by that area and correct the situation.

There was discussion about the new Library and Cultural Center that will begin building around June or July and finish in about a year.

ADJOURNMENT:

Chairperson adjourned the meeting at 7:30 p.m.

Front Range Land Resources
297 Jackson St.
Denver, Co. 80206
303-629-0199

Sheryl Trent
Community and Economic Development Director
City of Evans

2-7-13

RE: North Point 6th Filing

Dear Ms. Trent,

Front Range Land Resources, Inc is the sole owner of the subject property.

I'm requesting that the 20+- Acres known as North Point 6th Filing Zoning Be changed to R3. The Highest and best use for the property may be a Multi Family type product or a mix of residential. There are no immediate construction plans , but we will be working on conceptual plans during the re-zone process.

All of the items on the checklist are attached.

We are the mineral owner and have an existing lease with Kerr-Mcgee who operates Gas and liquids production from directional drilling from a Pad located offsite to the north. There are no oil or Gas wells located on the subject property nor will there be in the future. I can provide you with the lease upon request.

Thank you form beginning the re-zone process and I'm looking forward to working with you.

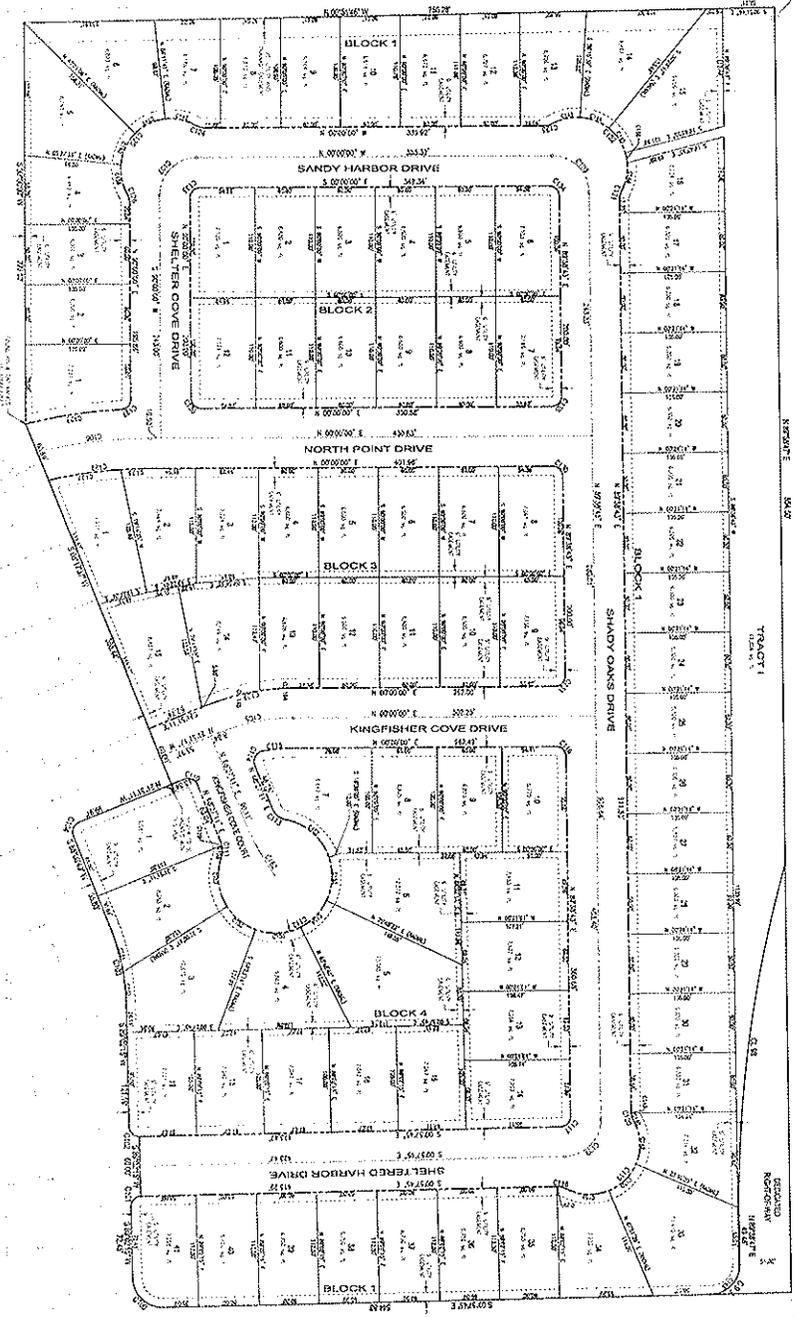
Thank you,



Mike Tilley
President,
Front Range Land Resources, Inc.



A PLAT OF
NORTH POINT SUBDIVISION SIXTH FILING
 BEING A REPLAT OF TRACT 9 NORTH POINT SUBDIVISION FIRST FILING AND TRACT A NORTH
 POINT SUBDIVISION FILING NO. 2, LOCATED IN THE EAST HALF OF THE SOUTHWEST QUARTER OF
 SECTION 24, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF EVANS, COUNTY OF
 WELD, STATE OF COLORADO



Sheet
 2 / 2
 of 2

PLAT OF
**NORTH POINT SUBDIVISION
 SIXTH FILING**

SCALE:
 1" = 50'
 1/4" = 12.5'
 1/8" = 6.25'

N **NORTHERN
 ENGINEERING
 SERVICES, INC.**
 400 SOUTH MAIN STREET, SUITE 100, FORT COCKERMAN, CO 80504
 PHONE (303) 555-1111 FAX (303) 555-1112

No.	REVISION	By	Date



ONE REPORT

To: TRADEWIND REAL ESTATE LLC

Date Ordered: 01-10-2013 ✓

Attn: MICHAEL TILLEY

Order Number 459464

Fax:

Phone: 303-629-0199

Address: ALL OF NORTH POINT SUB 6TH EVANS, CO
00000

County: WELD

LEGAL DESCRIPTION

ALL OF NORTH POINT SUBDIVISION SIXTH FILING, EXCEPT THE STREETS DEDICATED ON SAID PLAT, COUNTY OF WELD, STATE OF COLORADO

OWNERSHIP & ENCUMBRANCES

Certification Date: 12-28-2012

OWNERSHIP: FRONT RANGE LAND AND RESOURCES INC

<u>Doc Type</u>	<u>Doc Fee</u>	<u>Date</u>	<u>Reference#</u>
QUIT CLAIM DEED	NA	10-18-2006	3428161
WARRANTY DEED	\$100.00	12-03-2004	3240800

ENCUMBRANCES AND OTHER DOCUMENTS

<u>Item</u>	<u>Payable To</u>	<u>Amount</u>	<u>Date</u>	<u>Reference#</u>
DEED OF TRUST	NORTH POINT EVANS DEVL LLC	\$1,000,000.00	12-03-04	3240802

Cust Ref#

By: HEIDI CRUE
Land Title
Property Resource Specialist
Email: hcrue@ltgc.com
Phone: 970-282-3649
Fax: 970-282-3652

This ONE REPORT is based on a limited search of the county real property records and is intended for informational purposes only. The ONE REPORT does not constitute any form of warranty or guarantee of title or title insurance, and should not be used by the recipient of the ONE REPORT as the basis for making any legal, investment or business decisions. The recipient of the ONE REPORT should consult legal, tax and other advisors before making any such decisions. The liability of Land Title Guarantee Company is strictly limited to (1) the recipient of the ONE REPORT, and no other person, and (2) the amount paid for the ONE REPORT.



Prepared For:
TRADEWIND REAL ESTATE LLC
MICHAEL TILLEY

Reference: ALL OF NORTH POINT SUB 6TH EVANS, CO
00000

Attached are the additional documents you requested:

Doc Type

Recorded

Reception#/BookPage

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Land Title
Property Resource Specialist
Email: hcrue@ltgc.com
Phone: 970-282-3649
Fax: 970-282-3652

ADD.DOCS 459464

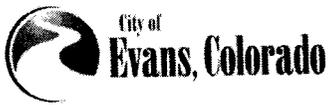
OWNER'S DEDICATION AND APPROVAL

Know all men by these presents that North Point Evans Development, LLC, being the owner, mortgage or lienholder of certain land in the City of Evans, Weld County, Colorado, described as follows:

A parcel of land being the East Half of the Southwest Quarter (E1/2 SW1/4) of Section Twenty-four (24), Township Five North (T.5N.), Range Sixty-six West (R.66W.) of Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

BEING A REPLAT OF TRACT G NORTH POINT SUBDIVISION FIRST FILING AND TRACT A, NORTHPOINT SUBDIVISION FILING NO. 2

Said described parcel of land contains 20.188 Acres, more or less (\pm) and is subject to any rights-of-way or other easements as granted or reserved by instruments of record or as now existing on said described parcel of land. Have by these presents do hereby lay out, plat and subdivided the same into lots and blocks, as shown on this plat, under the name and style of, NORTH POINT SUBDIVISION FILING NO. 1 and do hereby dedicate to the public all ways and other public rights-of-way and easements for purpose shown hereon.



**Land Use Application
Zoning Amendments**

Staff Use Only Fee Paid: _____ \$205 plus \$25 for property list Intake Date: _____

Owner Name: Front Range Land Resources Telephone: 303 629 0199 Email: miketilley@gmail.com

Address: 297 Jackson St. Denver, CO. 80206

Applicant Name: Front Range Land Resources Telephone: _____ Email: _____

Address: Same

Property Address: North Point 6th Filing

Project Name: _____ Acres: 20[±] Proposed Zoning: R3

All Zoning Amendments shall comply with the requirements of Chapter 19.60 of the City of Evans Municipal Code and all applicable regulations and standards regarding design. Criteria for approval can be found in Section 19.60.080.

SUBMITTAL CHECKLIST

The following items will need submitted for review of a Zoning Amendment Application.
It is recommended that the applicant speak with a City representative prior to submittal of the application.

Applicant Initials	Submittal	City Staff Initial if Complete
MT	Zoning Amendment Fee \$205	
MT	City provides 500' list Fee \$25	
✓ MT	Title information including mineral owners.	
✓ MT	Letter of intent stating reasons for zoning amendment and time schedule for construction or development	
MT	Zoning amendment map (aerial and other)	
MT	Name and address of all owners of the land proposed to be rezoned.	
No MT	Name and address of all owners of severed mineral rights of the land proposed to be rezoned.	
MT	A statement explaining why the property should be reclassified, or why the zoning district boundaries should be changed.	
MT	A legal description of each requested change, on separate documents.	
MT	Evidence of ownership and contract for sale and purchase, if applicable.	
	Such additional information as may be required by the City in order to ensure a complete and comprehensive review of the proposed zoning amendment.	
	If the requested zoning includes Planned Unit Development (PUD) zoning, the application shall include the requirements of Chapter 18.28 of the Evans Municipal Code.	
MT	An electronic copy of all submitted documents	
	Mylars submitted to City for signature after final City Council approval	
	Mylars recorded by applicant (or fee paid to City to record mylars)	

I certify that to the best of my knowledge this Zoning Amendment Application meets all of the criteria listed above and all the appropriate documentation has been submitted as requested:

MM Emmy, president
Land Owner(s) Signature
Required to be Signed by ALL landowners

2/8/13
Date

Applicant Signature

Date

For City Staff Use Only

Date Submitted:

Date Reviewed:

Reviewer Name: _____

Corrections Needed? Yes No

Date Returned as Incomplete to Applicant and Owner:

Date Accepted as Complete:

Planning Commission Date (within 30 days of completed application):

City Council Date:

Additional Comments:

Formal comments will be found in the L:drive under Community Development/Zoning Amendment/ (name of application)

Front Range Land Resources
297 Jackson St.
Denver, Co. 80206
303-629-0199

Sheryl Trent
Community and Economic Development Director
City of Evans

2-7-13

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Thank you form beginning the re-zone process and I'm looking forward to working with you.

Thank you,



Mike Tilley
President,
Front Range Land Resources, Inc.



ONE REPORT

To: TRADEWIND REAL ESTATE LLC

Date Ordered: 01-10-2013

Attn: MICHAEL TILLEY

Order Number 459464

Fax:

Phone: 303-629-0199

Address: ALL OF NORTH POINT SUB 6TH EVANS, CO
00000

County: WELD

LEGAL DESCRIPTION

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Certification Date: 12-28-2012

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<u>Doc Type</u>	<u>Doc Fee</u>	<u>Date</u>	<u>Reference#</u>
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By: HEIDI CRUE
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Prepared For:
TRADEWIND REAL ESTATE LLC
MICHAEL TILLEY

Reference: ALL OF NORTH POINT SUB 6TH EVANS, CO
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Doc Type

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ADD.DOCS 459464

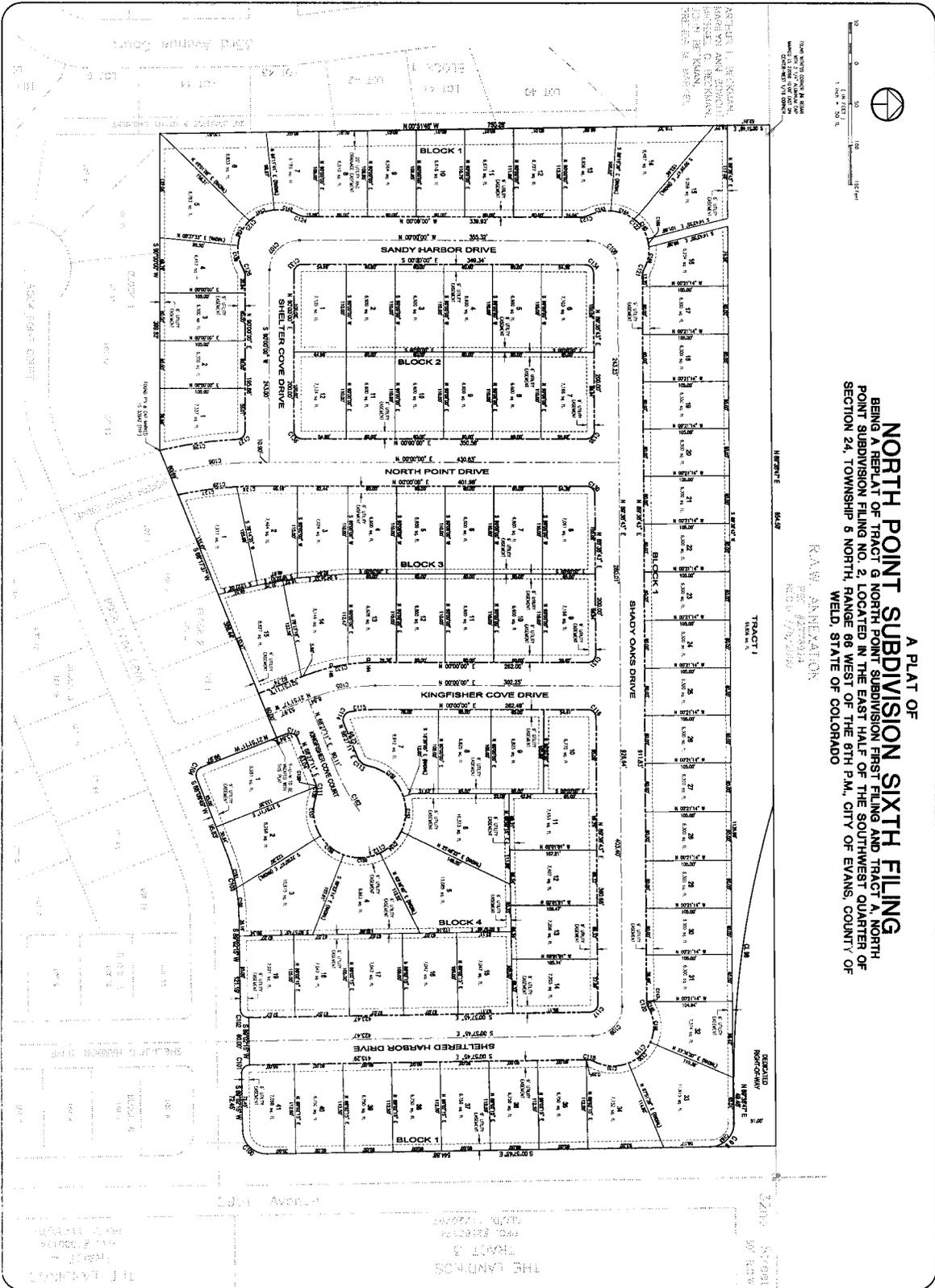
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**A PLAT OF
NORTH POINT SUBDIVISION SIXTH FILING
BEING A REPLAT OF TRACT 6 NORTH POINT SUBDIVISION FIRST FILING AND TRACT A, NORTH
POINT SUBDIVISION FILING NO. 2, LOCATED IN THE EAST HALF OF THE SOUTHWEST QUARTER OF
SECTION 24, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF EVANS, COUNTY OF
WELD, STATE OF COLORADO**

RAW ANNEXATION
PER 17/2004
REC'D 7/2/04

SHEET 2 OF 2	PLAT OF NORTH POINT SUBDIVISION SIXTH FILING	PROJECT: 01-0000 DRAWN BY: E.S.G. CHECKED BY: C.C.T.	DATE: 4/26/04 SCALE: 1" = 40' REVIEWED BY: D.S.C.	NORTHERN ENGINEERING SERVICES, INC. <small>426 West 10th Street, Suite 100, Fort Collins, Colorado 80501 Phone: 970-221-1188, Fax: 970-221-1184</small>	No. _____ Revision: _____ By: _____ Date: _____
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COUNCIL COMMUNICATION

DATE: April 2, 2013

AGENDA NO. 8.B

SUBJECT: 2013 Budget 1st Revision - Ordinance No. 558-13 – Amending Ordinance No. 542-12 and Appropriating Sum of Revenues and Fund Balances for the Amended 2013 City of Evans Budget (1st Rd)

PRESENTED BY: Jessica Gonifas, CPA, Finance Director

AGENDA ITEM DESCRIPTION:

The City Council approves specific items during the year which require an amendment to the adopted budget as required by the City of Evans Charter (Section 7.3 & 8.6). In this case, the revenues, expenditures (or expenses in enterprise funds) and transfers have been previously approved by the City Council. Staff action is usually taken on these items immediately following Council direction. Budget revisions are scheduled at quarterly intervals throughout the year in order to facilitate a flexible and accurate City budget.

Ordinance No. 558-13 is the first revision to the 2013 Operating and Capital Budget. The original 2013 Budget was approved by Ordinance No. 542-12 on October 23rd 2012.

FINANCIAL SUMMARY:

The Budget Ordinance heading summarizes the changes to revenues, expenditures, and transfers by fund. Some of the items have been previously approved by the City Council, those items requiring additional explanation will be described below. Attachment “A” identifies the details of each council action and Attachment “B” identifies the net impact on the revised budget. The following descriptions are listed in the same order as the funds on Attachment “A” and include the items which were not approved as a preliminary budget revision during the quarter.

The General Fund includes an increase in revenue related to sales taxes. Based on the results of collections for 2012, a conservative increase in the budget for 2013 is prudent. This increase is allocated in items 1.1, 1.7, and 1.9 and represents an increase in the long term base projections. Item 1.1 includes an increase in expenditures related to the administrative services reorganization in early 2013. This includes salary and training. Item 1.2 is a total of carry forward items related to saving in

the 2012 budget. All of these items related to a specific project(s) which were appropriated in the 2012 budget, but were not finished in the fiscal year. Since appropriations lapse, the budget for these items needs to be appropriated (carried forward) in 2013. The total includes the preliminary budget revision approved by City Council for \$261,398 related to economic development projects. Item 1.3 represents an increase in budget for employee tuition reimbursement. Item 1.4 is the transfer from the City to the Evans Redevelopment Agency (ERA) necessary to fund the ERA's 2013 budget. Item 1.5 is an increase in budget using prior year traffic calming surcharge revenue for the e-ticketing program in the police and courts departments. Item 1.6 represents an increase in insurance proceeds and expenditures for a replacement police vehicle. Item 1.7 is an increase in expenditures for the police department related to unanticipated Youth and Family Service contract increases. Item 1.8 is recognition of revenue and expenditures for a grant also in the police department. Item 1.10 includes the transfer from the General Fund to the GO Debt fund to retire the debt in December 2013. Item 1.11 represents the transfer from the Emergency Contingency fund into the General Fund for excess fund balance in relation to the \$1m cap put on that fund by the citizens in the November 2012 general election. Item 1.12 is a transfer from the Cemetery Endowment Fund related to 2012 excess fund balance and projected increases in 2013 revenue in that fund. Items 1.14 – 1.21 are recommended for funding from the Finance Committee based on the one – time list priorities identified by the management team. The revenue source for all items is excess 2012 fund balance. Item 1.29 is an increase in expenditures for the current year related to salaries. Item 1.38 represents the increase in revenue to the General Fund for the share of expenditures that relate to providing administrative services to the enterprise funds.

The Emergency Contingency Fund includes a transfer out to the General Fund related to the excess fund balance due to the \$1m cap put on that fund by the citizens in the November 2012 general election.

The Street Impact Fund includes a 2012 carry forward project for improvements to St. Vrain and 37th Street.

The Park Impact Fund includes a 2012 carry forward project for skate park improvements and a transfer to the Conservation Trust Fund for reimbursement of expenditures related to a grant.

The Conservation Trust Fund includes two 2012 carry forward projects, one for skate park improvements and the other from signage at the new Tuscany parks. It also includes a transfer in for the reimbursement from the Park Impact Fund.

The Capital Improvement – Streets Fund includes expenditures for 2012 capital project carry forwards as follows: US 85 Control Access @ 31st Street, US 85 Control Access @ 37st Street, Evans Ditch bike path improvements, 37th Street & 23rd Ave Bike Path improvements, and street lighting. Also included, is anticipated grant revenue from the North Front Range MPO.

The GO Debt fund includes revenue for the transfer in from the General Fund and expenditures for the early retirement of the GO Debt in December.

The Water Fund includes: a 2012 capital project carry forward for the Flume Drop Structure, system development fees due to the City of Greeley for 2012 water treatment, a reduction in operating expenses and some capital projects (in order to fund Greeley system development charges) and an increase in the overhead transfer to the General Fund for the share of expenditures that relate to providing administrative services to the Water Fund.

The Waste Water Fund includes expenses related 2012 capital project carry forwards as detailed in the long range plan and an increase in the overhead transfer to the General Fund for the share of expenditures that relate to providing administrative services to the Waste Water Fund.

The Storm Drainage Fund includes expenses related to 2012 capital project carry forwards as detailed in the long range plan and an increase in the overhead transfer to the General Fund for the share of expenditures that relate to providing administrative services to the Storm Drainage Fund.

The Cemetery Endowment Fund includes revenue related to increased oil and gas royalties and a corresponding increase in expenditures for the transfer to the General Fund.

The Evans Volunteer Pension Fund includes expenditures for the transfer to the Evans Fire Protection District in accordance with the service plan.

The Finance Committee reviewed the proposed budget revision at their last meeting and did not recommend any changes.

Attachment "A" identifies the detailed changes for the proposed revisions to the 2013 Budget. The details are also summarized in the heading of the appropriation ordinance.

Attachment "B" includes the Beginning Balance by Fund based on preliminary audited balances. Final audited balances will be presented by our external auditors by the end of April. The preliminary audited 2012 ending balance of all funds of \$13,963,943 is higher than the 2013 adopted budget projection (including the impact of the final budget revision of 2012) of \$8,830,235. The majority of the difference is in the General Fund (+\$1,497,869), Waterworks Fund (+\$1,243,744), Wastewater Fund (+\$977,572), and the Storm Drainage Fund (+\$615,655). The General Fund variance was due to higher than projected revenues and budget savings. The Waterworks, Wastewater, and Storm Drainage Funds budgeted for capital projects in 2012 which were not completed and are being carried forward to 2013.

Details of all financial items are available for Council or Citizens upon request from the Finance Department by contacting Jessica Gonifas at 970-475-1106 or jgonifas@ci.evans.co.us.

RECOMMENDATION:

Staff recommends approval of the ordinance.

SUGGESTED MOTIONS:

I move to approve Ordinance No. 558-13 on first reading.

I move to deny approval of Ordinance No. 558-13 on first reading.

CITY OF EVANS, COLORADO

ORDINANCE NO. 558-13

AN ORDINANCE AMENDING THE 2013 BUDGET; INCREASING GENERAL FUND REVENUES BY \$330,586, INCREASING GENERAL FUND TRANSFERS IN BY \$1,262,349, APPROPRIATING GENERAL FUND EXPENDITURES OF \$977,761, INCREASING GENERAL FUND TRANSFERS OUT BY \$1,820,000, INCREASING TRANSFERS OUT OF THE EMERGENCY CONTINGENCY FUND BY \$1,222,669, APPROPRIATING STREET IMPACT FUND EXPENDITURES OF \$172,000, APPROPRIATING PARK IMPACT FUND EXPENDITURES OF \$26,000, INCREASING PARK IMPACT FUND TRANSFERS OUT BY \$50,000, INCREASING CONSERVATION TRUST FUND TRANSFERS IN BY \$50,000, APPROPRIATING CONSERVATION TRUST FUND EXPENDITURES OF \$10,000, INCREASING CIP STREETS FUND REVENUES BY \$224,769, APPROPRIATING CIP STREETS FUND EXPENDITURES OF \$317,000, INCREASING GENERAL OBLIGATION DEBT FUND TRANSFERS IN BY \$900,000, APPROPRIATING GENERAL OBLIGATION DEBT FUND EXPENDITURES OF \$1,405,000, INCREASING WATER FUND REVENUES BY \$278,500, INCREASING WATER FUND TRANSFERS OUT BY \$20,059, APPROPRIATING WATER FUND EXPENSES OF \$916,428, INCREASING WASTE WATER FUND TRANSFERS OUT BY \$13,933, APPROPRIATING WASTE WATER FUND EXPENSES OF \$21,000, INCREASING STORM DRAINAGE FUND TRANSFERS OUT BY \$5,688, APPROPRIATING STORM DRAINAGE FUND EXPENSES OF \$572,500, INCREASING CEMETERY ENDOWMENT FUND REVENUES BY \$4,000, INCREASING CEMETERY ENDOWMENT FUND TRANSFERS OUT BY \$12,600, INCREASING EVANS VOLUNTEER PENSION FUND EXPENDITURES BY \$523,820.

WHEREAS, in accordance with Section 8.6 of the Evans Home Rule Charter the Council may make additional appropriations by ordinance during the fiscal year; and

WHEREAS, the City Manager has certified that additional funds are available for appropriations in each fund from actual and anticipated revenues of the current year and prior year cash reserves; and

WHEREAS, the City Council is advised that certain revenues, expenditures and transfers must be approved by ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF EVANS, COLORADO THE FOLLOWING:

Section 1: Upon the City Manager's certification that there are current and prior year revenues available for appropriation in the General Fund, Emergency Contingency Fund, Street Impact Fund, Park Impact Fund, Conservation Trust Fund, Capital Projects – Streets Fund, Water Fund, Waste Water Fund, Storm Drainage Fund, Cemetery Endowment Fund, and Evans Volunteer Fire Pension Fund and the City Council hereby makes supplemental appropriations as itemized in Attachment "A" attached hereto.

Section 2: The City Council hereby authorizes and directs the City Manager to enter into such contracts and execute such documents on behalf of the City as may be necessary and customary to expend the funds hereby appropriated for all operations, capital projects and debt within this budget as amended in accordance with the requirements of the Home Rule Charter and the City's Financial Policies.

Section 3: The adoption of this Ordinance will promote the health, safety and general welfare of the Evans community.

Section 4: If any provision of this Ordinance or portion thereof is held by a court of competent jurisdiction to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect any other provision which can be given effect without the invalid portion.

Section 5: All prior ordinances, resolutions, or other acts, or parts thereof, by the City of Evans in conflict with this Ordinance are hereby repealed, except that this repealer shall not be construed to revive any previously repealed or expired act, ordinance or resolution, or part thereof.

Section 6: This Ordinance shall be effective following the adoption by Section 8.5 of the Home Rule Charter.

PASSED and APPROVED at a regular meeting of the City Council of the City of Evans on this 2nd day of April, 2013.

CITY OF EVANS, COLORADO

By: _____
Mayor

ATTEST:

City Clerk

PASSED, APPROVED AND ADOPTED ON SECOND READING this 16th day of April, 2013.

CITY OF EVANS, COLORADO

By: _____
Mayor

ATTEST:

City Clerk

Attachment A
2013 Budget Revision #1

#	Description	Fund/Funding Source	Reserves	Rev	Exp
1.1	Administrative Services Reorganization	General: Current Year Sales Tax Revenue		41,973	41,973
1.2	2012 Carry Forwards	General: Excess Fund Balance	332,030		332,030
1.3	Tuition Reimbursement	General: Excess Fund Balance	10,000		10,000
1.4	Transfer to Evans Redevelopment Agency	General: Excess Fund Balance	920,000		920,000
1.5	Eticketing for Police Department	General: Traffic Calming Surcharge	49,000		49,000
1.6	Replacement Police Vehicle	General: Excess Fund Balance	15,600	15,460	31,060
1.7	Youth and Family Services Contract Increase	General: Current Year Sales Tax Revenue		3,500	3,500
1.8	Edward Byrne PD Grant	General: Grant Revenue		1,900	1,900
1.9	Sales Tax Revenue	General: Current Year Sales Tax Revenue		129,355	
1.10	Transfer to G.O. Debt Fund	General: Excess Fund Balance	900,000		900,000
1.11	Transfer from Emergency Contingency Fund	General:		1,222,669	
1.12	Transfer from Cemetery Endowment Fund	General:		12,600	
1.13	Temporary Contract IT Manager	General: Fire District Admin Service Contract		85,000	85,000
1.14	Retail Strategy Phase III	General: Excess Fund Balance	50,000		50,000
1.15	Way finding Signage Phase II	General: Excess Fund Balance	50,000		50,000
1.16	Landscape Prairie View Drive Phase - Project Completion	General: Excess Fund Balance	124,500		124,500
1.17	Police Department Work Stations	General: Excess Fund Balance	18,000		18,000
1.18	Facility Painting & Maintenance	General: Excess Fund Balance	20,000		20,000
1.19	Trails & River Plan Phase I	General: Excess Fund Balance	40,000		40,000

Attachment A
2013 Budget Revision #1

#	Description	Fund/Funding Source	Reserves	Rev	Exp
1.20	Phone System Upgrade				
		General: Excess Fund Balance	75,000		75,000
1.21	Communications Intern				
		General: Excess Fund Balance	5,000		5,000
1.28	Public Works Salary Expenditures				
		General: Current Year Sales Tax Revenue		40,798	40,798
1.38	Enterprise Funds Overhead Transfers				
		General:		39,680	-
Total Fund			2,609,130	1,592,935	2,797,761
		<i>Fund Balance Impact</i>			<i>(1,204,826)</i>
1.11	Transfer to General Fund				
		Emergency Contingency: Excess Reserves	1,222,669		1,222,669
Total Fund			1,222,669	-	1,222,669
		<i>Fund Balance Impact</i>			<i>(1,222,669)</i>
1.23	2012 CIP Carry Forward - St. Vrain & 37th St Improv				
		Street Impact: Excess Fund Balance	172,000		172,000
Total Fund			172,000	-	172,000
		<i>Fund Balance Impact</i>			<i>(172,000)</i>
1.24	2012 CIP Carry Forward - Skate Park Upgrades				
		Park Impact: Excess Fund Balance	26,000		26,000
1.39	Transfer to Conservation Trust Fund				
		Park Impact: Excess Fund Balance	50,000		50,000
Total Fund			76,000	-	76,000
		<i>Fund Balance Impact</i>			<i>(76,000)</i>
1.26	2012 CIP Carry Forward - Skate Park Upgrades & Tuscany Park Signs				
		Conservation Trust: Excess Fund Balance	10,000		10,000
1.39	Transfer from Park Impact				
		Conservation Trust:		50,000	-
Total Fund			10,000	50,000	10,000
		<i>Fund Balance Impact</i>			<i>40,000</i>
1.27	2012 CIP Carry Forwards				
		CIP Streets: Excess Fund Balance	317,000		317,000
1.37	Grant Revenue				
		CIP Streets: Grant Revenue	-	224,769	
Total Fund			317,000	224,769	317,000
		<i>Fund Balance Impact</i>			<i>(92,231)</i>

Attachment A
2013 Budget Revision #1

#	Description	Fund/Funding Source	Reserves	Rev	Exp
1.10	Early Retirement of GO Debt				
		GO Debt: Transfer from General & Reserves	505,000	900,000	1,405,000
Total Fund			505,000	900,000	1,405,000
		<i>Fund Balance Impact</i>			<i>(505,000)</i>
1.29	2012 CIP Carry Forward - Flume Drop Structure				
		Water: Excess Fund Balance	38,717	-	38,717
1.30	Greeley System Development Charges				
		Water: System Development	1,266,092	278,500	1,544,592
1.31	Reduction in Operating Expenses and Capital Projects				
		Water: Operating Revenue & System Development	-	-	(666,881)
1.38	Overhead Transfer to General Fund				
		Water: Current Year Operating Revenue	-	-	20,059
Total Fund			1,304,809	278,500	936,487
		<i>Fund Balance Impact</i>			<i>(657,987)</i>
1.32	2012 CIP Carry Forward				
		Waste Water: Excess Fund Balance	21,000	-	21,000
1.38	Overhead Transfer to General Fund				
		Waste Water: Current Year Operating Revenue	13,933	-	13,933
Total Fund			34,933	-	34,933
		<i>Fund Balance Impact</i>			<i>(34,933)</i>
1.34	2012 CIP Carry Forward				
		Storm Drainage: Excess Fund Balance	572,500	-	572,500
1.38	Overhead Transfer to General Fund				
		Storm Drainage: Current Year Operating Revenue	5,688	-	5,688
Total Fund			578,188	-	578,188
		<i>Fund Balance Impact</i>			<i>(578,188)</i>
1.12	Transfer to General Fund				
		Cemetery Endowment: Excess Revenue	8,600	4,000	12,600
Total Fund			8,600	4,000	12,600
		<i>Fund Balance Impact</i>			<i>(8,600)</i>
1.36	Transfer to Evans Fire Protection District				
		Evans Volunteer Pension Fund	523,820	-	523,820
Total Fund			523,820	-	523,820
		<i>Fund Balance Impact</i>			<i>(523,820)</i>

Attachment B

2013 Budget Revision #1 V2

Fund/Department	Beginning Balance	Operating & Capital Revenue	Transfers In	Operating Expenditures	Capital Exp / Asset Management / Debt	Transfers Out	Budgeted Balance
General Fund	4,784,176						
General Government		9,488,252	2,656,524	2,771,270	769,033	2,155,000	
Community Development				698,307			
Public Safety				4,121,310			
Public Works				1,601,495			
Culture, Parks & Recreation				1,282,251			
Total General Fund	4,784,176	9,488,252	2,656,524	10,474,634	769,033	2,155,000	3,530,285
Emergency Contingency Fund	2,322,107	-	-	-	-	1,322,107	1,000,000
Cemetery Perpetual Care Fund	83,039	3,000	-	-	75,000	-	11,039
Fire Impact Fund	61,363	580	-	-	-	-	61,943
Street Impact Fund	635,246	3,987	-	-	172,000	-	467,233
Parks Impact Fund	260,157	2,362	-	-	111,000	50,000	101,519
Conservation Trust Fund	68,225	172,886	50,000	5,000	205,000	-	81,111
Refuse Collection Fund	275,978	641,556	-	596,640	-	32,078	288,816
Capital Projects Fund - Streets	320,125	1,504,831	335,000	190,000	1,604,000	-	365,956
Debt Service Fund - GO Bonds	507,900	507,000	900,000	-	1,910,786	-	4,114
Waterworks Fund ¹⁾	2,192,682	4,568,132	-	3,050,845	1,787,655	694,202	1,228,112
Wastewater Fund ¹⁾	1,142,155	1,263,179	-	925,691	21,000	444,089	1,014,554
Storm Drainage Fund ¹⁾	730,294	467,061	-	41,374	912,500	164,048	79,433
Volunteer Firefighters Pension Fund	523,820	-	-	-	-	523,820	-
Cemetery Endowment Fund	56,676	10,000	-	18,600	-	-	48,076
TOTAL ALL FUNDS	13,963,943	18,632,826	3,941,524	15,302,784	7,567,974	5,385,344	8,282,191

1) Beginning balance in Proprietary funds is beginning cash balance from Long Range Plans.

City of Evans General Fund Long Range Financial Plan

	2010 Actual	2011 Actual	2012 Budget V4	2012 Actual	2013 Budget	2013 Budget V2	2014 Projected	2015 Projected	2016 Projected	2017 Projected
Beginning Fund Balance	1,521,391	2,290,648	3,652,050	3,652,050	4,784,176	4,784,176	4,735,111	5,493,653	6,374,073	7,085,870
Revenues:										
Sales Tax	4,958,797	5,736,322	4,798,951	6,628,406	5,547,082	5,762,708	5,328,981	5,411,191	5,495,044	5,580,574
Property Tax ¹	1,701,476	1,501,310	1,524,462	1,538,308	404,359	404,359	412,446	416,571	420,736	424,944
Other Taxes	487,345	824,208	582,298	947,667	776,000	776,000	765,767	776,672	788,130	799,173
License & Permits	657,342	759,574	734,860	757,511	823,100	823,100	838,190	859,984	882,510	905,799
Intergovernmental	643,209	691,137	689,140	743,712	624,243	711,143	1,155,663	1,155,663	1,155,663	1,155,663
Charges for Services	536,714	485,143	534,543	474,655	433,395	433,395	441,787	442,500	443,215	443,934
Fines & Forfeitures	502,774	449,264	430,000	475,684	410,500	410,500	415,600	428,706	431,318	431,936
Assessments	13,803	21,856	4,000	36,362	20,000	20,000	20,000	20,000	20,000	20,000
Misc	154,206	186,245	700,723	660,370	118,987	147,407	220,053	244,810	273,222	294,576
Total revenues	9,655,667	10,655,059	9,998,978	12,262,675	9,157,666	9,488,252	9,598,488	9,756,095	9,909,839	10,056,599
CT	9,655,667	10,655,059	9,998,978	12,262,675	9,157,666	9,488,252	9,598,488	9,756,095	9,909,839	10,056,599
Transfers In	1,039,201	1,201,506	1,258,083	1,188,741	1,294,737	1,334,417	1,292,108	1,311,856	1,331,894	1,351,387
Total Available Funds	10,694,868	11,856,565	11,257,061	13,451,416	10,452,403	10,822,669	10,890,595	11,067,951	11,241,733	11,407,985
Total Annual Increase	1.79%	10.86%	-5.06%	13.45%	-22.30%	-19.54%	4.19%	1.63%	1.57%	1.48%
Expenditures:										
GG Personnel	1,011,892	1,081,592	1,152,573	1,101,713	1,184,701	1,217,474	1,267,226	1,323,111	1,381,460	1,442,382
GG Operations	1,086,111	1,261,568	1,470,977	1,431,668	1,339,596	1,553,796	1,348,990	1,090,695	1,106,455	1,122,452
General Government	2,098,003	2,343,161	2,623,549	2,533,381	2,524,297	2,771,270	2,616,216	2,413,805	2,487,915	2,564,834
	-11.11%	11.69%	11.97%	8.12%	-4.08%	9.39%	3.64%	-7.74%	3.07%	3.09%
CD Personnel	441,410	344,832	367,761	314,359	344,054	344,054	332,276	346,929	362,229	378,203
CD Operations	100,216	147,901	382,642	315,644	234,253	354,253	175,067	177,693	180,358	183,063
Community Development	541,627	492,733	750,403	630,003	578,307	698,307	507,342	524,622	542,587	561,266
	10.43%	-9.03%	52.29%	27.86%	-10.63%	10.84%	-12.27%	3.41%	3.42%	3.44%
PS Personnel	3,946,226	4,141,777	2,975,555	2,970,623	3,041,506	3,041,506	3,171,046	3,310,890	3,456,900	3,609,349
PS Operations	374,082	542,230	326,999	284,091	267,404	339,804	274,915	279,039	283,224	287,473
Public Safety	4,320,308	4,684,006	3,302,554	3,254,714	3,308,910	3,381,310	3,445,961	3,589,928	3,740,124	3,896,822
	-5.99%	8.42%	-29.49%	-30.51%	0.44%	3.89%	4.14%	4.18%	4.18%	4.19%
PW Personnel	778,727	835,816	850,415	841,046	844,481	885,279	830,614	867,244	905,490	945,422
PW Operations	563,773	561,910	729,308	623,504	666,216	716,216	676,210	686,353	696,648	707,098
Public Works	1,342,500	1,397,726	1,579,723	1,464,550	1,510,697	1,601,495	1,506,824	1,553,597	1,602,138	1,652,520
	-11.51%	4.11%	13.02%	4.78%	-4.37%	9.35%	-0.26%	3.10%	3.12%	3.14%
CPR Personnel	801,899	468,402	634,744	555,402	700,610	700,610	716,104	747,684	780,657	815,084
CPR Operations	237,970	380,952	546,793	423,302	581,641	581,641	590,365	599,221	608,209	617,332
Culture, Parks & Rec	1,039,869	849,354	1,181,537	978,704	1,282,251	1,282,251	1,306,469	1,346,905	1,388,866	1,432,416
	-35.73%	-18.32%	39.11%	15.23%	8.52%	31.02%	1.89%	3.10%	3.12%	3.14%
IGA - Fire Services	-	-	1,458,682	1,421,912	440,000	440,000	449,240	458,674	468,306	478,141
Asset Management	51,919	475,400	368,573	291,193	321,443	383,135	300,000	300,000	300,000	300,000
Debt	80,396	247,556	559,317	539,128	-	-	-	-	-	-
Total operating expenditures	9,474,622	10,489,936	11,824,339	11,113,585	9,965,906	10,557,769	10,132,053	10,187,531	10,529,936	10,885,999
Total Annual Increase	-14.10%	10.72%	12.72%	5.95%	-14.97%	-5.00%	1.67%	0.55%	3.36%	3.38%
Capital Improvements	-	5,920	1,577,200	1,114,629	-	385,898	-	-	-	-
Transfers Out (To Fire Protection Dist)	-	-	16,000	16,000	300,000	-	-	-	-	-
Transfers Out (To other City Funds)	450,989	(693)	75,076	75,076	335,000	2,155,000	-	-	-	-
Transfers In (From EC Fund)	-	-	-	-	99,438	1,322,107	-	-	-	-
Excess Revenue Over (Under)	769,257	1,361,402	(2,235,554)	1,132,126	(49,065)	(1,253,891)	758,542	880,420	711,797	521,986
Expenditures	769,257	1,361,402	(2,235,554)	1,132,126	(49,065)	(1,253,891)	758,542	880,420	711,797	521,986
Ending Fund Balance	2,290,648	3,652,050	1,416,495	4,784,176	4,735,111	3,530,285	5,493,653	6,374,073	7,085,870	7,607,857
CT	2,290,648	3,652,050	1,416,495	4,784,176	4,735,111	3,530,285	5,493,653	6,374,073	7,085,870	7,607,857
Minimum Target Reserve - One Month	789,552	874,161	985,362	926,132	830,492	1,639,442	1,533,013	1,546,883	1,632,484	1,721,500
Available Funds	1,501,096	2,777,888	431,134	3,858,043	3,904,619	1,890,843	3,960,640	4,827,190	5,453,386	5,886,357

¹ Reflects 2013 Property Tax transfer to the Evans Fire Protection District

City of Evans Emergency Contingency Fund Long Range Financial Plan

	2010 Actual	2011 Actual	2012 Budget V2	2012 Actual	2013 Orig Budget	2013 Budget V2	2014 Projected	2015 Projected	2016 Projected	2017 Projected
Beginning Fund Balance	1,873,679	2,324,668	2,247,031	2,247,031	2,322,107	2,322,107	1,000,000	1,000,000	1,000,000	1,000,000
Revenues										
Interest Earnings	-	-	-	-	-	-	-	-	-	-
Total Revenues	-	-	-	-	-	-	-	-	-	-
CT										
Transfers In	450,989	-	75,076	75,076	-	-	-	-	-	-
Total Available Funds	450,989	-	75,076	75,076	-	-	-	-	-	-
Transfers Out	-	77,637	-	-	99,438	1,322,107	-	-	-	-
Excess Revenue Over (Under)										
Expenditures	450,989	(77,637)	75,076	75,076	(99,438)	(1,322,107)	-	-	-	-
Ending Fund Balance	2,324,668	2,247,031	2,322,107	2,322,107	2,222,669	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
CT	2,324,668	2,247,031		2,322,107						

* November 2012 Charter change to cap at \$1,000,000

City of Evans Cemetery Perpetual Care Fund Long Range Financial Plan

	2011 Actual	2012 Budget V3	2012 Actual	2013 Budget	2014 Projected	2015 Projected	2016 Projected	2017 Projected
Beginning Fund Balance	-	80,570	80,570	83,039	11,039	14,039	17,039	20,039
Revenues								
Charges for Services	3,450	3,000	2,469	3,000	3,000	3,000	3,000	3,000
Interest Earnings	176	-	-	-	-	-	-	-
Total Revenues	3,626	3,000	2,469	3,000	3,000	3,000	3,000	3,000
CT	3,626	3,000	2,469	3,000	3,000	3,000	3,000	3,000
Transfers In	76,944	-	-	-	-	-	-	-
Total Available Funds	80,570	3,000	2,469	3,000	3,000	3,000	3,000	3,000
Expenditures								
Supplies & Services	-	-	-	-	-	-	-	-
AMP	-	1,667	-	-	-	-	-	-
Capital	-	-	-	75,000	-	-	-	-
Total Expenditures	-	1,667	-	75,000	-	-	-	-
Transfers Out	-	-	-	-	-	-	-	-
Excess Revenue Over (Under) Expenditures	80,570	1,333	2,469	(72,000)	3,000	3,000	3,000	3,000
Ending Fund Balance	80,570	81,903	83,039	11,039	14,039	17,039	20,039	23,039
CT	80,570		83,039					

*Capital is budgeted not to exceed 100% of prior year ending unrestricted fund balance

CIP Projects 2011-2017	2011 Actual	2012 Budget V3	2012 Actual	2013 Budget	2014 Projected	2015 Projected	2016 Projected	2017 Projected
Columnburium	-	-	-	-	-	-	-	-
Pave Interior Roads	-	-	-	-	-	-	-	-
Maintenance Building	-	-	-	75,000	-	-	-	-
Wayfinding Monument	-	-	-	-	-	-	-	-
Cemetary Perp Care Fund Total	-	-	-	75,000	-	-	-	-

City of Evans Fire Impact Fund Long Range Financial Plan

	2010 Actual	2011 Actual	2012 Budget V3	2012 Actual	2013 Budget	2014 Projected	2015 Projected	2016 Projected	2017 Projected
Beginning Fund Balance	49,876	75,103	52,775	52,775	61,363	61,943	63,492	65,079	66,706
Revenues									
Assessments	18,929	66,287	16,000	52,163	-	-	-	-	-
Sale of Fixed Assets	42,000	-	-	-	-	-	-	-	-
Interest Earnings	732	416	814	480	580	1,549	1,587	1,627	1,668
Total Revenues	61,661	66,703	16,814	52,643	580	1,549	1,587	1,627	1,668
CT									
Transfers In	-	-	-	-	-	-	-	-	-
Total Available Funds	61,661	66,703	16,814	52,643	580	1,549	1,587	1,627	1,668
Expenditures									
Personel	3,526								
Supplies & Services	32,907	89,031	-	-	-	-	-	-	-
Capital	-	-	46,405	44,055	-	-	-	-	-
Total Expenditures	36,433	89,031	46,405	44,055	-	-	-	-	-
Transfers Out	-	-	-	-	-	-	-	-	-
Excess Revenue Over (Under) Expenditures	25,228	(22,328)	(29,591)	8,588	580	1,549	1,587	1,627	1,668
Ending Fund Balance	75,103	52,775	23,185	61,363	61,943	63,492	65,079	66,706	68,373
CT	75,103	52,775		61,363					

2010-2017 Capital Improvement Plan

	2010	2011	2012 V3	2012 Actual	2013	2014	2015	2016	2017
Buildings	-	-	46,405	44,055	-	-	-	-	-
Capital Total	-	-	46,405	44,055	-	-	-	-	-

* Capital is budgeted at 90% of projected ending fund balance after operations

	(12,160)	48,231	47,930	55,749	57,142	58,571	60,035	61,536
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City of Evans Street Impact Fund Long Range Financial Plan

	2010 Actual	2011 Actual	2012 Budget V2	2012 Actual	2013 Budget	2013 Budget V2	2014 Projected	2015 Projected	2016 Projected	2017 Projected
Beginning Unrestricted Fund Balance	358,348	437,069	595,013	595,013	635,246	635,246	467,232	(866,787)	(7,038,456)	(11,414,418)
Revenues										
Assessments	32,640	154,192	-	62,654	-	-	-	-	-	-
Interest Earnings	4,651	3,752	2,775	4,589	3,987	3,987	15,981	(21,670)	(175,961)	(285,360)
Miscellaneous	54,412	-	-	-	-	-	-	-	-	-
Total Revenues	91,703	157,944	2,775	67,243	3,987	3,987	15,981	(21,670)	(175,961)	(285,360)
CT	91,703	157,944	2,775	67,243	3,987	3,987	15,981	(21,670)	(175,961)	(285,360)
Transfers In	-	-	-	-	-	-	-	-	-	-
Total Available Funds	91,703	157,944	2,775	67,243	3,987	3,987	15,981	(21,670)	(175,961)	(285,360)
Expenditures										
Supplies & Services	-	-	-	-	-	-	-	-	-	-
Capital	12,983	-	332,000	27,010	-	172,000	1,350,000	6,150,000	4,200,000	12,650,000
Total Expenditures	12,983	-	332,000	27,010	-	172,000	1,350,000	6,150,000	4,200,000	12,650,000
Transfers Out	-	-	-	-	-	-	-	-	-	-
Excess Revenue Over (Under) Expenditures	78,721	157,944	(329,225)	40,233	3,987	(168,013)	(1,334,019)	(6,171,670)	(4,375,961)	(12,935,360)
Unreserved Ending Fund Balance	437,069	595,013	265,788	635,246	639,232	467,232	(866,787)	(7,038,456)	(11,414,418)	(24,349,778)
CT	437,069	595,013	265,788	635,246	639,232	467,232	(866,787)	(7,038,456)	(11,414,418)	(24,349,778)
Reserved Cash	40,796	40,796		40,796						

2010-2017 Capital Improvement Plan

	2010 Actual	2011 Actual	2012 Bud V2	2012 Actual	2013 Bud	2013 Bud V2	2014	2015	2016	2017
US 85 Service Road Improvements	-	-	132,000	998	-	-	-	-	-	-
31st Street Reconstruction (1st to Empire; Evans' Share)	1,731	-	-	-	-	-	-	-	-	-
35th Avenue				8,962						
35th Avenue (Prairie View to 49th)	-	-	-	-	-	-	-	-	1,700,000	-
Traffic Signals	-	-	-	-	-	-	-	250,000	-	250,000
23rd Ave. - 37th St. to 42nd St.	-	-	-	-	-	-	-	1,000,000	-	-
23rd Ave. - 42nd St. to 49th St.	-	-	-	-	-	-	-	-	-	400,000
Carson Ave. Extension	11,252	-	-	-	-	-	-	-	-	-
St. Vrain Street - 36th Street Improvements	-	-	171,868	-	-	172,000	-	-	-	-
35th Ave. Widening - 37th St. to Prairie View (4 lanes)	-	-	-	-	-	-	600,000	-	-	-
35th Ave Bridge - 49th St. to WCR 394	-	-	-	-	-	-	-	-	-	12,000,000
47th Ave. Widening - 32nd St. to 37th St. (4 lanes)	-	-	-	-	-	-	750,000	-	-	-
47th Ave. - Prairie View to 49th St.	-	-	-	-	-	-	-	4,300,000	-	-
Prairie View Dr. - 35th Ave. to 47th Ave.	-	-	-	-	-	-	-	600,000	-	-
65th Ave Widening	-	-	28,132	17,050	-	-	-	-	2,500,000	-
Street Impact Fund Total	12,983	-	332,000	27,010	-	172,000	1,350,000	6,150,000	4,200,000	12,650,000

*Capital is budgeted at 90% of prior year ending unrestricted fund balance

	322,513	393,362	535,511	538,009	239,209	571,721	575,309	(780,108)	(6,334,611)	(10,272,976)
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City of Evans Park Impact Fund Long Range Financial Plan

	2010 Actual	2011 Actual	2012 Budget V2	2012 Actual	2013 Budget	2013 Budget V2	2014 Projected	2015 Projected	2016 Projected	2017 Projected
Beginning Fund Balance	93,049	149,685	116,202	116,202	260,157	260,157	101,519	105,957	108,606	111,321
Revenues										
Assessments	53,993	27,552	-	89,652	-	-	-	-	-	-
Interest Earnings	2,700	1,820	1,293	2,073	2,362	2,362	4,438	2,649	2,715	2,783
Miscellaneous	-	-	23,000	23,000	-	-	-	-	-	-
Total Revenues	56,693	29,372	24,293	164,725	2,362	2,362	4,438	2,649	2,715	2,783
CT	56,694	29,372	24,293	164,725	2,362	2,362	4,438	2,649	2,715	2,783
Transfers In	-	-	-	-	-	-	-	-	-	-
Total Available Funds	56,693	29,372	24,293	164,725	2,362	2,362	4,438	2,649	2,715	2,783
Expenditures										
Supplies & Services	58	-	-	-	-	-	-	-	-	-
Capital	-	62,855	46,000	20,770	85,000	111,000	-	-	-	-
Total Expenditures	58	62,855	46,000	20,770	85,000	111,000	-	-	-	-
Transfers Out	-	-	-	-	-	50,000	-	-	-	-
Excess Revenue Over (Under) Expenditures	56,635	(33,483)	(21,707)	143,955	(82,638)	(158,638)	4,438	2,649	2,715	2,783
Ending Fund Balance	149,685	116,202	94,495	260,157	177,519	101,519	105,957	108,606	111,321	114,104
CT	149,685	116,202		260,157						

2010-2017 Capital Improvement Plan

	2010 Actual	2011 Actual	2012 Bud V2	2012 Actual	2013	2013 Bud V2	2014	2015	2016	2017
Skate Park Improvements	-	-	46,000	20,770	85,000	111,000	-	-	-	-
Dog Park Development	-	-	-	-	-	-	-	-	-	-
Grove Trail Improvements	-	-	-	-	-	-	-	-	-	-
Ashcroft/Tuscany Ditch & Trail Improvements	-	62,855	-	-	-	-	-	-	-	-
Grapevine Hollow Park Equip	-	-	-	-	-	-	-	-	-	-
Park Impact Fund Total	-	62,855	46,000	20,770	85,000	111,000	-	-	-	-

*Capital is budgeted at 90% of prior year ending fun 83,745 134,716 104,581 66,345 85,045 234,141 159,767 95,361 97,745 100,189

City of Evans Conservation Trust Fund Long Range Financial Plan

	2010 Actual	2011 Actual	2012 Budget V3	2012 Actual	2013 Budget	2013 Budget V2	2014 Projected	2015 Projected	2016 Projected	2017 Projected
Beginning Fund Balance	250,714	321,734	72,545	72,545	68,225	68,225	81,111	255,728	135,564	315,597
Revenues										
Intergovernmental	163,722	208,094	222,000	186,502	172,000	172,000	174,000	176,000	178,000	180,000
Interest Earnings	3,137	2,099	419	6,451	886	886	617	3,836	2,033	4,734
Total Revenues	166,859	210,193	222,419	192,953	172,886	172,886	174,617	179,836	180,033	184,734
CT	166,859	210,193	222,419	192,953	172,886	172,886	174,617	179,836	180,033	184,734
Transfers In	-	-	-	-	-	50,000	-	-	-	-
Total Available Funds	166,859	210,193	222,419	192,953	172,886	222,886	174,617	179,836	180,033	184,734
Expenditures										
Supplies & Services	-	-	-	-	-	5,000	-	-	-	-
Asset Management	-	-	1,667	1,667	-	-	-	-	-	-
Capital	95,839	459,382	204,670	195,606	200,000	205,000	-	300,000	-	-
Total Expenditures	95,839	459,382	206,337	197,273	200,000	210,000	-	300,000	-	-
Transfers Out	-	-	-	-	-	-	-	-	-	-
Excess Revenue Over (Under) Expenditures	71,020	(249,189)	16,082	(4,320)	(27,114)	12,886	174,617	(120,164)	180,033	184,734
Ending Fund Balance	321,734	72,545	88,627	68,225	41,111	81,111	255,728	135,564	315,597	500,331
CT	321,734	72,545	88,627	68,225	41,111	81,111	255,728	135,564	315,597	500,331

2010-2017 Capital Improvement Plan

	2010 Actual	2011 Actual	2012 Bud V3	2012 Actual	2013 Bud	2013 Bud V2	2014	2015	2016	2017
Skate Park Improvements	-	-	35,000	30,170	-	5,000	-	300,000	-	-
Riverside Ball Park Developments	61,688	-	-	-	-	-	-	-	-	-
Aschcroft Ditch	-	-	-	-	100,000	100,000	-	-	-	-
Tuscany Mini Parks	14,347	401,330	19,670	15,436	100,000	100,000	-	-	-	-
Riverside Soccer Fields Drainage	19,805	-	-	-	-	-	-	-	-	-
Ridge Park Improvements (Part Grant)	-	58,052	-	-	-	-	-	-	-	-
Pave Riverside Pkwy	-	-	150,000	150,000	-	-	-	-	-	-
Conservation Trust Fund Total	95,839	459,382	204,670	195,606	200,000	205,000	-	300,000	-	-

* Capital is budgeted at 90% of projectex 375,816 478,734 263,967 237,448 217,000 212,500 230,155 392,007 284,037 450,298

City of Evans Refuse Collection Fund Long Range Financial Plan

	2010 Actual	2011 Actual	2012 Budget	2012 Actual	2013 Budget	2014 Projected	2015 Projected	2016 Projected	2017 Projected
Beginning Fund Balance	159,041	180,530	230,588	230,588	275,978	288,816	312,066	340,462	374,123
<u>Revenues</u>									
License & Permits	1,600	400	800	800	1,200	1,200	1,200	1,200	1,200
Charges for Services	575,134	594,889	614,880	617,391	637,698	660,847	677,648	694,450	694,450
Interest Earnings	1,537	1,307	4,848	1,643	2,658	7,220	7,802	8,512	9,353
Total Revenues	578,271	596,596	620,528	619,834	641,556	669,268	686,650	704,161	705,003
CT	578,271	596,596	620,528	619,834	641,556	669,268	686,650	704,161	705,003
Transfers In	-	-	-	-	-	-	-	-	-
Total Available Funds	578,271	596,596	620,528	619,834	641,556	669,268	686,650	704,161	705,003
<u>Expenditures</u>									
Supplies & Services	527,205	516,089	554,300	543,418	596,640	612,555	623,921	635,292	635,468
Total Expenditures	527,205	516,089	554,300	543,418	596,640	612,555	623,921	635,292	635,468
Transfers Out	29,577	30,450	31,026	31,026	32,078	33,463	34,333	35,208	35,250
Excess Revenue Over (Under) Expenditures	21,489	50,057	35,201	45,390	12,838	23,250	28,397	33,661	34,285
Ending Fund Balance	180,530	230,588	265,789	275,978	288,816	312,066	340,462	374,123	408,408
CT	180,530	230,588		275,978					
Target Reserve - 3 months	131,801	129,022	138,575	135,855	149,160	153,139	155,980	158,823	158,867

City of Evans Capital Projects - Streets Long Range Financial Plan

	2010 Actual	2011 Actual	2012 Budget V3	2012 Budget V4	2012 Actual	2013 Budget	2013 Budget V2	2014 Projected	2015 Projected	2016 Projected	2017 Projected
Beginning Fund Balance	139,939	221,691	236,449	236,449	236,449	320,125	320,125	365,956	304,386	291,972	(3,174,753)
Revenues											
Intergovernmental	1,201,520	731,450	1,111,198	1,111,198	855,839	1,280,062	1,504,831	913,431	1,082,586	663,275	656,976
Total Revenues	1,201,520	731,450	1,111,198	1,111,198	855,839	1,280,062	1,504,831	913,431	1,082,586	663,275	656,976
CT	1,201,519	731,450	1,111,198	1,111,198	855,839	1,280,062	1,504,831	913,431	1,082,586	663,275	656,976
Transfers In	-	-	-	-	-	335,000	335,000	-	-	-	-
Total Available Funds	1,201,520	731,450	1,111,198	1,111,198	855,839	1,615,062	1,839,831	913,431	1,082,586	663,275	656,976
Expenditures											
Supplies & Services	170,095	163,043	182,950	182,950	156,641	190,000	190,000	190,000	190,000	190,000	190,000
Capital Improvement	949,673	553,649	1,018,279	1,027,241	615,522	1,287,000	1,604,000	785,000	905,000	3,940,000	590,000
Total Expenditures	1,119,768	716,692	1,201,229	1,210,191	772,163	1,477,000	1,794,000	975,000	1,095,000	4,130,000	780,000
Excess Revenue Over (Under) Expenditures	81,752	14,758	(90,031)	(98,993)	83,676	138,062	45,831	(61,569)	(12,414)	(3,466,725)	(123,024)
Ending Fund Balance	221,691	236,449	146,418	137,456	320,125	458,187	365,956	304,386	291,972	(3,174,753)	(3,297,777)
CT	221,691	236,449			320,125						

2010-2017 Capital Improvement Plan

	2010 Actual	2011 Actual	2012 Bud V3	2012 Bud V4	2012 Actual	2013 Bud	2013 Bud V2	2014	2015	2016	2017
11th Ave. & US 34 Improvements	-	-	-	-	-	-	-	-	-	150,000	-
35th Avenue	-	-	-	8,962	-	-	-	-	-	-	-
Equipment	-	-	7,050	7,050	7,050	-	-	-	-	-	-
17th Ave & 23rd Ave Bikepath - Grant Funded	-	-	31,000	31,000	-	-	31,000	-	-	-	-
31st Improvements	57,517	-	-	-	-	-	-	-	-	-	-
37th St. Widening - 47th to 65th (4 lanes)	-	-	-	-	-	-	-	-	-	3,200,000	-
29th Street Road Upgrades	-	-	147,229	147,229	142,294	-	-	-	-	-	-
Bridge Rehabilitation Funds	-	-	35,000	35,000	20,752	-	-	35,000	-	35,000	35,000
Concrete Replacement	29,953	74,551	75,000	75,000	71,035	75,000	75,000	75,000	50,000	75,000	75,000
Evans Ditch Bikepath - Grant Funded	-	-	168,000	168,000	80,012	-	97,000	-	-	-	-
Misc. Street Resurfacing (Per PMS)	222,254	406,503	350,000	350,000	271,776	350,000	350,000	325,000	280,000	400,000	400,000
Roadway Landscaping	-	-	-	-	-	-	-	-	-	30,000	30,000
Safe Routes to School - Grant Funded	-	62,254	-	-	-	-	-	-	-	-	-
Street Lighting	-	-	30,000	30,000	-	-	30,000	50,000	-	50,000	50,000
US 85 Landscaping	-	-	-	-	-	50,000	50,000	-	-	-	-
US 85 Access Control @ 31st St.	-	-	95,000	95,000	-	-	95,000	300,000	575,000	-	-
US 85 Access Control @ 37th St.	-	-	80,000	80,000	22,603	812,000	876,000	-	-	-	-
US 85 Service Road Improvements - Grant Funded	639,949	10,341	-	-	-	-	-	-	-	-	-
Capital Projects - Streets Total	949,673	553,649	1,018,279	1,027,241	615,522	1,287,000	1,604,000	785,000	905,000	3,940,000	590,000

* Capital is budgeted at 90% of projected ending fund balance after operations, excluding grant funding

	1,054,227	711,088	1,048,227	1,048,227	842,082	1,570,668	1,772,960	980,448	1,077,275	688,723	(2,436,999)
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City of Evans Debt Service - GO Bond Fund Long Range Financial Plan

Final Payoff - 2013

	2010 Actual	2011 Actual	2012 Budget	2012 Actual	2013 Budget	2013 Budget V2	2014 Projected	2015 Projected	2016 Projected	2017 Projected
Beginning Fund Balance	506,614	506,810	506,810	506,810	507,900	507,900	4,114	4,114	4,114	4,114
<u>Revenues</u>										
Intergovernmental	480,927	485,693	479,000	479,938	487,000	487,000	-	-	-	-
Interest Earnings	19,079	19,067	20,000	19,062	20,000	20,000	-	-	-	-
Total Revenues	500,007	504,760	499,000	499,000	507,000	507,000	-	-	-	-
CT	500,006	505,000	499,000	499,000	507,000	-	-	-	-	-
Transfers In	-	-	-	-	-	900,000	-	-	-	-
Total Available Funds	500,007	504,760	499,000	499,000	507,000	1,407,000	-	-	-	-
<u>Expenditures</u>										
Supplies & Services	-	150	600	300	600	600	-	-	-	-
Debt	499,810	504,610	497,610	497,610	505,186	1,910,186	-	-	-	-
Total Expenditures	499,810	504,760	498,210	497,910	505,786	1,910,786	-	-	-	-
Transfers Out	-	-	-	-	-	-	-	-	-	-
Excess Revenue Over (Under) Expenditures	197	-	790	1,090	1,214	(503,786)	-	-	-	-
Ending Fund Balance	506,810	506,810	507,600	507,900	509,114	4,114	4,114	4,114	4,114	4,114
CT	506,810	506,810		507,900						

* Entire ending fund balance is restricted for debt service and includes \$505,610 of restricted cash

** Assumes the early retirement of bonds in Dec of 2013

City of Evans Water Fund Long Range Financial Plan

	2010 Actual	2011 Actual	2012 Budget V4	2012 Actual	2013 Budget	2013 Budget V2	2014 Projected	2015 Projected	2016 Projected	2017 Projected
Operating Revenues										
Base Rate (base, np, penalty, misc)	1,199,842	1,388,149	1,541,409	1,655,893	1,724,652	1,724,652	1,774,972	1,822,725	1,870,598	1,918,592
Variable Rate	2,134,111	2,297,724	2,723,250	2,732,495	2,450,000	2,450,000	2,511,250	2,574,031	2,638,382	2,704,342
Interest Income	2,908	4,532	17,160	5,433	15,747	15,747	31,377	32,161	32,965	33,789
Total Operating Revenues	3,336,861	3,690,406	4,281,819	4,393,821	4,190,400	4,190,400	4,317,598	4,428,917	4,541,946	4,656,723
Operating Expenses										
Fixed costs	1,093,233	1,259,216	1,481,052	1,347,869	1,575,404	1,507,914	1,502,030	1,529,313	1,557,213	1,577,893
Variable costs	1,766,910	2,201,953	2,506,118	2,472,083	2,168,530	2,163,133	2,212,031	2,256,159	2,301,169	2,347,080
Total Operating Expenses	2,860,143	3,461,169	3,987,170	3,819,952	3,743,934	3,671,047	3,714,061	3,785,471	3,858,382	3,924,972
Net Revenues over (under) expenses	476,718	229,236	294,648	573,869	446,465	519,352	603,537	643,446	683,563	731,750
Transfer for Major Maint (w AMP)	49,558	78,253	112,024	106,424	149,248	216,738	272,941	293,412	313,385	340,699
Transfer for Water Conservation	88,033	102,948	217,132	-	281,470	286,867	299,219	317,873	337,213	357,262
Net Operations after Transfers	339,127	48,035	(34,507)	467,445	15,747	15,747	31,377	32,161	32,965	33,789
Running Cash Balance	723,838	771,873	737,366	1,239,318	1,255,065	1,255,065	1,286,442	1,318,603	1,351,568	1,385,357
Target Operating Reserve - 3 months	715,036	819,992	914,504	928,382	828,304	791,861	785,475	793,547	801,946	806,753
Available Funds	8,802	(48,119)	(177,137)	310,936	426,761	463,205	500,967	525,057	549,622	578,605
Water Rights Revenues										
Payment in Lieu & Water Rights Lease	19,032	42,166	60,000	36,440	45,000	30,000	31,000	34,100	37,510	41,261
Interest Income	-	-	-	-	-	-	-	-	-	-
Water Rights Expenses										
Water Right Acquisition	-	-	-	-	-	-	-	-	-	-
Annual Net	19,032	42,166	60,000	36,440	45,000	30,000	31,000	34,100	37,510	41,261
Running Balance	(270,056)	(227,890)	(167,890)	(191,450)	(146,450)	(161,450)	(130,450)	(96,350)	(58,840)	(17,579)
System Maintenance & Expansion Revenue										
Tap Fee Revenue	73,881	59,562	50,000	194,409	50,000	340,000	340,000	374,000	411,400	452,540
Water Meter Sales	5,645	5,272	1,384	12,780	1,500	5,000	5,500	6,000	6,500	7,000
Interest Income	15,120	9,585	23,320	10,099	2,733	2,733	-	-	-	-
Transfer for Major Maint (w AMP)	49,558	78,253	112,024	106,424	149,248	216,738	272,941	293,412	313,385	340,699
Transfer for Water Conservation	88,033	102,948	217,132	-	281,470	286,867	299,219	317,873	337,213	357,262
Other	-	-	-	-	-	-	-	-	-	-
Total System Expansion Revenue	232,236	255,620	403,859	323,712	484,950	851,338	917,661	991,285	1,068,498	1,157,501
System Maintenance & Expansion Expenses										
Capital Outlay	248,151	227,912	1,430,987	689,422	393,063	1,787,655	1,141,838	5,860,209	793,000	3,551,000
Major Maintenance & AMP	49,558	78,253	112,024	106,424	149,248	50,000	50,000	293,412	313,385	340,699
Water Conservation Projects	88,033	102,948	217,132	-	281,470	-	-	317,873	337,213	357,262
Misc Expenses	52,856	28,175	179,020	39,347	28,500	24,000	14,500	14,500	14,500	14,500
Total Expenses	438,598	437,288	1,939,162	835,193	852,281	1,861,655	1,206,338	6,485,994	1,458,098	4,263,461
Annual Net	(206,361)	(181,668)	(1,535,303)	(511,481)	(367,330)	(1,010,317)	(288,677)	(5,494,709)	(389,600)	(3,105,960)
Running Balance	1,853,607	1,671,938	136,635	1,160,457	21,441	150,140	(267,237)	(5,761,946)	(6,151,546)	(9,257,506)
Total Water Fund Revenue	3,450,539	3,806,990	4,416,523	4,647,549	4,289,632	4,568,132	4,694,098	4,843,017	4,997,356	5,157,524
Total Water Fund Expenses	3,298,741	3,898,457	5,926,333	4,655,145	4,596,215	5,532,702	4,920,399	10,271,465	5,316,480	8,188,433
ct	-	-	-	-	-	-	-	-	-	-
Changes in Working Capital	(281,968)	43,570	-	(6,334)	-	-	-	-	-	-
Total Water Fund Cash Balance	2,254,509	2,206,612	696,802	2,192,682	1,886,099	1,228,112	1,001,811	(4,426,637)	(4,745,762)	(7,776,672)

Water Fund

Expense Summary

	2010 Actual	2011 Actual	2012 Budget V4	2012 Actual	2013 Budget	2013 Budget V2	2014 Projected	2015 Projected	2016 Projected	2017 Projected
Operating Revenues										
Base Rate (base, np, penalty, misc)	\$1,199,842	\$1,388,149	\$1,541,409	\$1,655,893	\$1,724,652	\$1,724,652	\$1,774,972	\$1,822,725	\$1,870,598	\$1,918,592
	\$10.50	\$12.50	\$14.50	\$14.50	\$16.50	\$16.50	\$17.00	\$17.50	\$18.00	\$18.50
Base Major Maintenance Calculator										
Administrative GF OH	520,200	621,238	651,053	602,357	674,143	694,202	671,078	681,145	691,362	701,732
Water Fund Payroll, Supplies & Services	573,033	637,978	829,999	745,512	901,261	813,712	830,952	848,168	865,851	876,160
AMP	-	-	42,000	39,096	-	-	43,260	60,471	56,822	56,822
Major Maintenance Projection	106,609	128,933	18,357	268,928	149,248	216,738	229,681	232,941	256,563	283,877
Total Base Rate	\$1,199,842	\$1,388,149	1,541,409	\$1,655,893	\$1,724,652	\$1,724,652	\$1,774,972	\$1,822,725	\$1,870,598	\$1,918,592

Major Maintenance and AMP in Fixed Costs

Asset Management Plan	-	-	42,000	39,096	-	-	43,260	60,471	56,822	56,822
Major Maintenance Projects:	-	-	18,357	-	99,248	166,738	229,681	232,941	256,563	283,877
Equipment	-	-	1,667	-	-	-	-	-	-	-
Line Work	49,558	78,253	50,000	67,328	50,000	50,000	-	-	-	-
Total In Fixed Costs	49,558	78,253	112,024	106,424	149,248	216,738	272,941	293,412	313,385	340,699

Capital Expenditures - System Expansion Tap Fee Revenue

Windy Gap Storage Project	188,151	167,912	197,987	190,301	203,063	203,063	121,838	4,935,209	-	-
NISP Storage Project	60,000	60,000	40,000	40,000	40,000	40,000	20,000	375,000	393,000	3,551,000
System Expansion Fee to City of Greeley	-	-	-	-	-	1,544,592	1,000,000	300,000	-	-
Whitney Way - Crossing 37th St	-	-	-	-	-	-	-	-	-	-
West Service Rd. - 31st St. to 35th St.	-	-	-	-	50,000	-	-	-	-	-
Ashcroft Draw Drop & Measurement Str	-	-	-	-	100,000	-	-	-	-	-
Brantner Rd & Ind Pkwy 43rd to 44th St	-	-	-	-	-	-	-	50,000	400,000	-
Tuscany Non-Potable Ponds	-	-	-	-	-	-	-	-	-	-
Tuscany Pumphouse	-	-	-	-	-	-	-	200,000	-	-
Non-Potable Master Plan Update	-	-	-	-	-	-	-	-	-	-
Carryforward Projects	-	-	533,000	61,856	-	-	-	-	-	-
17th Ave. Drop & Measurement Structure	-	-	250,000	-	-	-	-	-	-	-
11th Ave Waterline - 32nd to Cemetery	-	-	410,000	397,265	-	-	-	-	-	-
Total in CIP from Tap Fee revenue	248,151	227,912	1,430,987	689,422	393,063	1,787,655	1,141,838	5,860,209	793,000	3,551,000

Total Capital in Attachment I (includes water rights)	297,709	306,165	1,501,011	756,750	542,311	2,004,393	1,371,519	6,093,150	1,049,563	3,834,877
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Capital Expenditures - Base Major Maint Fee Revenue (not prioritized or funded)

Whitney Way - Crossing 37th St	-	-	-	-	-	-	-	-	20,000	-
West Service Rd. - 31st St. to 35th St.	-	-	-	-	-	-	-	-	272,000	-
37th St - 23rd Ave to 17th Ave	-	-	-	-	-	-	-	580,000	-	-
36th St. - 11th Ave. to Idaho	-	-	-	-	-	-	-	-	-	100,000
35th St. - Empire to Trinidad	-	-	-	-	-	-	-	200,000	-	-
37th St. Sediment Removal Basin	-	-	-	-	-	-	-	-	10,000	-
17th Ave. Sediment Removal Basin	-	-	-	-	-	-	-	-	-	-
17th Ave. to 42nd St. Lining	-	-	-	-	-	-	-	75,000	-	-
37th St. to 11th Ave. Lining	-	-	-	-	-	-	-	-	75,000	-
Evans WWTF Lining	-	-	-	-	-	-	-	-	-	125,000
Boulder St. - 36th St. to 37th St.	-	-	-	-	-	-	-	-	-	65,000
Central Ave. Pipe - 40th St. to 39th St.	-	-	-	-	-	-	-	-	20,000	-
Empire St. - 33rd St. to 35th St.	-	-	-	-	-	-	-	-	-	117,000
Idaho St. Pipe - 42nd St. to 40th St.	-	-	-	-	-	-	-	-	-	25,000
Golden St. Pipe - 40th St. to 37th St.	-	-	-	-	-	-	-	-	-	25,000
SCADA - North-South Split	-	-	-	-	-	-	-	-	10,000	-
SCADA - 17th Ave. Drop	-	-	-	-	-	-	-	-	35,000	-
SCADA - Purney Drop	-	-	-	-	-	-	-	35,000	-	-
SCADA - Ashcroft Draw	-	-	-	-	-	-	-	35,000	-	-
SCADA - 31st St. & Empire	-	-	-	-	-	-	-	-	-	17,000
SCADA - 42nd St. & Golden	-	-	-	-	-	-	-	-	-	17,000
Pleasant Acres Dr. - 32nd St. to 11th Ave.	-	-	-	-	-	-	-	-	260,000	-
Denver St. - 39th St. - 40th St.	-	-	-	-	-	-	-	-	65,000	-
State St. - 33rd St. to 35th St.	-	-	-	-	-	-	-	-	-	80,000
Southgate Dr. - Denver to 31st St.	-	-	-	-	-	-	-	-	-	230,000
Total in Major Maint from base rate revenue	-	925,000	767,000	801,000						

Other Balance Accumulators

Major Maintenance Accumulator

Revenue	1,202,750	1,392,682	1,558,569	1,661,326	1,724,652	1,724,652
Expenses	1,142,791	1,337,469	1,593,076	1,454,293	1,724,652	2,046,856
Balance	59,959	115,171	80,664	322,204	322,204	-

Water Conservation Accumulator

Revenue	2,134,111	2,297,724	2,723,250	2,732,495	2,450,000	2,450,000
Expenses	1,854,943	2,304,901	2,723,250	2,472,083	2,450,000	2,982,403
Balance	279,168	271,991	271,991	532,403	532,403	-

Carryforward Projects Detail

Hwy 85 Improv	-	-	93,000	-	-	-	-	-	-
State Farm Water Line	-	-	75,000	-	-	-	-	-	-
Lakeside/State Farm Fire Flow	-	-	45,000	42,629	-	-	-	-	-
Ashcroft Draw Drop & Measurement Str	-	-	50,000	19,227	-	38,717	-	-	-
North Point Storage	-	-	-	-	-	-	-	-	-
17th Ave Pump Station	-	-	250,000	-	-	-	-	-	-
Riverside Lake overflow	-	-	20,000	-	-	-	-	-	-
	-	-	533,000	61,856	-	38,717	-	-	-

City of Evans Waste Water Fund Long Range Financial Plan

	2010 Actual	2011 Actual	2012 Budget V2	2012 Actual	2013 Budget	2013 Budget V2	2014 Projected	2015 Projected	2016 Projected	2017 Projected
Operating Revenues										
Sewer Sales	1,022,094	1,027,800	1,091,776	1,125,063	1,216,525	1,216,525	1,223,742	1,231,095	1,238,586	1,246,216
Other	11,029	2,994	3,902	2,218	1,927	1,927	4,582	4,816	5,001	4,839
Total Operating Revenues	1,033,123	1,030,794	1,095,678	1,127,281	1,218,452	1,218,452	1,228,325	1,235,911	1,243,587	1,251,055
CT	1,033,123	1,030,794	1,095,678	1,127,281	1,218,452	1,218,452	1,228,325	1,235,911	1,243,587	1,251,055
Operating Expenses										
Personnel	289,261	284,713	295,864	293,711	328,280	328,280	343,157	358,290	374,091	390,588
Operations	300,002	310,895	313,756	310,765	336,256	336,256	318,800	323,582	328,436	333,362
Debt	115,005	113,361	111,707	111,708	115,454	115,454	108,626	107,048	110,762	110,762
Transfer for Overhead to General Fund	363,517	412,824	428,095	413,141	430,156	444,089	428,216	434,639	441,159	447,776
Total Operating Expenses	1,067,785	1,121,793	1,149,423	1,129,325	1,210,147	1,224,080	1,198,799	1,223,560	1,254,447	1,282,489
Net Revenues over (under) expenses	(34,662)	(90,999)	(53,744)	(2,044)	8,304	(5,628)	29,526	12,352	(10,860)	(31,434)
Running Cash Balance	390,224	299,225	245,481	297,181	305,485	291,553	321,078	333,430	322,570	291,136
Target Operating Reserve - 3 months	266,946	280,448	287,356	282,331	302,537	306,020	299,700	305,890	313,612	320,622
Available Funds	123,278	18,777	(41,875)	14,850	2,949	(14,467)	21,379	27,540	8,958	(29,487)
System Maintenance Revenues										
Revenue	-	-	-	-	16,818	16,818	16,818	16,818	16,818	16,818
Interest	-	5,631	495	6,566	-	-	-	-	-	-
Total System Maintenance Revenues	-	5,631	495	6,566	16,818	16,818	16,818	16,818	16,818	16,818
System Maintenance Expenses										
Supplies & Services	-	-	396,500	384,604	-	-	300,000	-	-	-
Asset Management	-	-	15,000	10,763	145,700	145,700	72,100	24,363	91,738	10,429
Capital Outlay - Regulatory Compliance	-	-	717,000	10,491	-	21,000	-	-	1,730,000	8,426,000
Capital Outlay - Major Maintenance	38,449	4,396	-	-	-	-	224,000	-	-	307,000
Total System Maintenance Expenses	38,449	4,396	1,128,500	405,858	145,700	166,700	596,100	24,363	1,821,738	8,743,429
Annual Net	(38,449)	1,235	(1,128,005)	(399,292)	(128,882)	(149,882)	(579,282)	(7,545)	(1,804,920)	(8,726,611)
Running Cash Balance	884,650	885,885	(242,120)	486,593	357,711	336,711	(242,571)	(250,116)	(2,055,036)	(10,781,647)
System Expansion Revenues										
System Development Fees	32,592	35,165	25,000	89,994	25,000	25,000	27,500	30,250	33,275	36,603
Interest	-	614	2,597	990	2,909	2,909	3,699	4,112	4,566	5,065
Total System Expansion Revenues	32,592	35,779	27,597	90,984	27,909	27,909	31,199	34,362	37,841	41,667
System Expansion Expenses										
Capital Outlay	-	-	-	-	-	-	-	-	-	-
Total System Maintenance Expenses	-	-	-	-	-	-	-	-	-	-
Annual Net	32,592	35,165	25,000	89,994	25,000	25,000	27,500	30,250	33,275	36,603
Running Cash Balance	96,469	131,634	156,634	221,628	246,628	246,628	274,128	304,378	337,653	374,256
Total Waste Water Fund Revenue	1,065,715	1,072,204	1,123,770	1,224,831	1,263,179	1,263,179	1,276,342	1,287,091	1,298,246	1,309,540
Total Waste Water Fund Expenses	1,106,234	1,126,189	2,277,923	1,535,183	1,355,847	1,390,780	1,794,899	1,247,923	3,076,185	10,025,918
Changes in Working Capital	21,400	1,376	-	133,772	-	-	-	-	-	-
Ending Cash	1,371,344	1,318,735	164,583	1,142,155	1,049,486	1,014,554	495,997	535,166	(1,242,774)	(9,959,152)
CT	1,371,343	1,318,735		1,142,155						
Restricted Cash	238,195	252,108								

2010-2017 Capital Improvement Plan

	2010 Actual	2011 Actual	2012 V2	2012 Actual	2013	2013 V2	2014	2015	2016	2017
WWTP Expansion to 2.0 MGD - Planning/Design	-	-	410,000	10,491	-	21,000	-	-	-	-
Evans - Biological Process Improvements	-	-	250,000	-	-	-	-	-	-	250,000
Evans - UV Disinfection	-	-	57,000	-	-	-	-	-	-	57,000
HNP - Biological Process Improvements	-	-	-	-	-	-	-	-	1,469,000	7,122,000
HNP - UV Disinfection	-	-	-	-	-	-	-	-	261,000	1,304,000
HNP - Stand By Power	-	-	-	-	-	-	224,000	-	-	-
Evans Wastewater Utility Plan	38,449	4,396	-	-	-	-	-	-	-	-
Waste Water Fund Total	38,449	4,396	717,000	10,491	0	21,000	224,000	0	1,730,000	8,733,000

City of Evans Storm Drainage Fund Long Range Financial Plan

	2010 Actual	2011 Actual	2012 Budget V2	2012 Actual	2013 Budget	2013 Budget V2	2014 Projected	2015 Projected	2016 Projected	2017 Projected
Beginning Cash	483,503	736,495	607,775	607,775	730,294	730,294	79,433	(88,774)	(102,588)	(298,698)
Operating Revenues										
Storm Drainage Sales	424,015	427,430	442,551	438,219	455,800	455,800	464,916	474,214	483,699	493,373
Other	5,534	37,077	891	5,155	1,261	1,261	7,234	(977)	(1,128)	(3,286)
Total Operating Revenues	429,549	464,507	443,442	443,374	457,061	457,061	472,150	473,238	482,570	490,087
CT	429,549	464,507	443,442	443,374	457,061	457,061	472,150	473,238	482,570	490,087
Operating Expenses										
Storm Personnel	12,161	-	-	-	-	-	-	-	-	-
Storm Operations	8,001	10,920	25,984	22,340	41,374	41,374	26,994	27,399	27,810	28,227
Total Operating Expenses	20,162	10,920	25,984	22,340	41,374	41,374	26,994	27,399	27,810	28,227
Transfer Out - Overhead to GF	(125,907)	(136,994)	(147,909)	(142,217)	(158,360)	(164,048)	(159,362)	(161,753)	(164,179)	(166,642)
Operating Income (Loss) after transfers	283,480	316,593	269,549	278,817	257,327	251,639	285,793	284,086	290,581	295,218
Other Income (Expense)										
Plant Inv Fees/Cash in Lieu of Fees	6,139	30,203	10,000	30,169	10,000	10,000	11,000	12,100	13,310	14,641
Capital Outlay	(46,136)	(503,905)	(772,685)	(194,362)	(340,000)	(912,500)	(465,000)	(310,000)	(500,000)	(600,000)
Asset Management	-	(23,584)	-	-	-	-	-	-	-	-
Changes in Working Capital	9,509	51,973	-	7,895	-	-	-	-	-	-
Increase (Decrease) in Cash	252,992	(128,720)	(493,136)	122,519	(72,673)	(650,861)	(168,207)	(13,814)	(196,109)	(290,141)
Ending Cash	736,495	607,775	114,639	730,294	657,621	79,433	(88,774)	(102,588)	(298,698)	(588,839)
CT	736,495	607,775	114,639	730,294	657,621	79,433	(88,774)	(102,588)	(298,698)	(588,839)
Target Reserve - 3 months	5,041	2,730	6,496	5,585	10,343	10,343	6,749	6,850	6,953	7,057

2010-2017 Capital Improvement Plan

	2010 Actual	2011 Actual	2012 Budget V2	2012 Actual	2013 Budget	2013 Budget V2	2014 Projected	2015 Projected	2016 Projected	2017 Projected
23rd Ave. Drainage Basin Improvements	46,136	475,850	233,066	-	-	233,000	-	-	-	-
23rd Ave Outfall Design	-	-	-	-	-	-	-	-	-	600,000
Hwy 85/37th St Drainage	-	-	40,000	5,586	-	40,000	235,000	-	-	-
Ashcroft/Tuscany Ditch & Trail Improvements	-	28,055	84,619	81,297	-	-	-	-	-	-
15th Ave. Storm Sewer - 37th to 36th	-	-	-	-	-	-	-	-	200,000	-
US 34 By-pass Storm Sewer Improvements	-	-	-	-	-	-	-	-	300,000	-
37th St. Storm Sewer - Trinidad to Boulder	-	-	285,000	33,000	340,000	592,000	-	-	-	-
Riverbend Storm Sewer Outfall	-	-	10,000	-	-	10,000	-	-	-	-
31st St. Storm Sewer - US 85 to ditch outfall	-	-	-	-	-	-	-	-	-	-
41st St. Storm Sewer - Boulder St. to Golden St	-	-	-	-	-	-	-	40,000	-	-
41st St. Storm Sewer - Central to Boulder	-	-	-	-	-	-	-	40,000	-	-
Boulder St. Storm Sewer - 40th St. to 41st St.	-	-	-	-	-	-	-	40,000	-	-
Boulder St. Storm Sewer - 41st St. to 42nd St.	-	-	-	-	-	-	-	40,000	-	-
Central St./State St. Storm Sewer Rehab.	-	-	-	-	-	-	-	150,000	-	-
37th St. Storm Sewer - Boulder to US 85	-	-	40,000	-	-	37,500	230,000	-	-	-
42nd Street Storm	-	-	80,000	74,479	-	-	-	-	-	-
Storm Drainage Total	46,136	503,905	772,685	194,362	340,000	912,500	465,000	310,000	500,000	600,000

* Capital is budgeted at 90% of projected ending fund balance after 1,000,512 798,591 832,190 897,859 892,740 338,603 186,671 181,172 10,045

City of Evans Volunteer Fireman's Pension Fund Long Range Financial Plan

	2010 Actual	2011 Actual	2012 Budget	2012 Actual	2013 Budget	2013 Budget V2	2014 Projected	2015 Projected	2016 Projected	2017 Projected
Beginning Fund Balance	392,226	455,022	472,821	472,821	523,820	523,820	523,820	523,820	523,820	523,820
<u>Revenues</u>										
Intergovernmental	33,994	33,994	33,994	22,123	-	-	-	-	-	-
Contributions/Inv Inc	135,078	93,026	128,000	138,106	-	-	-	-	-	-
Total Revenues	169,072	127,020	161,994	160,229	-	-	-	-	-	-
CT	169,072	127,020	161,994	160,229	-	-	-	-	-	-
Transfers In	-	-	-	-	-	-	-	-	-	-
Total Available Funds	169,072	127,020	161,994	160,229	-	-	-	-	-	-
<u>Expenditures</u>										
Pension Distributions	106,275	109,221	154,200	109,230	-	-	-	-	-	-
Total Expenditures	106,275	109,221	154,200	109,230	-	-	-	-	-	-
Transfers Out	-	-	-	-	-	523,820	-	-	-	-
Excess Revenue Over (Under) Expenditures	62,797	17,799	7,794	50,999	-	(523,820)	-	-	-	-
Ending Fund Balance	455,022	472,821	480,615	523,820	523,820	0	523,820	523,820	523,820	523,820
CT	455,022	472,821		523,820						

* Transfer of fund to Evans Fire Protection District in 2013

City of Evans Cemetery Endowment Fund Long Range Financial Plan

	2010 Actual	2011 Actual	2012 Budget	2012 Actual	2013 Budget	2013 Budget V2	2014 Projected	2015 Projected	2016 Projected	2017 Projected
Beginning Fund Balance	48,206	48,005	48,684	48,684	56,676	56,676	48,076	48,076	48,076	48,076
Revenues										
Investment Income	3,029	8,679	2,000	9,992	6,000	10,000	6,000	6,000	6,000	6,000
Total Revenues	3,029	8,679	2,000	9,992	6,000	10,000	6,000	6,000	6,000	6,000
CT	3,029	8,679	2,000	2,000	6,000	10,000	6,000	6,000	6,000	6,000
Transfers In	-	-	-	-	-	-	-	-	-	-
Total Available Funds	3,029	8,679	2,000	9,992	6,000	10,000	6,000	6,000	6,000	6,000
Expenditures										
Culture, Parks & Recreation	3,230	8,000	2,000	2,000	6,000	18,600	6,000	6,000	6,000	6,000
Total Expenditures	3,230	8,000	2,000	2,000	6,000	18,600	6,000	6,000	6,000	6,000
Transfers Out	-	-	-	-	-	-	-	-	-	-
Excess Revenue Over (Under) Expenditures	(201)	679	-	7,992	-	(8,600)	-	-	-	-
Ending Fund Balance	48,005	48,684	48,684	56,676	56,676	48,076	48,076	48,076	48,076	48,076
CT	48,005	48,684		56,676						

**\$48,000 restricted corpus

COUNCIL COMMUNICATION

DATE: April 2, 2013

AGENDA NO.: 8.C

SUBJECT: Approval of Draft Drought Management Plan

PRESENTED BY: Cameron Parrott, P.E., City Engineer

AGENDA ITEM DESCRIPTION:

Staff has been working with a consulting firm, Clearwater Solutions, on developing a new drought management plan. This plan will give the City strategies to benefit the community on both the water supply and water demand side during drought situations. It also gives more flexibility in the declared drought stages. It is believed that the current stages become too severe too quickly. The draft plan has been included in the packet for review. Approval of the draft plan will allow for the commencement of the public comment period (60 days).

FINANCIAL SUMMARY:

The new drought management plan was created through a grant obtained from the Colorado Water Conservation Board (CWCB). The total cost to create this plan was \$63,000. The city's contribution was to provide in-kind contributions and \$2,000 toward the project with the grant covering the remainder. There are no financial implications for approving the draft drought management plan.

RECOMMENDATION:

Staff recommends approval of the draft drought management plan.

SUGGESTED MOTIONS:

- * *I move to approve the draft drought management plan.*
 - * *I move to deny the draft drought management plan.*
-



CITY OF EVANS

2013 DROUGHT MANAGEMENT PLAN



*clear***WATER**solutions
water rights • planning • engineering

8010 S. County Road 5, Ste. 105 Windsor, Colorado 80528
(T) 970.223.3706 (F) 970.223.3763
www.clearwatercolorado.com

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EXECUTIVE SUMMARY

The City of Evans (“City or “Evans”) is located approximately 45 miles north of Denver along the Colorado Front Range. According to the U.S. Government census data, the City’s population in 2000 was 9,514 and nearly doubled to 18,537 people in 2010. Evan’s water supplies come from both native ditch shares and transbasin water. The transbasin water supplies include both Windy Gap and the Colorado Big Thompson (CBT) Project water.

Currently, CBT water is Evans’ primary water supply for indoor treated water use. The City is looking to protect this resource, their other water supplies, and their constituents in times of drought. The City currently has a Raw Water Master Plan, a Drought Response Plan, and a Water Conservation Plan. This Drought Management Plan broadens their existing Drought Response Plan and will serve as another valuable tool in its water resource planning toolbox.

Both drought plans and water conservation plans are designed to reduce water demands. The primary difference is drought plans are geared towards short-term mitigation actions to increase water supplies or reduce demand and water conservation plans focus on long-term demand reductions through water conservation measures.

Planning Process

To develop an effective drought management plan, the City followed a stakeholder-review process, as outlined in the Colorado Water Conservation Board Guidance Document. The stakeholders reviewed the plan throughout the process and provided valuable feedback for plan development. The City developed a list of water use priorities, which guided the development of the plan:

1. Health and Safety (indoor domestic use, sanitary, firefighting, hospitals)
2. Water for new construction
3. Key outdoor public facilities (sports fields, schools)
4. Parks
5. Outdoor turf areas (residential, commercial and industrial users)

Drought Stages and Triggers

There are several ways to establish drought stages and trigger points. The City chose to use a Water Supply Index (WSI), which evaluates the City’s water supply and demand.

WSI = Supply/Demand =

$$\frac{CBT\ CO+(CBT\ Quota*No.\ of\ CBT\ Units)+GLIC\ System\ Deliveries+GLIC\ System\ CO+GLIC\ CBT\ CO+Parked\ CBT+WG}{2\ year\ Demand+CBT\ Carryover_{(Next)}+WG\ Collateral}$$

The City of Evans current Drought Response Plan includes three levels of drought. The overall sense when completing this Drought Management Plan was that the existing stages became too severe too fast. Four drought stages were develop as a part of this planning process and are shown in Table 5.1.

Table ES.1 – City of Evans Drought Stages

Drought Stage	Water Supply Index	Response Targets
Sustainable	> 120%	None
Warning	90 - 120%	5-10%
Critical	70 – 89%	20-30%
Severe	< 70%	40-60%

The first level is a “Sustainable” level, which incorporates the on-going water saving practices by the City and water customers. The trigger for this stage is a WSI over 120%. At this stage, the City will maximize their CBT and GLIC carryover and lease excesses. For the Sustainable Level, the City will still have mandatory watering restrictions that prohibit watering between noon and 5:00 p.m, except for large public irrigated areas and new lawns. Irrigation of new lawns will be allowed during the restrictive hours by variance only. During non-restrictive hours, watering will be allowed on an odd/even address schedule, meaning there will be set days for odd versus even address numbers to irrigate. There is no targeted water savings with this level, even though water savings is occurring.

The second stage is a “Warning” level. The trigger for this stage would be a WSI = 90 to 120% with an estimated water savings of 5-10%. During this stage of drought, the City begins to put into place actions that should be ready to implement should the next stage of drought occur, such as evaluating the potential lease of water from farmers. The City will continue to maximize its carryover in both the CBT and GLIC systems, but will consider leasing out excess on a case-by-case basis. The City will continue its mandatory watering restriction as established for the Sustainable Level. Water conservation measures will be strongly encouraged and water use should be minimized for car washing activities and the washing down of impervious surfaces.

The third level of drought is a “Critical” level in which supplies have fallen below demand and the trigger is a WSI = 70 to 89%. This is a serious stage of drought in which the City will draw from drought reserves. The City will maximize carryover in the CBT and GLIC systems, but will not lease out any supplies. The City will evaluate potential trades of non-potable supplies for treatable water and seek a temporary reduction in the

water provider raw water transfer requirements. Additional mandatory irrigation restrictions will be placed on all water customer categories.

The last stage of drought is the “Severe” level in which the WSI is anything less than 70%. This stage is the most serious. The City actively pursues leasing water from farmers and other entities. If interconnects with other water providers exist, the City will pursue acquiring water from those entities. More restrictive mandatory watering restrictions will be enacted for all customer categories and no new lawn variances will be granted. Car washing will be allowed only at commercial car washes. The City will restrict/prohibit any new taps during this stage.

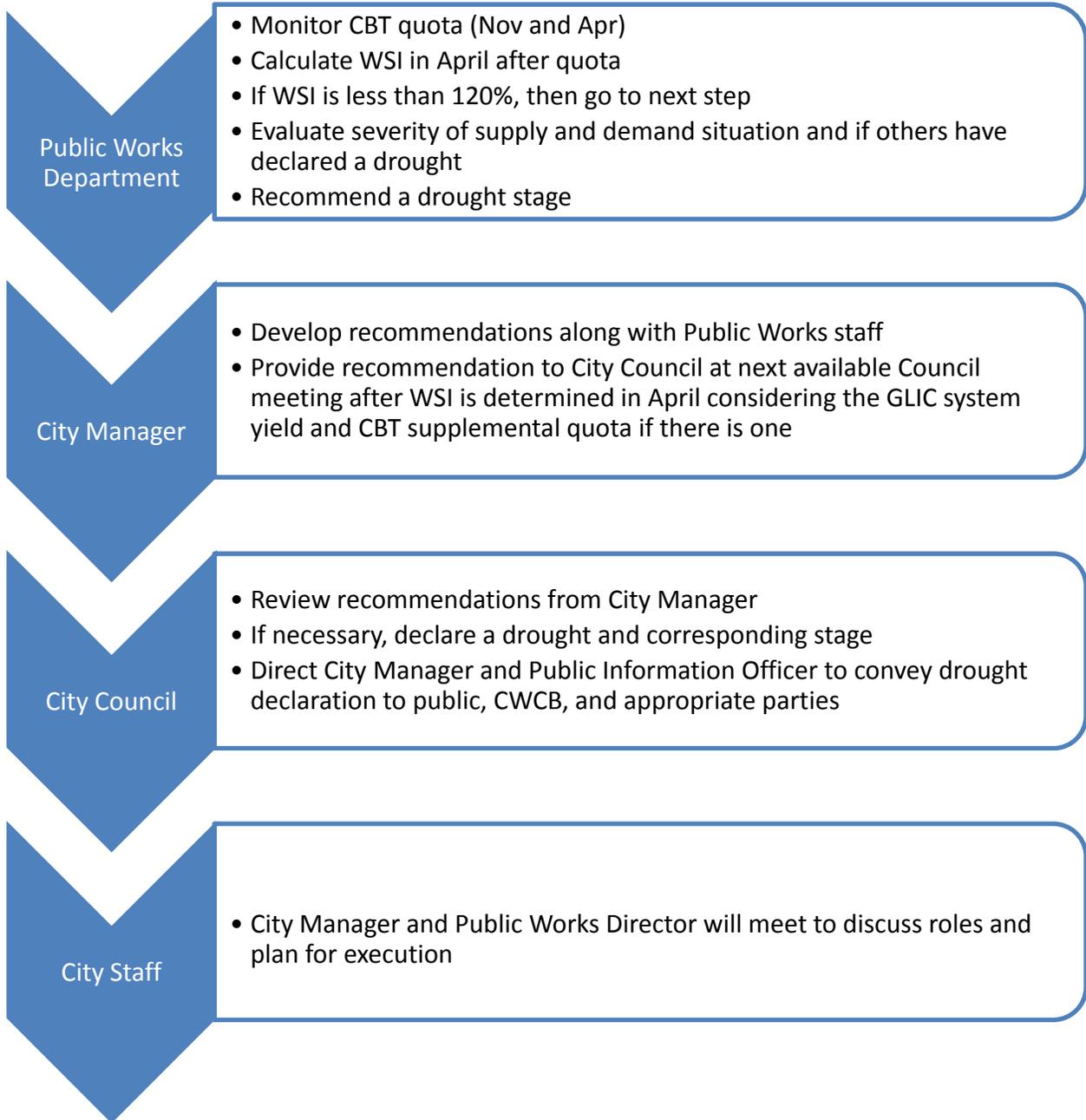
These drought triggers are meant to serve as a framework for the City decision makers. The City prefers that these guidelines remain flexible as the WSI is calculated and evaluated, so adjustments to response measures can be made during a drought.

Drought Declaration

Weather in Colorado is extremely variable as it can change quickly. In order for this Drought Management Plan to be successful, it needs to outline steps to best predict the onset of a drought.

The Public Works Department will monitor the WSI on a monthly basis. Each November will be an important time to evaluate the WSI when the first CBT quota is issued by the Northern Water District. Another milestone will be in the spring when the GLIC system determines their quota and when the Northern Water District will potentially issue a supplemental quota. At this point, the City will want to declare the appropriate drought stage and take the proper measures. The City will carefully monitor its water use as the irrigation year progresses. The City can adjust the frequency of monitoring their water use and WSI depending on whether the drought eases or intensifies. If the severity of the drought intensifies, the City may choose to monitor the WSI weekly and adjust measures accordingly.

The following steps will be taken to declare a drought:



INTRODUCTION

The City of Evans (“City” or “Evans”) is located approximately 45 miles north of Denver along the Colorado Front Range. According to the U.S. Government census data, the City’s population in 2000 was 9,514 and nearly doubled to 18,537 people in 2010. Evan’s water supplies come from both native ditch shares and transbasin water. The transbasin water supplies include both Windy Gap and the Colorado Big Thompson (CBT) Project water.

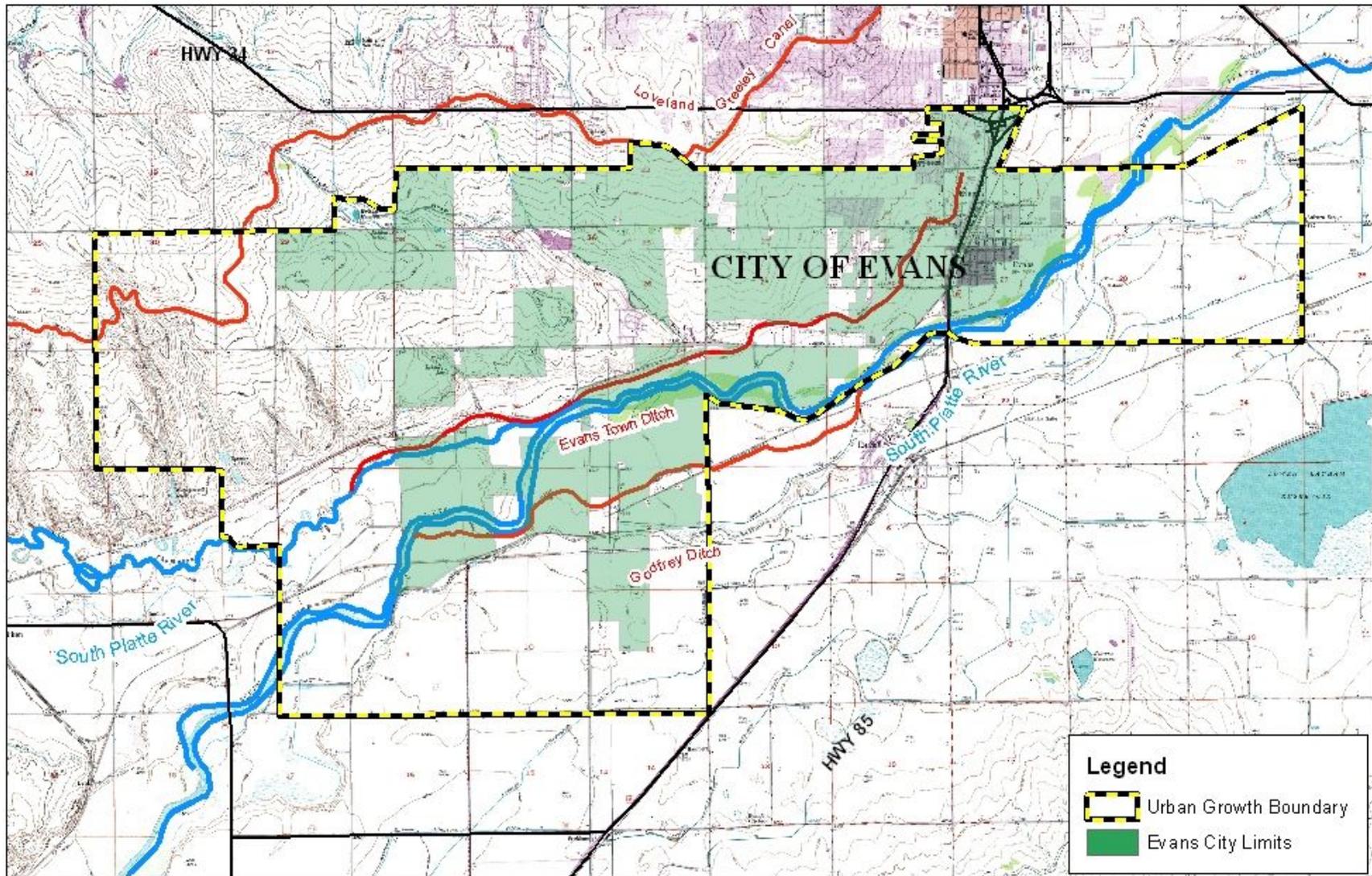
Currently, CBT water is Evans’ primary water supply. The City is looking to protect this resource, their other water supplies, and their constituents in times of drought. The City currently has a Raw Water Master Plan, a Drought Response Plan, and a Water Conservation Plan. This Drought Management Plan broadens their existing Drought Response Plan and will serve as another valuable tool in its water resource planning toolbox.

I.1 Profile Existing System

Service Area

The City’s service area is generally located south of Highway 34 and north of the South Platte River and bounded to the west by County Road 27 and to the east by 1st Avenue. There is a section of the service area that extends to the south of the South Platte River in proximity of the Godfrey Ditch. The City is also responsible for providing water to the 2,394 residents within the Arrowhead and Hill-N-Park subdivisions. The service area includes approximately 10.5 square miles, as shown in **Figure I.1**. The City’s long-term growth boundary encompasses a total area of about 17,850 acres or 28 square miles.

Figure I.1 – Evans Service Area



Existing Water Supplies

Evans has a 25-year agreement with the City of Greeley where Greeley provides treated potable water to Evans through 14 master meters. The current agreement commenced in 1998 and expires in April 2023. In the agreement, Evans transfers raw water they own to Greeley in the amount of their projected annual water demand plus 15 percent for shrinkage. The water supply treated and delivered by the City of Greeley is limited annually. The current agreement allows for an annual delivery of 2,766.41 acre-feet of potable water. If Evans exceeds this annual allotment, charges are incurred for overuse. As mentioned, the City's most significant source of water is their ownership of CBT. Evans owns 3,426 CBT units that are transferred to Greeley for treatment and transmission from either Greeley's Bellevue Water Treatment Plant (WTP) or Boyd Lake WTP. Most of Evans' mutual irrigation company rights are available at the Boyd WTP and their CBT water is available at both plants. Evans does not currently have a piped non-potable water system. However, the City delivers non-potable water to dual-use customers via the Evans Ditch and through the historical mutual ditch systems.

The water supplies owned by the City are shown in **Table I.1**.

Table I.1 – City of Evans Water Rights

Water Right	No. of Shares or Units Owned
<i>Potable Sources</i>	
CBT	3,426
Windy Gap Project	5
Greeley-Loveland System*	127.93
Lake Loveland System	15.75
Seven Lakes System	40.83
<i>Non-Potable Only Sources</i>	
Evans Town Ditch	100%
Godfrey Ditch	25

* The City owns 145.93 shares with some being leased back to farmers; The City uses 127.93 shares for potable and non-potable use

Share Ownership Data Source: 2004 Windy Gap Firing

Every potable service connection on the City's distribution system, regardless of use, is metered. All of the system meters are read monthly, and the City is confident in the design of the system to account for all water use – including hydrant meters used by contractors that buy construction water from the City. The water use monitoring program is an integral part of the Public Works Department's efforts to minimize system leakage.

Customer Water Use Profiles

Evans's billing system tracks water usage for several customer categories: Residential, Multi-family, Commercial, Irrigation (including City Parks and HOA Open Space), City Usage, Fire Hydrant, and Construction. For the purpose of this report, fire hydrants and construction water use are combined in the same potable water category (Fire Hydrant & Construction). In 2011, Evans served approximately 2,253 acre-feet of potable water and 135 acre-feet of non-potable water.

The potable tap categories include the following (2011 data):

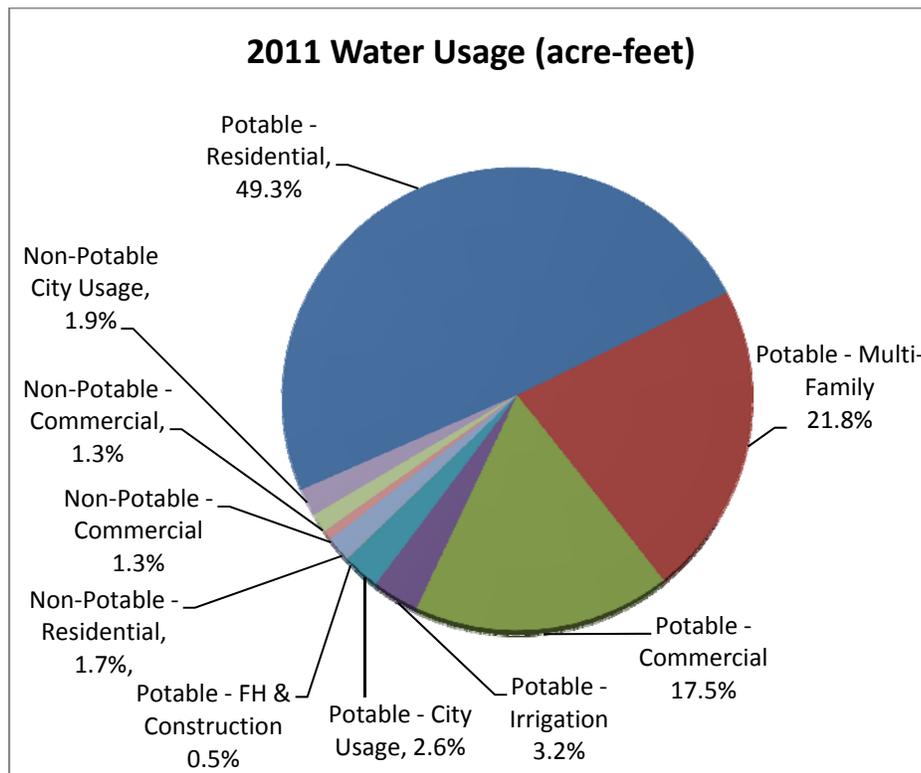
- Residential - 1,177 acre-feet
- Multi-family - 521 acre-feet
- Commercial - 417 acre-feet
- Irrigation - 76 acre-feet
- City Usage - 62 acre-feet
- Fire Hydrant & Construction - 0.5 acre-feet

The non-potable tap categories include the following (2011 data):

- Residential – 42 acre-feet
- Multi-family – 16 acre-feet
- Commercial – 31 acre-feet
- City Usage – 46 acre-feet

Each of the customer categories are shown in **Figure I.2** with the coinciding percentage of total water use. The Fire Hydrant and Construction, Non-Potable Multi-family, Commercial, and City Usage categories make up a very small portion of the water usage. The overwhelming majority of the City's potable water goes to Potable Residential water users (Single-Family and Multi-family) and Potable Commercial.

Figure I.2 – 2011 Percentage of Water Use per Category



I.2 Drought Mitigation and Response Planning

A drought can be defined in many different ways, including a lack of precipitation, a lack of stored reservoir water, a lack of soil moisture, etc. In general, drought is defined as a shortage of water supplies due to an extended period of lower than normal precipitation. What would impact CBT users such as Evans the most would be cumulative years of drought that would drain the CBT system or a fire that degraded water quality within the CBT system.

Impact of Drought on City's Water Supplies

As stated above, Evans is very reliant on CBT water for their potable water needs. The CBT system is a robust system that contains transbasin water that accumulates in the Colorado River Basin and is pumped from Lake Granby through the Adam's Tunnel to the east slope near Estes Park. Water is then distributed to several Front Range reservoirs. For the CBT system to have a reduction in yield, it would have to have several dry years on both the west and east slopes, which is possible. During the 2002 drought, CBT system supplies were extremely low until the late March 2003 snowstorm replenished reservoirs and soil moisture conditions.

The Greeley-Loveland Irrigation Company (GLIC) system is susceptible to drought, particularly a multi-year drought. Future water supplies for the City will consist of CBT, Windy Gap, native water, and a new water supply project called the Northern Integrated Supply Project (NISP). The NISP project will provide added water resources and reliability to Evans' overall water portfolio. The reservoirs associated with the NISP project should add to the reliability of the City's drought supplies. Further, the diversity of the City's water portfolio (multiple sources, multiple system storage, and multiple watersheds) will help sustain them through a drought. However, an extended, multi-year drought would be difficult to sustain for the City without proper response.

As discussed above, the City of Evans has a long-term contract with the City of Greeley to treat and deliver potable water to Evans' water service taps. According to the terms of this agreement (Section 16), the contract is valid for an initial 25-year term, or until 2023. After 2023, the agreement would be automatically renewed for successive ten-year terms, unless terminated by either party according to Section 17 of the agreement (Default and Termination). Section 6 of this agreement (Emergency Operations) outlines the conditions that will be implemented in the event the City of Greeley is not able to fulfill Evans' demand for treated water. These conditions are further discussed in Section 2.0 of this Drought Management Plan.

Purpose and Benefit of Drought Mitigation and Response Planning

Drought mitigation refers to the actions taken prior to a drought to help reduce the impact of a drought when it does occur. Drought response planning refers to the steps taken during a drought. For example, the action of declaring a drought when water supply and demand conditions meet certain trigger points is an action step for drought response planning.

The benefit of drought mitigation and response planning for the City is that it can attempt to detect drought in its early stages and get several mitigation actions in place for when drought hits. Since Evans' primary water supply is CBT, which has a large system of reservoirs, it will likely take several years of below average conditions for the City to be in a serious drought.

I.3 Drought Planning Efforts

The City has a Drought Response Plan in place which outlines the various response strategies when certain criteria are triggered. The plan defines the severity of drought and the City's responses based on a three-tiered system. The criteria used to determine the severity of the drought include:

- Current snow pack conditions
- CBT delivery quota
- GLIC dividends
- Current storage levels in the CBT and GLIC systems

These criteria are used to determine the projected water supply and if the City is experiencing a Severe (Level 1), Extreme (Level 2) or Exceptional (Level 3) drought.

A Severe (Level 1) drought will be declared if the City's water supplies are too low to carryover water in storage for the next two years (not sufficient water to supply all of the projected demand for the next two years and still carryover surplus).

An Extreme (Level 2) drought will be declared if the City's water supplies are not sufficient to provide for all of the projected demands over the next two years.

An Exceptional (Level 3) drought will be declared if the City's water supplies are not sufficient to provide for all the projected demands for the current year and for 50% of the following year's projected demands.

The watering restrictions and conditions for the City's three-tiered drought response plan are further described below:

Severe Drought - 15% water savings target

- October 15 to April 14 - No lawn watering
- April 15 to May 14 - 1x per week
- May 15 to September 14 - 2x per week
- September 15 to October 14 - 1x per week

Exceptions:

- Hand watering or drip watering trees and shrubs, washing cars OK with positive shut off nozzle
- New yards by variance for four weeks with proper soil prep (4 cy/1000 sf) and rain/wind sensor. No variances issued from June 15 through and August 31. All variances expire on June 15 and October 15.
- No other outdoor use (e.g., hosing hard surfaces)

Extreme Drought - 25% savings target

- October 15 to April 14 - No lawn watering
- April 15 to May 14 - 1x per week
- May 15 to May 31 - 2x per week
- June 15 to August 31 - No lawn watering
- August 31 to September 14 - 2x per week
- September 15 to October 14 - 1x per week

Exceptions:

- New yards by variance for four weeks with proper soil prep (4 cy/1000 sf) and rain/wind sensor. No variances issued from June 15 through August 31. All variances expire on June 15 and October 15.
- Hand or drip watering of trees and shrubs allowed

- No other outdoor use

Exceptional Drought - 35% savings target

- No outdoor watering except for one to two weeks of tree watering
- No variance for new lawns
- No other outdoor use

As can be seen, the City’s current Drought Response Plan focuses primarily on cutting back water use through non-irrigation. Although we agree that irrigation use is generally the largest area of water use to target for savings, Evans desires to structure this Drought Management Plan to provide response strategies to target water savings in other areas of water use as well.

I.4 Drought Planning and Water Conservation

Both drought plans and water conservation plans are designed to reduce water demands. The major difference is drought plans are concerned with short-term strategies to mitigate the impacts of reduced water supplies and likely increased water demands. Water conservation plans are focused on long-term demand reductions due to the measures and programs that have been designed to reduce water use over time. However, there is some crossover as water conservation measures that result in on-going reduction of demands can provide long-term drought mitigation benefits, such as requiring rain sensor on parks. The City has instituted water conservation measures and programs as outlined in **Table I.2**.

Table I.2 – Existing and On-going Water Conservation Practices

Conservation Measures
Watering restrictions from 12 p.m. to 5 p.m.
Water Reuse System at the WWTP, which saves approximately 6 to 8 acre-feet each year
Billing statements that encourage water savings. Bills show the customers water usage for the past 12 months in graphical form.
ET/rain sensors and a centralized computer to control the irrigation systems in City parks
A Xeriscape program which includes demonstration gardens and public education
A tiered rate structure was implemented in 2001 and encourages water savings
Replace inaccurate meters
Participation in area Children’s Water Festivals
Water conservation page on website
Wind and rain sensors must be installed on all new developed and landscaped properties
Water waste ordinance
Soil amendment for new landscapes

SECTION 1 – STAKEHOLDERS, OBJECTIVES AND PRINCIPLES

1.1 Stakeholder Committee

To develop an effective Drought Management Plan, the City followed a stakeholder review process as outlined in the Colorado Water Conservation Board (CWCB) Guidance Document. The stakeholders reviewed the plan throughout the process and provided valuable feedback during plan development. The stakeholders represented a wide variety of different disciplines that may be affected by drought.

The following is a list of the stakeholders:

Table 1.1 – Drought Plan Stakeholder Committee

Name	Job Description
Earl Smith	Director of Public Works
Jessica Gonifas	Finance Director
Cameron Parrott	City Engineer
Dawn Anderson	Civil Engineer II
Jessica Schoepner	Assistant to the City Manager
Suzanne Cox	Utility Billing Technician

The City held four meetings with the Stakeholder Committee as described below. Staff presented the draft Drought Management Plan to their Water and Sewer Board before taking the draft plan to City Council.

The following is a list and description of key meetings and milestones of the process:

- a. Project Kick-off Meeting and Stakeholder Meeting #1 – Discuss differences between water conservation planning and drought planning. Reviewed the stakeholder process and potential stakeholder members. Developed objectives, water use priorities, and operating principles. Completed worksheet activities for Step 2 (Historical Drought) and Step 3 (Drought Vulnerability).
- b. Stakeholder Meeting #2 – Reviewed water use priorities, discussed the Public Information Campaign, gathered information for Step 4 (Mitigation Strategies) and Step 5 (Drought Stages and Triggers).

- c. Stakeholder Meeting #3 – Reviewed water use priorities, developed Water Supply Index (WSI), discussed drought stages, and reviewed draft of drought response program matrix.
- d. Stakeholder Meeting #4 – Finalized drought stages, discussed monitoring drought indicators and calculating the WSI, timing and responsible party for drought declarations, roles and responsibilities for drought response, and enforcement.
- e. Public-Review Period – Plan review period for citizens and local businesses was published in the local paper, notice was provided on the City website and customer water bills (60 days).
- f. City Council Meeting – Present final draft to Council

1.2 Objectives of Drought Management Plan

The City developed objectives for this plan and operating principles to help guide them in the overall plan development. This was completed to insure the final plan reflected the City of Evans' values and vision for its community.

The objectives for this Drought Management Plan are as follows:

1. Plan for droughts before they occur.
2. Identify and determine severity of droughts given knowledge of City water supplies and use.
3. Easy form of communication of drought awareness and response information to constituents.

The Stakeholder Committee also developed a list of water use priorities and operating principles to help guide the City in the development of the Drought Management Plan.

The water use priorities for the City are as follows:

1. Health and Safety (indoor domestic use, sanitary, firefighting, hospitals)
2. Water for new construction
3. Key outdoor public facilities (sports fields, schools)
4. Parks
5. Outdoor turf areas (residential, commercial and industrial users)

The operating principle for the City is as follows:

- The plan must include mechanisms for effective communication with water customers, effective coordination and collaboration among City departments and should effectively address shortages in water supply in such a way that reflects the general values of the community.

The operating principle will be used as a guidepost for this Drought Management Plan process to insure that the implementation of the plan is following the original intentions of the committee.

SECTION 2 – HISTORICAL DROUGHT AND IMPACT ASSESSMENT

2.1 Historical Assessment of Drought, Available Supplies and Demands

Droughts can affect municipalities in a variety of ways. If a municipality has too much reliance on a single supply source, the effects of a drought can be devastating. Fortunately, the City of Evans has a well-diversified portfolio of water rights and plans to diversify these resources more as financial resources allow. **Table 2.1** below lists the City’s water rights and the average annual and dry-year yield of the shares or units.

Table 2.1 – City of Evans Water Right Yields

Water Right	No. of Shares or Units Owned	Yield (AF/Unit)		Total Yield (AF)	
		Average Year Yield	Dry-Year or 2002	Average Year Yield	Firm or Dry Year Annual Yield
Potable Sources					
C-BT	3,426	0.7	0.5	2398	1713
Windy Gap Project	5	60	0	300	0
Greeley-Loveland System*	127.93	10.5	0.5	1343	64
Lake Loveland System	15.75	33.1	23.6	521	372
Seven Lakes System	40.83	15	5.1	612	208
Potable Total =				5,175	2,357
Non-Potable Only Sources					
Evans Town Ditch	100%			29.3 cfs	29.3 cfs
Godfry Ditch	25			1344	667**

* The City owns 145.93 shares with some being leased back to farmers; The City uses 127.93 shares for potable and non-potable use

**1957 Yield.

Share Ownership Data Source: 2004 Windy Gap Firming

Yield Data Source: 2003 Tetra Tech September 8, 2003 Memo, NISP Report, & info from Staff.

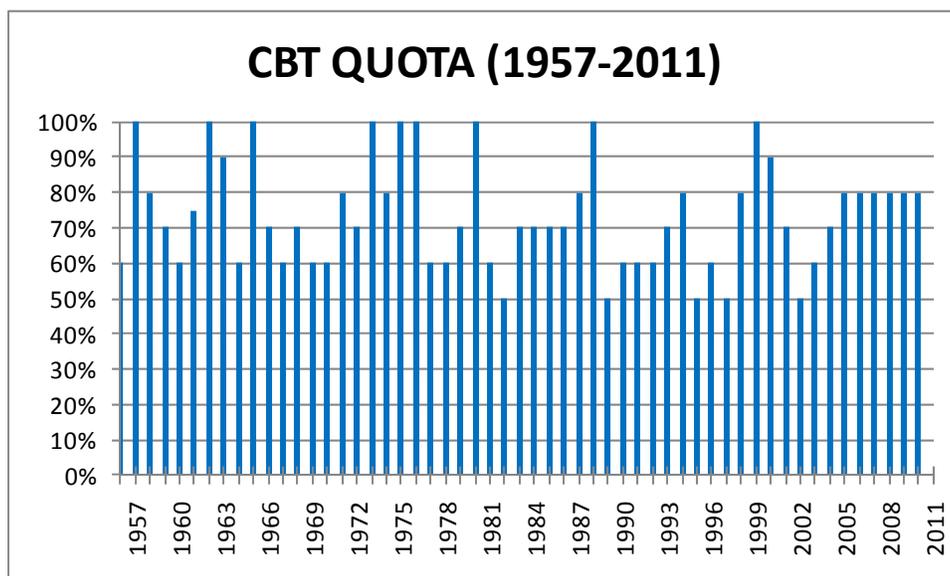
We evaluated the CBT system for Evans since it is the primary supply of water. The CBT system has approximately 740,000 acre-feet of gross storage and consists of 310,000 units. There is approximately 2.3 times the storage that would be needed to deliver a 100% quota. This gives the CBT system some drought reliability. The CBT system has an added advantage by diverting water from both the west and east slope of Colorado. The system takes advantage of precipitation and snowpack occurring in several different areas, in case drought conditions are isolated to one region.

CBT facilities divert water from the western slope of Colorado to the Front Range to supplement the region's native water supplies. It is the largest trans-mountain water diversion project in Colorado. It was constructed by the Bureau of Reclamation between 1938 and 1957 and is maintained by the Northern Water District. The CBT Project imports an average of 213,000 acre-feet of water each year to many public and private water users along the northern Front Range and northeastern Colorado for agricultural, municipal and industrial uses.

The yield of CBT units is established each year by the Northern Water Board through what is known as the quota-setting process. The basis for setting the quota is to attempt to make every year look like an average year. The Northern Water Board examines the region's native supplies and local storage before declaring a quota that meets the supplemental need of the region as a whole. As a result, the quota historically is lower in wet years because native supplies are plentiful and local reservoirs are full, so less CBT water is required to satisfy water demands. In dry years, the quota is historically higher to meet the higher demand for water. As CBT continues to transfer from agricultural to municipal use, the landscape of using the CBT Project as a supplemental supply is changing.

In over fifty years of operation, the average yield has been 0.73 acre-feet per unit and the commonly used average quota is 70 percent. The yield has never been less than 0.50 acre-feet per unit (50 percent quota) or more than 1.0 acre-feet per unit (100 percent quota). The historical annual quota established by the Northern Water Board is shown on the following **Figure 2.1**.

Figure 2.1 – Historical CBT Quota



Windy Gap Project

In 1985, Northern Water finished constructing the Windy Gap Project near Granby, Colorado. Windy Gap pumps water from the Colorado River into Lake Granby and diverts water to the Front Range via the CBT Project facilities on a space-available basis. Windy Gap is junior to CBT, so it has limited delivery in wet years when CBT water occupies most of the system. The proposed Windy Gap Firming Project will store Windy Gap water and improve the reliability of this water supply.

In 2004, Evans completed a lease/purchase contract with the City of Greeley to acquire five units of Windy Gap water. Evans will exercise its purchase of the Windy Gap units upon completion of the Firming Project permitting and in the interim will receive delivery of Windy Gap water when available or through Northern Water's CBT-Windy Gap Collateralization Program.

Native Water Supplies

The City owns agricultural water rights that divert water from the South Platte and Big Thompson Rivers. These include shares in the following ditch companies: Evans Ditch, GLIC, Seven Lakes Irrigation Company, Loveland Reservoir Company, and the Godfrey Ditch. Water from all sources, except the Evans Ditch, can be treated and delivered to Evans for potable use.

We evaluated the GLIC system for Evans since it is the second most significant source of Evans' water supply. We spoke to Ron Brinkman, GLIC manager, to discuss the drought vulnerability of the GLIC system. The system has approximately 48,000 acre-feet of gross storage in Boyd Lake and consists of 1,648 shares. It is a combined system of direct and storage rights. The capacity of Boyd Lake is approximately two times the storage that would be needed to deliver a 100% quota. Boyd Lake also has the benefit of capturing natural runoff and stormwater flows from the vicinity.

The water source for Boyd Lake is the Big Thompson River. The storage rights for Boyd Lake are junior compared to most other ditch and reservoir rights on the Big Thompson River. Therefore, GLIC is not able to fill Boyd Lake in the winter. Due to the current drought conditions of 2012, GLIC has not been able to divert water into Boyd Lake this past year, and they are making water deliveries through previously stored water or direct water. The direct flow portion is typically delivered after the storage portion of the GLIC rights.

The yield of GLIC units is established each year by the GLIC Board. The GLIC Board examines the spring available runoff in the headwaters of the Big Thompson River and the storage volume in Boyd Lake in May of each year to set the yield of each share. The 2012 share yield was down approximately 20% compared to the previous water year. The average GLIC yield has been 10.5 acre-feet per share and the dry-year yield is 0.5 acre-feet per share. GLIC has a carryover program for their storage portion of the

water rights. The unused dividends from Boyd Lake are carried over to the next irrigation season with an applied winter shrinkage loss of 11%.

We also discussed the operations and drought vulnerability of the Loveland Reservoir Company and the Seven Lakes Irrigation Company with Ron Brinkman. The source water for the Loveland Reservoir Company is the Big Thompson River. The Loveland Reservoir Company contains storage rights only and has no direct flow rights. The irrigation company does not operate independent of the GLIC system (diversion and delivery), but the water rights are handled separately. There is no carryover policy for these storage rights. The lake is susceptible to draw-down during droughts. However, the ability of the lake to collect local runoff, adds to the water available at the beginning of the irrigation season and may help offset a dry irrigation season.

There are five primary, interconnected lakes affiliated with the Seven Lakes Irrigation Company: Horseshoe, Westerdoll, Heinricy, and the Upper and Lower Hoffman. Horseshoe is the largest of the five lakes. The water source is the Big Thompson River. The irrigation company only runs off storage rights. Mr. Brinkman indicated the irrigation company operates as a separate company from GLIC, but is considered a sister company to GLIC relying on the GLIC diversion and delivery system for filling the lakes and delivering the water to shareholders. There are a total of 300 outstanding shares in the irrigation company and the decreed capacity of storage in the combined lakes is 8,432 acre-feet. There are no storage carryover rights for unused dividends. The lake system is susceptible to draw-down during droughts. As of the first week of September 2012, Horseshoe Lake was down to approximately 70% of its capacity and the smaller lakes were down to approximately 40% of capacity.

Demands

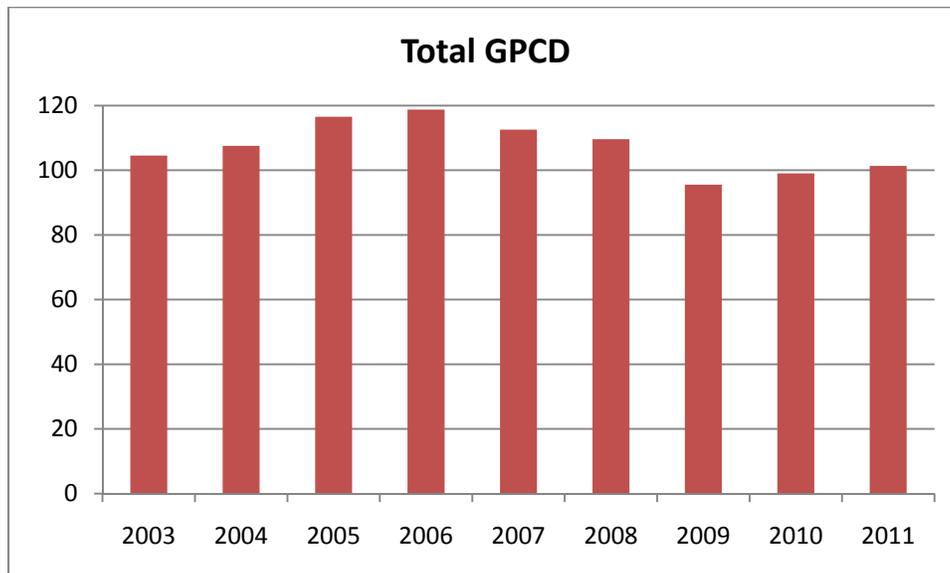
The City of Evans is a growing community, which is evidenced by the gradually rising population over the past eight years. In 2008, the annual Gallons per Capita per Day (GPCD) was 110 acre-feet. Evans completed a Water Conservation Plan in 2008 and by 2011 the annual GPCD was down to 101, as seen in **Table 2.2**.

Table 2.2 – Historical Water Use by Customer Category
(unless stated otherwise, values in acre-feet)

Customer Category		2003	2004	2005	2006	2007	2008	2009	2010	2011
		(acre-feet)								
Potable	Residential	1,543	1,375	1,330	1,328	1,260	1,237	1,056	1,184	1,177
	Multi-Family	0	241	449	474	477	479	440	484	521
	Commercial	335	385	422	444	432	418	405	434	417
	Irrigation	18	38	55	71	55	81	55	55	76
	City Usage	55	73	103	99	101	93	88	55	61
	FH & Construction*	14.4	13	6	2	7	11	0	0	0.5
Non-Potable	Residential	5	36	73	95	119	115	105	39	42
	Multi-Family	0	0	0	0	5	9	12	11	16
	Commercial	31	14	25	36	43	33	29	22	31
	City Usage	2	7	26	52	35	45	47	38	46
	Construction	0	0	0	1	0.4	9	0.6	0.1	0
Total Potable		1,979	2,136	2,369	2,418	2,338	2,330	2,044	2,212	2,253
% Demand Growth		N/A	9%	14%	4%	-2%	-0.3%	-12%	4%	3%
Population		17,229	18,203	19,097	19,558	20,139	20,631	20,911	20,931	21,028
% Pop. Growth		N/A	12%	20%	11%	8%	6%	5%	2%	3%
Residential GPCD		80	67	62	61	56	53	45	50	50
Total GPCD		105	108	117	119	113	110	96	99	101

* FH – Fire Hydrants

Figure 2.2 – Evans Water Use Per Capita



2.2 Historical Drought Impact, Mitigation and Response Assessment

The City handled the 2002 drought well, primarily due to their diversity in water supply sources. However, there were several impacts that they experienced as shown on **Table 2.3**. Most of these were moderate in nature and did not extend past the 2002 drought. The City did not have a formal drought plan in place at the time and recognizes the merit of drought management planning prior to the next drought.

Table 2.3 – Historical Drought Impacts

Historical Impact	Severity
Water Provider Impacts	
Loss of revenue from water sales	Minor
Disruption of water supplies	Minor
Increased cost and staff time to deal with drought	Moderate to Significant
Cost to acquire new water supplies/water right transfers	Minor
Cost to increase water use efficiency (i.e. leak detection)	Minor
Public perception favorable during last drought	Minor to Moderate
Economic Impacts	
Restriction limitation on landscaping harming landscaping companies	Moderate
Reduction to economic development	Minor
Environmental and Recreational Impacts	
Lower streamflows	Moderate
Lower lake/reservoir levels and/or lower water quality	Significant
Community & Societal Impacts	
Domestic and Public landscaping stressed or killed	Significant
Reduction or modification of recreational activities	Minor
Heightened awareness of water conservation	Moderate to Significant
Change in water use behavior to conserve water	Moderate to Significant
Reduced firefighting capacity	Minor

Minor – very little impact, did not require much staff time or resources to address

Moderate – some impact, required more staff time to address

Significant – key impact concern, occupied staff time

Like many water providers prior to the 2002 drought, the City did not have much in place in the form of drought mitigation anticipating the drought. The majority of the City's efforts have been completed in response to the 2002 drought. During the 2002 drought, Evans put mandatory watering restrictions in place and stepped up enforcement through their Public Works Department. They issued written warnings, but no fines were imposed. The City placed messaging in their water bills and on their website to communicate the dry conditions to their customers. The primary areas of more significant impact included higher demands in staff time to deal with the drought, lower water quality in reservoirs, and stress to landscaping throughout the City.

After the 2002 drought, the City developed a Drought Response Plan. In addition, the City shifted to a tiered rate structure and budgeted money for water acquisition. The City spent \$1M purchasing additional CBT supplies. The City also made changes to some policies. Evans required one CBT unit per $\frac{3}{4}$ " tap and required developers to construct dual water systems if there are native supplies available to the proposed subdivision. The dual systems work if developers buy farms that still have water attached. However, many times the native supplies of water are sold off long before the land is developed. The market for these native supplies has also increased.

In 2012, the City initiated watering restrictions on April 15, 2012 to address the dry conditions. Additional watering restrictions include single-family residences with even-numbered addresses shall use water for sprinkling on Sunday, Tuesday, and Thursday of each week, and single-family residences with odd-numbered building addresses shall use water for sprinkling on Monday, Wednesday, and Saturday of each week. Again, absent a Drought Management Plan, the City continues to focus solely on watering restrictions. This Drought Management Plan will provide the City is a larger framework of drought response measures.

The manner in which the City dealt with the 2002-03 drought provided the following lessons:

- Communication is key, both internally within City government and to the affected water users, before and during the implementation of drought measures.
- Community should be well informed about drought conditions and will be generally responsive to water conservation measures when needed.
- Plan as best as reasonably possibly before severe droughts occur.
- During early stages of a drought, based upon knowledge of available water supplies and demand, need to implement watering restrictions and rate increases to curtail excess water use.
- Enforcing drought measures and resolving public conflicts over issues resulting from a drought create additional demands on staff.

SECTION 3 – DROUGHT VULNERABILITY ASSESSMENT

3.1 Water Supply Reliability and Drought Management Planning

It is important to assess both water supply reliability and demands as part of the overall drought planning process. Water supply reliability is the ability of the City's water supplies to meet water demands during times of shortage. As shown in **Table 2.1** above, the firm yield of the City's potable water supplies is 2,357 acre-feet. The City's average potable water demand (**Table 2.2**) over the last few years is approximately 2,250 acre-feet, which may be higher during drought conditions. Although storage in both the CBT and GLIC systems provides Evans with some degree of drought protection, several consecutive years of drought would be very difficult for Evans to sustain without proper drought planning and response. The City currently maximizes their carryover each year through the GLIC system as well as through the Northern Water District in the CBT system, but a multi-year drought would likely decrease or eliminate Evans' carryover accounts. The goal of this plan is to focus on drought monitoring, mitigation actions and response to lessen impacts of drought.

Summary of Water Planning Documents

Clear Water Solutions completed a Water Conservation Plan for the City in 2009. This plan addresses how the City can reduce water demands and conserve water through implementation of water conservation measures and programs. The plan was completed in compliance with the Guidance Document released by the Colorado Water Conservation Board in August 2010. As described in Section I.3, the City of Evans also has a Drought Response Plan.

The City completed a Comprehensive Plan in May 2002. This plan outlines nine planning goals for the City. This plan defines a consistent vision for the City's future growth and land use. The plan defines areas for future residential development, both high and low density, areas for commercial and industrial development, as well as areas for parks and open space.

The City of Evans has also completed several public information briefs on water issues related to their service area that are available through their website. The titles of these documents are listed below:

- Introduction and History
- Enterprise Fund Status
- Water Development Fees
- Base Rates
- Variable Rates
- Water Conservation

Other Factors that Potentially Impact Water Supply

The CBT supplies are stored in Lake Granby on the western slope of Colorado. Should a fire ever occur in the area, water quality could be a major issue for Evans and other CBT Allottees. There is a tremendous amount of beetle kill to trees surrounding Lake Granby. This beetle kill poses an increased risk to fire. Evans would be vulnerable to the City of Greeley’s abilities to treat degraded water quality as east slope CBT storage, once segregated from the system to avoid contamination, is likely not enough storage to meet demands – particularly in a drought.

Further, as experienced in the 2002 drought, low reservoir levels in the GLIC system created water quality issues. Greeley was still able to treat and deliver this water to Evans, but water quality could be an issue on the plains reservoirs as well.

3.2 Drought Impact Assessment

The City could experience a variety of drought-related impacts, which are outlined in **Table 3.1**. The severity of these impacts is related to the magnitude and duration of the drought, as well as the effectiveness of the drought response efforts. For instance, during the 2002 drought, the City of Evans did experience lost revenue. However, since they imposed severe watering restrictions and used less water, the City of Greeley charged them for less treated water under the service agreement, and the overall impacts were minor.

Table 3.1 – Potential Future Drought Impacts

Future Impact	Severity
Loss of revenue from water sales	Minor
Disruption of water supplies	Moderate
Increased cost and staff time to deal with drought	Significant
Cost to acquire new water supplies and water right transfers	Moderate
Reduction to economic development	Moderate
Lower lake/reservoir levels and/or lower water quality	Significant
Damage to landscaping and lawns	Significant
Reduced firefighting capacity	Minor
Increased data/information needs to monitor and implement drought mitigation plan	Moderate

Minor – very little potential impact, will not require much staff time or resources to address
Moderate – some potential impact, will require more staff time to address
Significant – key potential impact concern, will be primary focus for staff

SECTION 4 – DROUGHT MITIGATION AND RESPONSE STRATEGIES

4.1 Drought Mitigation Measures

A preliminary list of potential drought mitigation steps was developed utilizing the CWCB's Drought Management Guidance Document worksheets. The measures were screened during the second and third Stakeholder Committee meetings.

The preliminary mitigation list was screened using the following criteria:

- *Perceived benefits* - Will the selected mitigation or response strategy provide an adequate amount of water savings?
- *Staff demands* – How much staff time will be required?
- *Public acceptance* - How will the public accept the selected mitigation or response strategy?
- *Cost-effectiveness* - Assessment of cost versus water savings
- *Values* – Are the strategies in line with the water use priorities and operating principles selected by the City.

The final list of response strategies were categorized into supply-side and demand-side strategies.

4.2 Supply-Side Response Strategies

The supply-side response strategies were chosen using the screening criteria described in Section 4.1. The City will seek financial and technical assistance opportunities early in the process when possible. The supply-side strategies chosen are shown in **Table 4.1**.

Table 4.1 – Supply-Side Response Strategies

Category	Response Strategy
Seek technical and financial assistance	<ul style="list-style-type: none"> • Identify state, federal, county and private financial assistance opportunities, which could include grant or loans for emergency drought related planning, drought relief, and/or water use efficiency improvements.
Develop management strategies and water supply options	<ul style="list-style-type: none"> • Maximize CBT carryover options and evaluate leasing excess CBT supplies. • Establish drought reserves and lease additional storage space as available • Evaluate leasing raw water from farmers and other entities for treatment by Greeley, and evaluate leasing treated water from other entities that could be delivered through future interconnects with the City. • Discuss with Greeley a temporary reduction in raw water transfer requirements. • Consider exchanging non-potable supplies for treatable supplies like CBT water. • Consider trucking in water or distributing bottled water in times of extreme drought. • Consider utilizing water decreed for irrigation uses
Operational practices	<ul style="list-style-type: none"> • Consider reducing service distribution pressures. • Restrict or prohibit new taps in extreme drought conditions

4.3 Demand-Side Response Strategies

The demand-side response strategies were chosen using the screening criteria described in Section 4.1. The goal of demand-side measures is to decrease water use for the City and its constituents. The demand-side strategies chosen are shown in **Table 4.2**.

Table 4.2 – Demand-Side Response Strategies

Category	Response Strategy
City Operations	<ul style="list-style-type: none"> • Promote efficient water use on City properties. • Restrict irrigation on City parks and landscaping and prohibit irrigation in extreme drought conditions. • Prohibit water during the fall, winter and early spring. • Conduct irrigation audits on City parks and open spaces • When possible, utilize ditch water or treated effluent for irrigating landscaping/parks • Turn off ornamental fountains. • Limit washing of City vehicles except at commercial car washes. • Limit hydrant flushing. • Limit water used for fire training.
Water Customers	<ul style="list-style-type: none"> • Enforce outdoor watering restrictions. • Limit number of watering days and duration of watering time. • Limit watering to hand-held hose or low-volume spray device. • Allow installation of new sod and landscape by permit only. • Limit/prohibit personal vehicle washing except at commercial car washes. • Limit/prohibit washing of impervious surfaces such as driveways and/or sidewalks. • Promote indoor reduction of water use. • Promote reduction of water-cooled air conditioning. • Limit use of construction water. • Promote service of water in restaurants only upon request. • Promote reduction of frequency of linen and towel washing in hotels. • Implement a drought surcharge or rate increase as necessary.

4.4 Drought Public Information Campaign

The public drought campaign will be coordinated by the Public Works Department and the City Administrative Services. The Assistant to the City Manager will distribute water conservation information. Both the drought management plan and water conservation plan will promote the importance of saving water during drought and non-drought years.

The public drought campaign objectives are:

- Distribute clear, concise information to water customers and media.
- Adjust the intensity of public outreach depending on the severity of the drought within each drought stage.
- Coordinate campaign efforts with other entities when feasible.

Table 4.3 is a list of drought information that we ranked with City staff at the second Stakeholder meeting. The City wanted to focus on the high and medium priority items first as they felt messaging centered on these would be the most impactful on their customers.

Table 4.3 – Public Drought Information Messaging and Priority

Message	Priority 1=high 2=medium 3=low
Drought Information to Convey to the Public	
Status of current drought conditions and corresponding drought stage	1
Long-term sustainability of water system	2 - 3
Location where drought management plan may be accessed by customers	2
Factors that could influence water supply services and cost of services	1
Measures and/or impacts that customers can expect if drought continues or intensifies	1
Water provider's actions to save water and/or acquire new water	1
Policy recommendations, requirements and penalties	1
Enforcement of drought policies	2
Explanation of drought surcharge or rate increase	1
Increase advertisement of conservation incentives in conservation and drought plans	3
Water conservation savings tips	1
Landscaping tips during a drought (i.e., which plants to convert to drip, which to save, which to let die)	1
Post-drought landscape revival information	2
Use of gray water where legal and appropriate	3
Promote existing xeriscape gardens	1
Ways to clean sidewalks, driveways, and other hard surfaces without using hoses	1

Message	Priority 1=high 2=medium 3=low
Ways to wash vehicles to minimize water waste	1
Water saving targets and actual consumption by individual customer, city, sector, etc.	2
Instruction to customers on how to set up a water use plan for their homes or business	1
Instructions on how to track water use within the home	1
Publicize efforts of individuals and businesses as examples of how to reduce water use	1
Encourage intense public discussion and media involvement concerning ways to reduce water use while minimizing impacts (i.e., landscaping impacts)	2 - 3
Do-it-yourself water waste reduction/water savings brochure	3
Provide customers with a drought report card at the end of the year showing monthly/annual water use pre-drought and during the drought	3

Table 4.4 is a list of public information messaging that should occur before a drought and is part of an ongoing drought information coordination program.

Table 4.4 – Public Drought Campaign Messages

Message	Timing of Message (Pre- or During Drought)
Status of current drought conditions and corresponding drought stage	Pre-Drought and During Drought
Location where drought management plan may be accessed by customers	Pre-Drought and During Drought
Factors that could influence water supply services and cost of services	Pre-Drought
Measures and/or impacts that customers can expect if drought continues or intensifies	During Drought
Water provider's actions to save water and/or acquire new water	Pre-Drought
Policy recommendations, requirements, and penalties	During Drought
Enforcement of drought policies	During Drought
Explanation of rate increases/drought surcharge	During Drought
Water conservation saving tips	Pre-Drought

Message	Timing of Message (Pre- or During Drought)
Landscaping tips during a drought (i.e., which plants to convert to drip, which to save, which to let die)	Pre-Drought and During Drought
Post-drought landscape revival information	During Drought and After Drought
Promote existing xeriscape gardens	Pre-Drought
Ways to clean sidewalks, driveways, and other hard surfaces without using hoses	Pre-Drought
Ways to wash vehicles to minimize water waste	Pre-Drought
Water saving targets and actual consumption by individual customer, city, sector, etc.	Pre-Drought
Instruction to customers on how to set up a water use plan for their homes or business	Pre-Drought
Instructions on how to track water use within the home	Pre-Drought
Publicize efforts of individuals and businesses as examples of how to reduce water use	Pre-Drought

As drought levels increase, public outreach will need to be intensified. Messaging will have to be delivered to the public in a clear, concise manner and repeated as necessary to insure public involvement. Other resources can be utilized such as local landscaping companies providing landscaping tips during and post drought.

The Public Works Director will coordinate with the City Manager, how the public drought campaign is communicated to the public. **Table 4.5** shows a list of communication tools that will be used to deliver the message to each targeted audience. More urgent messaging will be used for the short-term response strategies that will be conveyed during a drought. These include bill inserts, media articles, television and radio ads, and social media networking.

Table 4.5 – Public Drought Campaign Communication Tools

Targeted Audience	Short-Term Response Strategy (during drought)	Long-term Mitigation (non-drought)
City Staff and City Council	<ul style="list-style-type: none"> • Email • Meetings 	<ul style="list-style-type: none"> • Email
Media	<ul style="list-style-type: none"> • Website • Media articles • Social media networking 	<ul style="list-style-type: none"> • Website • Social media networking • Newsletter
All Water Customers	<ul style="list-style-type: none"> • Bills & Bill Inserts • Website • Direct Mailing/Newsletter • Newspaper articles 	<ul style="list-style-type: none"> • Website • Direct Mailing/Newsletter • Newspaper articles • Water conservation campaign

SECTION 5 – DROUGHT STAGES, TRIGGER POINTS AND RESPONSE TARGETS

5.1 Drought Stages, Trigger Points and Response Targets

Water providers plan for drought differently depending on the seniority of their water supplies, whether or not they have reservoir storage, and their overall philosophy on acceptable risk tolerance. Some municipalities establish drought triggers based on water supplies only, such as when reservoirs reach a certain level. Others consider both supply and demand when defining drought trigger points. The City has diverse water supplies from several different sources and drainage basins. A drought may affect one portion of their supplies, but not necessarily another portion. For this reason, the City prefers the Water Supply Index (WSI). This index, which factors in both supply and demand, will be evaluated on a monthly basis. Evans chose to use a WSI that considered the City's water supply and demand. This index considers how closely water demand encroaches on supply and will be able to adjust for annual reservoir storage and future growth.

WSI = Supply/Demand =

$$\frac{CBT\ CO + (CBT\ Quota * No.\ of\ CBT\ Units) + GLIC\ System\ Deliveries + GLIC\ System\ CO + GLIC\ CBT\ CO + Parked\ CBT + WG}{2\ year\ Demand + CBT\ Carryover_{(Next)} + WG\ Collateral}$$

The inputs for supply are as follows:

- CBT CO = the CBT carryover from the previous year,
- CBT Quota = Quota established by the Northern Water District
- CBT units = the number of CBT the City owns
- GLIC system deliveries = City water rights, including GLIC direct, GLIC reservoir, Seven Lakes, and Lake Loveland
- GLIC System CO = carryover within the system
- GLIC CBT CO = CBT water carried over within the system
- Parked CBT = additional CBT water stored in the GLIC system
- WG = Windy Gap water.

The inputs for demand are the following:

- Two-year Demand = projected water demand over the next two years
- CBT carryover (next) = anticipated water needed to maximize carryover into next year.
- WG collateral = in-lieu CBT quota water needed to deliver Windy Gap

The City of Evans current Drought Response Plan includes three levels of drought. The overall sense when completing this Drought Management Plan was that the existing stages became too severe too fast. Four drought stages were develop as a part of this planning process and are shown in **Table 5.1**.

Table 5.1 – City of Evans Drought Stages

Drought Stage	Water Supply Index	Response Targets
Sustainable	> 120%	None
Warning	90 - 120%	5-10%
Critical	70 – 89%	20-30%
Severe	< 70%	40-60%

The first level is a “Sustainable” level, which incorporates the on-going water saving practices by the City and water customers. The trigger for this stage is a WSI over 120%. At this stage, the City will maximize their CBT and GLIC carryover and lease excesses. For the Sustainable Level, the City will still have mandatory watering restrictions that prohibit watering between noon and 5:00 p.m, except for large public irrigated areas and new lawns. Irrigation of new lawns will be allowed during the restrictive hours by variance only. During non-restrictive hours, watering will be allowed on an odd/even address schedule, meaning there will be set days for odd versus even address numbers to irrigate. There is no targeted water savings with this level, even though water savings is occurring.

The second stage is a “Warning” level. The trigger for this stage would be a WSI = 90 to 120% with an estimated water savings of 5-10%. During this stage of drought, the City begins to put into place actions that should be ready to implement should the next stage of drought occur, such as evaluating the potential lease of water from farmers. The City will continue to maximize its carryover in both the CBT and GLIC systems, but will consider leasing out excess on a case-by-case basis. The City will continue its mandatory watering restriction as established for the Sustainable Level. Water conservation measures will be strongly encouraged and water use should be minimized for car washing activities and the washing down of impervious surfaces.

The third level of drought is a “Critical” level in which supplies have fallen below demand and the trigger is a WSI = 70 to 89%. This is a serious stage of drought in which the City will draw from drought reserves. The City will maximize carryover in the CBT and GLIC systems, but will not lease out any supplies. The City will evaluate potential trades of non-potable supplies for treatable water and seek a temporary reduction in the water provider raw water transfer requirements. Additional mandatory irrigation restrictions will be placed on all water customer categories.

The last stage of drought is the “Severe” level in which the WSI is anything less than 70%. This stage is the most serious. The City actively pursues leasing water from farmers and other entities. If interconnects with other water providers exist, the City will

pursue acquiring water from those entities. More restrictive mandatory watering restrictions will be enacted for all customer categories and no new lawn variances will be granted. Car washing will be allowed only at commercial car washes. The City will restrict/prohibit any new taps during this stage.

These drought triggers are meant to serve as a framework for the City decision makers. The City prefers that these guidelines remain flexible as the WSI is calculated and evaluated, so adjustments to response measures can be made during a drought.

5.2 Drought Declaration and Predictability

Weather in Colorado is extremely variable as it can change quickly. In order for this Drought Management Plan to be successful, it needs to outline steps to best predict the onset of a drought.

The Public Works Department will monitor the WSI on a monthly basis. The Public Works Department will also monitor drought conditions on a broader basis each month such as state-wide drought conditions and the U.S. Drought Monitor. This may be important to know when applying for financial and technical assistance. A Public Works staff member will attend the annual Northern Water District meetings in November and April to learn the status of the CBT system, snowpack, river flows, and precipitation.

Depending on what the WSI shows, the City will declare the appropriate drought stage. Evans will work swiftly to declare a drought at the onset to help reduce the impacts. The WSI is beneficial because it will be factoring in the effects of multi-year droughts due to the reduction in the CBT and GLIC system carryover from the previous year, thus decreasing the supply and consequently the overall WSI.

SECTION 6 – STAGED DROUGHT RESPONSE PROGRAM

This section of the report will describe the specific response measures that are to be taken during each respective stage of drought. This will address both supply- and demand-side measures for the City and is summarized in **Table 6.1**.

6.1 Sustainable Drought Stage

Drought Trigger Points: WSI greater than 120%

Drought Stage and Trigger Summary: This drought stage will occur during normal conditions and will include on-going water conservation savings implemented by the City and water customers. During normal conditions, Evans still implements mandatory watering restrictions. There is no target water savings for this stage.

Supply-Side Response Measures:

City

- *Develop management strategies and water supply options* – Annually the City evaluates the amount of CBT to carryover within the CBT system and also has the ability to carry water over in the GLIC system. At this stage, Evans will maximize carryover and continue to lease excess supplies to others. The City will also seek other water sources from water transfers with other entities and develop those water transfers where feasible.
- *Operational practices* – Identify and repair leaks in the distribution system, replace inaccurate meters, and conduct distribution system water audits.

Demand-Side Response Measures:

City

- *Outdoor irrigation of City property* – During this drought stage, the City will promote standard irrigation practices.
- *Conduct irrigation audits on City parks and open spaces* – the City will use a third party vendor to conduct irrigation audits on various City parks and open space area to insure efficient water use.

Water Customers

- *Outdoor irrigation for all customer categories* – Mandatory watering restrictions are effective April 15 to October 15. Watering will be allowed

on an even/odd address schedule or based on customer type. No lawn watering will be allowed between noon and 5:00 p.m. Large irrigated areas (public grounds, School District 6) are allowed to irrigate outside of restricted hours. Heavy-use athletic fields are allowed to irrigate beginning March 15.

- *Outdoor irrigation for new sod or landscaping* – New yards are only allowed to irrigate with a City approved variance, which allows the applicant to irrigate for an initial period of four weeks. A variance will be issued if the applicant has conducted proper soil preparation (4 cy/1000 sf) and installed a rain and wind sensor. No variances are issued from June 15 through August 31 and all variances expire June 15 and October 15.
- *Washing vehicles and impervious surfaces* – Promote minimizing the power washing of impervious surfaces and instead using a broom or mop to sweep sidewalks and/or driveways. Promote using a shut-off nozzle and bucket for washing personal vehicles.
- *Water-cooled air conditioning* – Residents are encouraged to reduce their water consumption related to water-cooled air conditioning units.
- *Restaurants and lodging establishments* – Promote water conservation and water efficient practices.

Public Campaign:

Distribution of on-going pre-drought information as described in Section 4.4.

Enforcement Procedures:

As described in Section 7.5.

Table 6.1 – City of Evans Staged Drought Response Program

Water Supply Index	>120%	90%-120%	70%-89%	<70%
Levels	Sustainable	Warning	Critical	Severe
SUPPLY-SIDE STRATEGIES:				
STATE & FEDERAL ASSISTANCE:	Seek technical and financial assistance opportunities			
CBT/GLIC OPTIONS:	Max Carryover, lease excess	Max Carryover, consider leasing excess (with limits)	Max Carryover, no leasing	Max Carryover, no leasing
DROUGHT STORAGE:		Establish drought reserves & acquire additional storage	Draw from drought reserves	Draw from drought reserves
PURCHASE OR LEASE RAW WATER ¹ :		Evaluate leasing water from farmers or purchasing raw water from other water providers	Evaluate leasing water from farmers or purchasing raw water from other water providers	Lease water from farmers or purchase raw water from other water providers
PURCHASE TREATED WATER:		Evaluate purchasing water through interconnects	Evaluate purchasing water through interconnects	Purchase treated water through interconnects
CONTRACT NEGOTIATIONS:			Discuss with water provider a temporary reduction in raw water transfer requirements	
OTHER SOURCES:	Develop water transfers with other entities	Develop water transfers with other entities	Exchange nonpotable water for treatable (i.e. CBT)	Consider trucking in water or bring in bottled water
				Consider utilizing irrigation decrees
OPERATIONAL PRACTICES:			Consider reducing distribution service pressure	Reduce distribution service pressure as needed
	Repair leaks in distribution system			
	Replace inaccurate meters			
	Conduct distribution system water audit			
NEW TAPS:				Restrict/Prohibit New Taps
DEMAND-SIDE STRATEGIES:				
OUTDOOR IRRIGATION FOR CITY PROPERTY:	Allow standard irrigation practices and promote efficient water use	Limit outdoor watering to specific times of the day. Limit number of watering days per week. Set time limit for watering	Limit outdoor watering to specific times of the day. Limit number of watering days per week. Set time limit for watering	Outdoor irrigation is prohibited, except for one to two weeks of tree watering
	Prohibit watering during fall, winter, and early spring			
	Conduct irrigation audits on City parks and open spaces	Conduct irrigation audits on City parks and open spaces	Conduct irrigation audits on City parks and open spaces	
	When possible, utilize ditch water or treated effluent for irrigating landscaping/parks			
CITY FOUNTAINS:			Ornamental fountains in City are turned off	Ornamental fountains in City Park are turned off
CITY VEHICLE WASHING:			Considering limit washing of City fleet vehicles	City fleet vehicles may only be washed once each week at a commercial car wash
HYDRANT USE:			Reduce frequency of hydrant flushing	Hydrant flushing is prohibited unless necessary for public safety
			Limit use of water for fire training	Eliminate all fire hydrant uses except those required for public safety
OUTDOOR IRRIGATION FOR CUSTOMERS (ALL CATEGORIES):	Mandatory watering restrictions: Effective April 15 to Oct 15. Watering allowed on an even/odd address schedule or based on customer type, but no lawn watering between noon and 5pm. Exception for large irrigated areas ³	Mandatory watering restrictions: Effective April 15 to Oct 15. Watering allowed on an even/odd address schedule or based on customer type, but no lawn watering between noon and 5pm. Exception for large irrigated areas ³	Mandatory watering restriction: No lawn watering between noon and 5:00 pm Oct 15 - April 14 - No lawn watering April 15 to June 14 - one day per week June 15 to August 31 - No lawn watering Sept 1 to Sept 14 - one day per week Sept 15 to October 14 - one day per week	Mandatory watering restriction: No lawn watering between noon and 5:00 pm Oct 15 - April 14 - No lawn watering April 15 to June 14 - one day per week June 15 to August 31 - No lawn watering Sept 1 to Sept 14 - one day per week Sept 15 to October 14 - one day per week
WATERING TREES AND SHRUBS			Hand watering or drip watering trees and shrubs allowed with positive shut off nozzle	Hand watering or drip watering trees and shrubs allowed with positive shut off nozzle
IRRIGATION OF NEW SOD/ LANDSCAPING:	New yards by variance for four weeks with proper soil prep (4cy/1000sf) & rain/wind sensor. No variances issued from June 15 through August 31. All variances expire on June 15 and October 15.	New yards by variance for four weeks with proper soil prep (4cy/1000sf) & rain/wind sensor. No variances issued from June 15 through August 31. All variances expire on June 15 and October 15.	New yards by variance for four weeks with proper soil prep (4cy/1000sf) & rain/wind sensor. No variances issued from June 15 through August 31. All variances expire on June 15 and October 15.	No variance for new lawns
WASHING IMPERVIOUS SURFACES (such as sidewalks and driveways):	Power Washing and spraying of impervious surfaces should be minimized	Power Washing and spraying of impervious surfaces should be minimized	Power washing and spraying of impervious surfaces is prohibited	Power washing and spraying of impervious surfaces is prohibited
WASHING VEHICLES :	Promote washing of personal vehicles with a shut-off nozzle and bucket	Promote washing of personal vehicles with a shut-off nozzle and bucket	Encourage washing of personal vehicles at a commercial car wash	Personal vehicles may only be washed at a commercial car wash
				Prohibit vehicle washing at car dealerships
				Enforce water use restrictions on commercial car washes
SWIMMING POOLS:				Limit filling and use of swimming pools
OUTDOOR ORNAMENTAL FOUNTAINS:			Encourage each resident to reduce their use of outdoor ornamental fountains	Prohibit use of outdoor ornamental fountains
INDOOR WATER USE:			Encourage each resident to reduce their water consumption	Encourage each resident to reduce their water consumption
WATER-COOLED AIR CONDITIONING:	Encourage each resident to reduce their water consumption			
CONSTRUCTION WATER:		Conserve and prevent wasting of construction water		Limit use of construction water
RESTAURANTS AND LODGING ESTABLISHMENTS:	Restaurants are encouraged to promote conservation	Restaurants are encouraged to only serve water when requested by customer	Restaurants are encouraged to only serve water when requested by customer	All restaurants are required not to serve water unless customer specifically asked
	Lodging establishments are encouraged to promote conservation	Lodging establishments are encouraged to promote conservation and only change linens and towels when specifically requested	Lodging establishments are encouraged to promote conservation and only change linens and towels when specifically requested	Lodging establishments are required to promote conservation and only change linens and towels when specifically requested
DROUGHT SURCHARGE OR RATE INCREASE ² :			Consider drought surcharge or rate increase	Implement drought surcharge or rate increase as needed

NOTES: ¹ Purchase raw water supplies that are treatable by Greeley or future water suppliers

² Developing a drought reserve or rate stabilization fund can also be done to offset the costs associated with drought

³ Large irrigated areas (public grounds, School District 6) and new lawns are allowed to irrigate outside of restricted hours. Heavy use athletic fields are allowed to irrigate beginning March 15

6.2 Warning Drought Stage

Drought Trigger Points: WSI between 90 to 120%

Drought Stage and Trigger Summary: This drought stage will occur when the WSI is between 90 to 120%. The water savings target will be 5-10%.

Supply-Side Response Measures:

City

- *Seek technical and financial assistance opportunities* - This may include assistance from the public sector at the federal, state or county level or from private entities. Assistance may include grants, loans, technical assistance, education, etc. Evans should be aware of the technical and financial opportunities before a drought occurs so that the City is able to take advantage of those opportunities quickly and efficiently when a drought occurs.
- *Develop management strategies and water supply options* – Annually the City evaluates the amount of CBT to carryover within the CBT system and also has the ability to carry water over in the GLIC system. At this stage, Evans will:
 - Maximize CBT carryover and consider leasing excess supplies.
 - Consider leasing excess supplies that can be comfortably leased within defined limits.
 - Establish drought reserves and acquire additional storage.
 - Evaluate leasing water from other farmers and options to purchase raw water from other water providers that are treatable by Greeley or future water suppliers.
 - Evaluate options for purchasing treated water from other water providers through distribution system interconnections.
 - Continue to seek other water sources from water transfers with other entities and to develop those water transfers where feasible
- *Operational practices* – Identify and repair leaks in the distribution system, replace inaccurate meters, and conduct distribution system water audits.

Demand-Side Response Measures:

City

- *Outdoor irrigation of City property* – This response includes the following:
 - Limit outdoor watering to specific times of the day.
 - Limit number of watering days per week.
 - Set time limit for watering.
 - Conduct irrigation audits on City parks and open spaces.
 - Prohibit watering during the fall, winter, and early spring.

- Where feasible, utilize ditch water or treated effluent for irrigating landscaping and or parks.

Water Customers

- *Outdoor irrigation for all customer categories* – Mandatory watering restrictions are effective April 15 to October 15. Watering will be allowed on an even/odd address schedule or based on customer type. No lawn watering will be allowed between noon and 5:00 p.m. Large irrigated areas (public grounds, School District 6) are allowed to irrigate outside of restricted hours. Heavy-use athletic fields are allowed to irrigate beginning March 15.
- *Outdoor irrigation for new sod or landscaping* – New yards are only allowed to irrigate with a City approved variance, which allows the applicant to irrigate for an initial period of four weeks. A variance will be issued if the applicant has conducted proper soil preparation (4 cy/1000 sf) and installed a rain and wind sensor. No variances are issued from June 15 through August 31 and all variances expire June 15 and October 15.
- *Washing vehicles and impervious surfaces* – Promote minimizing the power washing of impervious surfaces and instead using a broom or mop to sweep sidewalks and/or driveways. Promote using a shut-off nozzle and bucket for washing personal vehicles.
- *Water-cooled air conditioning* – Residents are encouraged to reduce their water consumption related to water-cooled air conditioning units.
- *Construction water* – Appropriate measures should be taken to conserve construction water and to reduce the use of hydrant water for construction.
- *Restaurants and lodging establishments* – Promote water conservation and water efficient practices. Restaurants are encouraged to only serve water when requested by customers. Lodging establishments are encouraged to limit frequency of linen washing by changing linens and towels when specifically requested or when renting facilities to a new party.

Public Campaign:

Distribution of drought information as described in Section 4.4.

Enforcement Procedures:

As described in Section 7.5.

6.3 Critical Drought Stage

Drought Trigger Points: WSI between 70 to 89%

Drought Stage and Trigger Summary: This drought stage will occur when the WSI is between 70 to 89%. The water savings targeted will be approximately 20-30%.

Supply-Side Response Measures:

City

- *Seek technical and financial assistance opportunities* – Continue to seek financial assistance from the public sector at the federal, state or county level or from private entities. Assistance may include grants, loans, technical assistance, education, etc. Evans should be aware of the technical and financial opportunities before a drought occurs so that the City is able to take advantage of those opportunities quickly and efficiently when a drought occurs.
- *Develop management strategies and water supply options* – Annually the City evaluates the amount of CBT to carryover within the CBT system and also has the ability to carry water over in the GLIC system. At this stage, Evans will:
 - Continue to maximize CBT carryover.
 - Not lease any excess CBT water.
 - Draw from drought reserves.
 - Evaluate leasing water from other farmers and options to purchase raw water from other water providers that are treatable by Greeley or future water suppliers.
 - Evaluate options for purchasing treated water from other water providers through distribution system interconnections.
 - Discuss with water provider(s) a temporary reduction in raw water transfer requirements.
 - Exchange non-potable water for treatable water.
- *Operational practices* – Identify and repair leaks in the distribution system, replace inaccurate meters, and conduct distribution system water audits. Consider reducing the distribution service pressure.

Demand-Side Response Measures:

City

- *Outdoor irrigation of City property* – This response includes the following:
 - Limit outdoor watering to specific times of the day.
 - Limit number of watering days per week.
 - Set time limit for watering.
 - Conducting irrigation audits on City parks and open spaces.

- Prohibiting watering during the fall, winter, and early spring.
- Where feasible, utilize ditch water or treated effluent for irrigating landscaping and or parks.
- *City fountains* – Turn off City ornamental fountains.
- *Vehicle washing* – Consider limiting the frequency of washing City fleet vehicles.
- *City hydrant use* – Reduce the frequency of hydrant flushing and limit use of water for fire training.
- *Drought surcharge or rate increase* – Consider developing a drought surcharge or water rate increase to further reduce water use and help cover costs for the reduced sale of water and cost of implementing drought measures. Surcharge will apply to all customers.

Water Customers

- *Outdoor irrigation for all customer categories* – Mandatory watering restrictions as identified in the following table.

Table 6.2 – Mandatory Watering Restrictions

No Lawn Watering	Two days a week	Three days a week
Oct. 15 to Apr. 14	Apr. 15 to May 14	May 15 to Sep. 14
Between noon and 5:00 p.m.	Sep. 15 to Oct. 14	

- *Watering trees and shrubs* – Hand watering or drip system watering of trees and shrubs is allowed with the use of a positive shut-off nozzle.
- *Outdoor irrigation for new sod or landscaping* – New yards are only allowed to irrigate with a City approved variance, which allows the applicant to irrigate for an initial period of four weeks. A variance will be issued if the applicant has conducted proper soil preparation (4 cy/1000 sf) and installed a rain and wind sensor. No variances are issued from June 15 through August 31 and all variances expire June 15 and October 15.
- *Outdoor ornamental fountains* – Residents are encouraged to reduce their use of outdoor ornamental fountains.

- *Indoor water use* – Residents are encouraged to reduce their water consumption (e.g. shorter showers).
- *Washing vehicles and impervious surfaces* – Power washing or spraying of impervious surfaces is prohibited. Encourage washing of personal vehicles at a commercial car wash.
- *Water-cooled air conditioning* – Residents are encouraged to reduce their water consumption related to water-cooled air conditioning units.
- *Construction water* – Appropriate measures should be taken to conserve construction water and to reduce the use of hydrant water for construction.
- *Restaurants and lodging establishments* – Promote water conservation and water efficient practices. Restaurants are encouraged to only serve water when requested by customers. Lodging establishments are encouraged to limit frequency of linen washing by changing linens and towels when specifically requested or when renting facilities to a new party.

Public Campaign:

Distribution of drought information as described in Section 4.4.

Enforcement Procedures:

As described in Section 7.5.

6.4 Emergency Drought Stage

Drought Trigger Points: WSI less than 70%

Drought Stage and Trigger Summary: This drought stage will occur when the WSI is less than 70%. The water savings targeted will be approximately 40-60%.

Supply-Side Response Measures:

- *Seek technical and financial assistance opportunities* – Continue to seek financial assistance from the public sector at the federal, state or county level or from private entities. Assistance may include grants, loans, technical assistance, education, etc. Evans should be aware of the technical and financial opportunities before a drought occurs so that the City is able to take advantage of those opportunities quickly and efficiently when a drought occurs.
- *Develop management strategies and water supply options* – Annually the City evaluates the amount of CBT to carryover within the CBT system and also has the ability to carry water over in the GLIC system. At this stage, Evans will:

- Maximize CBT carryover.
 - Not lease any excess CBT water.
 - Draw from drought reserves.
 - Evaluate leasing water from other farmers and options to purchase raw water from other water providers that are treatable by Greeley or future water suppliers.
 - Evaluate options for purchasing treated water from other water providers through distribution system interconnections.
 - Discuss with water provider(s) a temporary reduction in raw water transfer requirements.
 - Consider trucking in water or bringing in bottled water.
 - Consider utilizing irrigation decrees.
- *Operational practices* – Identify and repair leaks in the distribution system, replace inaccurate meters, and conduct distribution system water audits. Reduce the distribution service pressure.

Demand-Side Response Measures:

City

- *Outdoor irrigation of City property* – This response includes the following:
 - Outdoor watering is prohibited, except for one to two weeks of tree watering.
 - Prohibit watering during the fall, winter, and early spring.
- *City fountains* – Turn off City ornamental fountains.
- *Vehicle washing* – City fleet vehicles may only be washed once per week at a commercial car wash.
- *City hydrant use* – Hydrant flushing is prohibited unless in interest of public safety. All other hydrant uses are prohibited except those required for public safety.
- *Drought surcharge or rate increase* – Implement a drought surcharge or water rate increase to further reduce water use and help cover costs for the reduced sale of water and cost of implementing drought measures. Surcharge will apply to all customers.

Water Customers

- *Outdoor irrigation for all customer categories* – Mandatory watering restrictions as identified in the following table.

Table 6.3 – Watering Restrictions

No Lawn Watering	Once a week
Oct. 15 to Apr. 14	Apr. 15 to Jun. 14
Jun 15 to Aug. 31	Sep. 1 to Oct. 14
Between noon and 5:00 p.m.	

- *Watering trees and shrubs* – Hand watering or drip system watering of trees and shrubs is allowed with the use of a positive shut-off nozzle.
- *Outdoor irrigation for new sod or landscaping* – No variance for new yards.
- *Swimming pools* – Limit filling and use of swimming pools.
- *Outdoor ornamental fountains* – Residents are encouraged to reduce their use of outdoor ornamental fountains.
- *Indoor water use* – Encourage residents to reduce their water consumption (e.g. shorter showers).
- *Washing vehicles and impervious surfaces* – Prohibit power washing or spraying of impervious surfaces. Personal vehicles may only be washed at a commercial car wash. Vehicle washing at car dealerships is prohibited. City to enforce water use restrictions on commercial car washes.
- *Water-cooled air conditioning* – Promote reduction of water-cooled air conditioning as well as a “check-for-leaks” campaign.
- *Construction water* – Limit use of construction water. Apply appropriate measures to conserve construction water and to reduce the use of hydrant water for construction.
- *Restaurants and lodging establishments* – Promote water conservation and water efficient practices. Restaurants are required to only serve water when requested by customers. Lodging establishments are also required to limit frequency of linen washing by changing linens and towels when specifically requested or when renting facilities to a new party.

Public Campaign:

Distribution of drought information as described in Section 4.4.

Enforcement Procedures:

As described in Section 7.5.

SECTION 7 – IMPLEMENTATION AND MONITORING

7.1 Mitigation Action Plan

The City developed a mitigation action plan, which includes implementing the drought mitigation measures described in this plan as well as water conservation measures listed on **Table I.2**. **Table 7.1** lists the mitigation steps and highlights deadlines for their completion although some of them are on-going actions taken by the City.

Table 7.1 – Mitigation Action Plan

Mitigation	Implementation Activity	Milestone Deadline	City Department
Drought Management Planning	Complete Stakeholder process	March 2013	City Staff
	Complete Public-Review Process	May 2013	
	Plan approved by City Council	May 2013	
	City Council approved drought-related ordinances	May/June 2013	
Management Supply Strategies and Water Supply options	Maximize participation in the CBT carryover program	Annual	Public Works
	Communicate with lessees about future lease back options in times of severe drought	2014 Irrigation Season	Public Works
	Explore purchasing water through interconnects with other providers	Apr 2014	Public Works
Audits of water distribution system	Conducted annually	On-going	Public Works
Repair of leaks	As-needed		
Monitoring and replacement of inaccurate meters	Conducted annually		
Conservation Programs	Implemented via Water Conservation Plan	On-going	Public Works
Irrigation Audits on City Parks	Inspection of sprinkler heads	On-going	Public Works

7.2 Monitoring of Drought Indicators

The Public Works Department will monitor the WSI on a monthly basis. Each November will be an important time to evaluate the WSI when the first CBT quota is issued by the Northern Water District. Another milestone will be in the spring when the GLIC system determines their quota and when the Northern Water District will potentially issue a supplemental quota. At this point, the City will want to declare the appropriate drought stage and take the proper measures. The City will carefully monitor its water use as the irrigation year progresses. The City can adjust the frequency of monitoring their water use and WSI depending on whether the drought eases or intensifies. If the severity of the drought

intensifies, the City may choose to monitor the WSI weekly and adjust measures accordingly.

The Public Works Department will monitor the following data monthly:

Table 7.2 – Monitoring of Drought Indicators

Drought Indicator	Type of Data
Reservoir Levels	Monitor levels and storage within the Greeley-Loveland and Seven Lakes systems
Snowpack	Percent of average
Precipitation	Inches of rainfall
Streamflow	Gage station data on the Colorado near Granby, the Big Thompson River near Big Barnes Ditch
U.S. Drought Monitor	Drought intensity for West Region
River Calls	CDSS

7.3 Drought Declarations

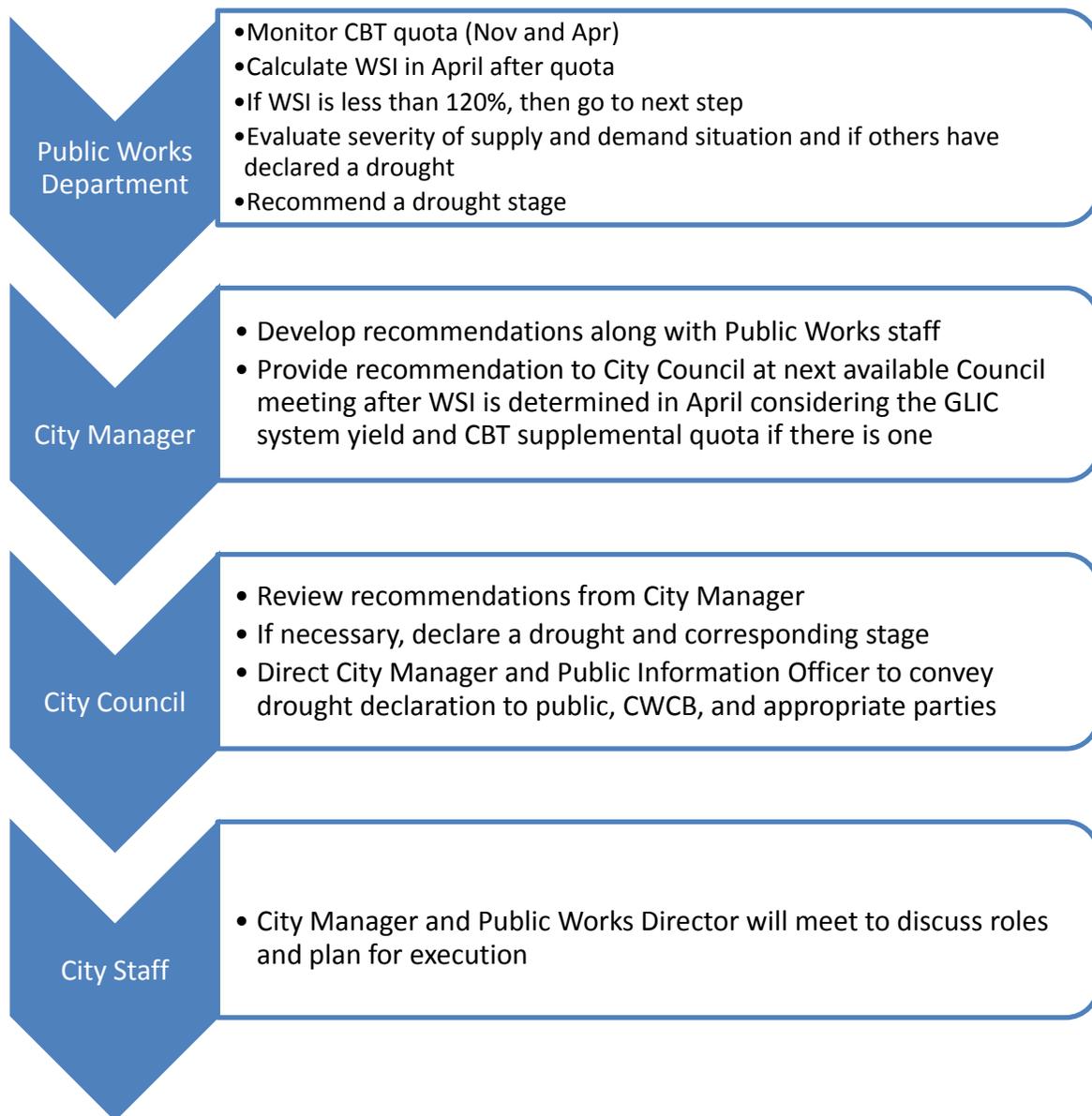
The Public Works Department will review the drought triggers discussed previously along with monitoring the above drought indicators. Declaring a drought in a timely manner is important, but it is also very difficult to do. Should a drought be declared too late, water supplies and storage reserves may be drawn down too far resulting in measures and impacts becoming very severe. Conversely, if a drought is declared too early, unnecessary measures may be put in place or the public may lose confidence in the process. However, the City believes with the WSI, proposed monitoring plan, and their knowledge of the system and history with the City that they will have the best chance and declaring a drought timely and effectively.

The City Manager will ultimately be responsible for providing the final recommendation on the drought declaration and corresponding drought stage to the City Council. The timing of the declaration will be early enough to provide adequate protection to the City’s water supplies. The following protocol, diagramed in **Figure 7.1**, will be used to officially declare a drought:

- The Public Works Department will calculate the WSI and monitor the indicators in **Table 7.2** monthly. A Public Works staff member will also attend the Northern Water District meetings in November and April.
- The City Manager and staff will review the information and develop a recommendation for the City Council at the first available Council meeting after the WSI is calculated in April considering the GLIC system yield and CBT supplemental quota if there is one.

- City Council will review the information and decide if a drought is to be declared and the corresponding drought stage.
- Once the City Council declares a drought, direction is given to the City Manager and to convey the drought declaration to the Weld County Office of Emergency Management, CWCB, the Colorado Division of Emergency Management, and the public.

Figure 7.1 – Steps for Drought Declaration



If the drought lessens and the drought stage needs to be changed to a less restrictive one, the same protocol mentioned previously shall apply. If the drought stage needs to be changed to more severe in a short timeframe, the City Manager has the authority to request an emergency City Council meeting to discuss the need to declare a more severe drought stage.

7.4 Implementation of Staged Drought Response Program

The staged drought program will require action by the following departments with coordination and communication with the City Manager: Public Works, Administrative Services, Finance, and Police/Code Enforcement. Their roles and responsibilities are generally described as follows:

- *Public Works* – Administer, implement, and enforce the staged drought response program. In addition, Public Works will evaluate service distribution pressures during watering restrictions and monitor outdoor irrigation and City parks and stresses to landscape and sod. The Public Works Director is ultimately responsible for facilitating necessary communication and coordination with the City Manager and other departments.
- *Administrative Services* – Convey the drought declaration and stage to the public, implement the public drought campaign, communicate with appropriate state and federal agencies.
- *Finance* – Closely monitor revenue and coordinate with Public Works and the City Manager to develop a drought surcharge or water rate increase as necessary.
- *Police/Code Enforcement* – Patrol service areas as needed and issue summons and complaint citations to violators.

Once a drought has been declared, and if needed before then, weekly staff meetings will occur for the Public Works Department and other key personnel from other departments to insure that the drought plan is being implemented. Initial meetings will focus on putting into action the staged drought response program and the public drought campaign and will include:

- Review budget and funds available for implementation.
- Determine action items for implementation of the staged drought plan to achieve appropriate response target.
- Develop actions items for the public drought campaign including specific drought messaging to convey to the public.
- Determine actions necessary for enforcement.
- Review roles and responsibilities for all staff.

7.5 Enforcement of Staged Drought Response Program

The staged drought program will be enforced by the City and customized to each level of drought. Currently, the City does not have code enforcement staff. Over the next several years, the City will be developing a plan to address code enforcement related to this plan and other City ordinance violations. In the meantime, Public Works staff will coordinate enforcement of this plan and work with the Police Department as necessary.

The Sustainable Drought Stage, which is an on-going, voluntary level, will require no enforcement. The other drought stages will require enforcement which may increase with severity of the drought stage. Enforcement will consist of a call-in service where customers have an opportunity to report infractions and code enforcement to the Public Works Department. Public Works staff and/or police may patrol neighborhoods and business districts to identify customers that are in violation of the mandatory requirements. The Public Works Department can also monitor potential infractions through their metering system. If the Public Works Department receives notice of a potential violation, it will investigate the situation and issue a letter to the customer to correct the violation and outline the consequences should the violation not be corrected.

The City will adopt an ordinance that references this Drought Management Plan and the procedure to issue citations and associated fines for infractions of the plan. All citations and monetary fines will be issued by a police officer. Violators issued a citation will be scheduled into the Evans Municipal Court system. The City would provide the option for the violator to pay the fine instead of appearing in court.

The Public Works Department will be responsible for administering the staged drought response program and insuring the appropriate messages are getting out to the public via Administrative Services. Roles and responsibilities for each department are as follows:

- *Public Works* - Handles the inflow of calls concerning possible infractions, will dispatch staff or police to patrol service area, send initial letter to the customer to correct the violation and outline the consequences should the violation not be corrected, facilitate appeals process.
- *Finance Department* - Keeps track of the number of citations and fines for all water customers and revenue for such fines.
- *Administrative Services* – Conveys accurate, consistent information on enforcement to the public throughout the public drought campaign.

7.6 Revenue Implications and Financial Budgeting Plan

Financial implications during a drought can lead to revenue reductions for the City. First, the cost of implementing the drought plan will result in a reduced budget further exacerbated by a reduction in water sales. The City has a reserve that is set aside for

proactive water acquisition. This reserve can be used to subsidize revenue impacts during a drought. The City will also seek financial drought-related assistance as a drought is declared and if conditions worsen with a corresponding increase in cost. The following resources for financial assistance can be found on the CWCB website: <http://cwc.state.co.us/technical-resources/drought-planning-toolbox/Pages/FinancialAssistance.aspx>

The following state funding resources could be pursued:

- Agricultural Emergency Drought Response Fund
- Colorado Rural Water Association (CRWA)
- Colorado Water Resources and Power Development Authority (CWRPDA)
- Community Development Block Grant
- CWCB Construction Fund and Severance Tax Trust Fund
- CWCB Water Conservation and Drought Mitigation Planning Grant
- CWCB Water Efficiency Grant Program
- CWCB Water Project Loan Program
- Drinking Water Revolving Fund (DWRP)
- Energy and Mineral Impact Assistance Fund
- Non-point Source Pollution (NPS) Grants

The following federal funding resources could be pursued:

- General Matching Grants Program
- Hydrologic Research Grants
- National Research Initiative Standard Research (Part T): Watershed process and Water resources
- NRCS Emergency Watershed Protection Program
- Rural Development (USDA)
- U.S. Economic Development Administration Grant (EDA)
- USDA Rural Development 502 Direct Housing Loan Program
- Water Conservation Field Services Program
- Water2025 Challenge Grant Program for Western States
- Watershed Process and Water Resources

Ultimately, the City will implement a drought surcharge or water rate increase in the Critical and Emergency stages of drought as outlined in this plan if reserves or funding sources cannot cover the revenue shortfall. The immediate objective for doing this is to encourage reduced water use. However, it will also help collect additional funds to deal with the cost of implementing drought response measures. An intensive public outreach campaign will be conducted to explain to the public why the water rates are being increased or a surcharge is warranted. In doing this, Evans will have to deal with the public feeling like they are being punished for saving water by having their rates raised.

7.7 Monitoring Plan Effectiveness

The City tracks its water use on a monthly basis. The frequency of this tracking will increase during a drought to insure a proper amount of water savings is being obtained. The Public Works Department will track water use monthly from November through March of each year. Beginning in April, water use will continue to be tracked monthly unless a drought is declared. If a drought is declared, water use tracking will be monitored weekly.

The following information will be compiled by the Public Works Department and communicated to the City Manager and Finance Department annually in April. Depending on conditions, the City Manager and Public Works Director will determine if a meeting between departments is necessary.

- *WSI* – the City will calculate the WSI monthly. Any special conditions of the CBT and GLIC system will be noted (e.g., if Horsetooth Reservoir is not going to be operational due to repairs).
- *Demands* – A report containing monthly water usage by customer types, total per capita water usage, residential per capital water usage, and the irrigation use at City parks and open space. The report will also include any new development such as housing, commercial and parks under construction. If a drought has occurred, information will be presented on how the water savings tracked with implementation of the drought response strategies.
- *Drought Mitigation Measures* – Status of mitigation related activities to date and other relevant factors (i.e., budget and staff time).
- *Administrative Data* – This will include the number of citations, number of responses from customer, number of hotline calls received, etc.
- *Lessons Learned* – Any issues that arose during implementation of the staged drought response program, drought monitoring, mitigation activities, and public drought campaign should be noted for future reference.
- *Public perceptions to the drought* – Public comments will be tracked at public meetings, City Council meetings and any other correspondence received via email or through the website.

Real-time monitoring of some of this data will allow the City to make decisions on the effectiveness of the drought response strategies. On-going monitoring of this data will tell the City if the measures are working properly and whether or not something should be adjusted.

SECTION 8 – FORMAL PLAN APPROVAL AND UPDATES

8.1 Public-Review Process

The City conducted a 60-day public comment period from **Xxx ??, 2013 to Xxx ??, 2013** in order to get feedback from the public. This allowed the public sufficient time to provide their comments to the Public Works Department. Notice was published in the Greeley Tribune newspaper (Appendix A). A hard copy was available at City Hall and on the City's website. The public comment period should help alleviate some questions that might arise on how the City will deal with drought situations. Public comments are included in Appendix B.

8.2 Adoption of Ordinances and Official Agreements

The following drought-related ordinances were adopted to implement this drought plan:

- *Ordinance **XX**, Drought Declaration* – Outlines the process in which a drought declaration is to be officially declared. More detail is provided in Section 7.3. A copy is provided in Appendix C.
- *Ordinance **XX**, Authorization for Implementation and Enforcement of the Staged Drought Response Plan* – Gives the City Manager the authority to conduct the actions necessary to enforce the measures specified in the staged drought response program and the flexibility to make the changes as necessary. A copy is provided in Appendix D.

The City does not have any official agreements in place with other entities related to drought. However, these agreements will be an important component of drought planning in the future.

8.3 Drought Management Plan Approval

The City's Drought Management Plan was approved by the City Council on **XXX ??, 2013** (Appendix E). Each Water and Sewer Board member and City Council member had an opportunity to review and comment on the plan before the plan was finalized and formally approved.

8.4 Periodic Review and Update

Drought planning is an on-going process where many lessons can be learned during implementation. These lessons can be used to improve the process in the future. This Drought Management Plan will be updated in 2018 (every five years). The Public Works Department will be responsible for initiating the update with the City Manager and the other departments that have been part of this

planning process. The update will follow the same general process as outlined in this Drought Management Plan. The goal will be to find key changes necessary to improve the overall effectiveness of the plan. Collecting the monitoring data outlined in Section 7.7 will be important information for future plan revisions and confirmation that certain measures are working well.

Ordinance **XXX** – Authorization for Implementation and Enforcement of the Staged
Drought Response Program

APPENDIX D

COUNCIL COMMUNICATION

DATE: April 2, 2013

AGENDA NO.: 8.D

SUBJECT: Drought Stage Declaration

PRESENTED BY: Cameron Parrott, P.E., City Engineer

AGENDA ITEM DESCRIPTION:

The City currently has a Drought Response Plan (DRP) which takes several key drought indicators into consideration and helps determine what stage of drought should be declared. This plan was created in 2007. In 2009 the City adopted a Water Conservation Plan which helped determine future water conservation goals and strategies. We are now in the process of adopting a new Drought Management Plan (DMP). The DMP is a document that will work side-by-side with the Water Conservation Plan and its outlined conservation goals and strategies. This management plan is currently in “Draft” condition. The Draft DMP was created with guidance and grant funding from the Colorado Water Conservation Board. The Draft DMP utilizes a calculation called the Water Supply Index (WSI) to determine what drought stage should be declared. This index is very specific to both the anticipated available water supplies and the anticipated water demands.

A presentation was made to the Water and Sewer Board on March 21st, 2013 showing the difference between the current “Drought Response Plan” and the new “Draft Drought Management Plan”. The two major differences between the plans are:

- The Draft DMP considers both water supply and demand strategies in response to different drought stages, whereas the DRP concentrates mainly on demand side strategies such as outdoor watering restrictions.
- The Draft DMP has more flexibility in the drought declaration stages and restrictions. The current DRP is thought to become too severe too quickly.

The information from the Water and Sewer Board Meeting is included in the packet. The Water and Sewer Board decided to recommend incorporating the methods and restrictions of the Draft DMP prior to its formal adoption later this year.

FINANCIAL SUMMARY:

A declaration of any drought stage can impact revenues in a water enterprise fund. The City of Evans is in a good position due to the fact that we are only charged for the treated water that we use from the City of Greeley. We do not stand to lose significant revenues if the citizens of Evans consume less treated water. If we move to a more severe drought stage as the year

progresses, the Draft DMP would allow us to charge a drought surcharge on utility bills. This surcharge could be used to help recover lost revenues and to stimulate more water conservation efforts.

RECOMMENDATION:

The Water and Sewer Board recommends approval of Resolution 09-2013 to declare a “Critical” drought stage in accordance to the Draft DMP. Staff concurs with the Water and Sewer Board’s recommendation. If the Draft DMP is not chosen to be utilized at this time, then staff recommends amending Resolution 09-2013 to declare a Level 1 (Severe) drought in accordance with our current DRP.

SUGGESTED MOTIONS:

- * *I move to approve Resolution 09-2013 to declare a drought emergency and declare a “Critical” drought stage and implement all the necessary water conservation efforts associated with a “Critical” drought stage in the 2013 City of Evans Draft Drought Management Plan.*
 - * *I move to approve the amended Resolution 09-2013 to declare a drought emergency and declare a Level 1 (Severe) drought stage and implement all the necessary water conservation efforts associated with this drought stage.*
 - * *I move to deny Resolution 09-2013.*
-

CITY OF EVANS, COLORADO

RESOLUTION NO. 09-2013

A RESOLUTION DECLARING A DROUGHT EMERGENCY AND DECLARING A DROUGHT STAGE OF "CRITICAL" IN ACCORDANCE TO THE CITY OF EVANS 2013 DRAFT DROUGHT MANAGEMENT PLAN

WHEREAS, the City may request the City Council to declare the existence of a local emergency in accordance to Resolution No. 38-2009; and

WHEREAS, on March 21, 2013 the City of Evans Water and Sewer Board was presented information that the City's water supply is experiencing drought conditions; and

WHEREAS, the current raw water storage levels in the region are at a severely reduced level and are in immediate danger of not being fully replaced or renewed in the foreseeable future at the current usage by customers; and

WHEREAS, water conservation is required for maintenance of a sustainable domestic water supply to immediately preserve and protect the public health of the citizens of Evans and its water users; and

WHEREAS, the Water and Sewer Board has recommended the City Council of the City of Evans pass a resolution declaring a drought emergency and imposing mandatory water conservation measures for users of the Evans water system; and

WHEREAS, the passage of this resolution for the immediate preservation and protection of public health, safety, and welfare is provided for pursuant to Section 7.6 of the Evans Home Rule Charter; and

WHEREAS, the declaration of drought emergency and imposition of mandatory water conservation measures are in the best interest of the citizens of the City of Evans for the immediate preservation and protection of their health, safety, and welfare; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EVANS, COLORADO, that a drought emergency is declared and that a drought stage of "Critical", in accordance to the City of Evans 2013 Draft Drought Management Plan, is hereby approved.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the City Council of the City of Evans on this 2nd day of April, 2013.

ATTEST:

CITY OF EVANS, COLORADO

City Clerk

By: _____
Mayor

2013 Drought Response Plan



Introduction

With the prospect of continuing droughts and limited water resources, the City has adopted a response plan to define the severity of drought and the City's responses. This drought response plan has been adopted by the Evans Water and Sewer Board and the City Council as a means of drought response planning to ensure adequate water supplies for the City's water customers.

Current Drought Level Definitions

To help in defining the drought conditions the City of Evans has adopted and employs a three tiered system to determine whether the City is currently experiencing a drought and the severity of the drought. The City has adopted this system to allow staff to implement restrictions more rapidly and facilitate communications with the public.

The criteria used to determine the severity of the drought include:

- Current snow pack conditions
- Colorado – Big Thompson (CBT) Project delivery quota
- Greeley – Loveland Irrigation Company (GLIC) dividends
- Current storage levels in the CBT and GLIC systems

These criteria will be used to determine the projected water supply and determine if the City is experiencing a severe (Level 1), extreme (Level 2) or exceptional (Level 3) drought.

A severe (Level 1) drought will be declared if the City's water supplies are too low to carryover water in storage for the next two years (not sufficient water to supply all of the next two years projected demands and still carryover surplus).

An extreme (Level 2) drought will be declared if the City's water supplies are not sufficient to provide for all of the projected demands over the next two years.

An exceptional (Level 3) drought will be declared if the City's water supplies are not sufficient to provide for all the projected demands for the current year and for 50% of the following years projected demands.

Current Restrictions

Annually in the spring, City Council adopts an ordinance which enacts water conservation measures that generally start on April 15 of each year and expire on October 15 of each year. The annual water conservation measures feature the following:

- ✓ All outdoor watering is prohibited from October 15 to April 15.
- ✓ The use of water for sprinkling of lawns, gardens and trees on certain grounds served by the Evans water system will be permitted during the twenty-four (24) hour periods of each day of the week. The grounds to which this paragraph refers include but are not limited to, the following:
 - City of Evans public grounds, School District 6 grounds and other private properties with multiple addresses having large irrigated areas.
 - Newly seeded or sodded lawns less than three (3) months old.

Watering Restrictions

Severe Drought Level I - 15% water savings target

- October 15- April 14 - NO lawn watering
- April 15 to May 14 - 1x per week
- May 15 to September 14 - 2x per week
- September 15 to October 14 - 1x per week

Exceptions:

- Hand watering or drip watering trees and shrubs, washing cars o.k. with positive shut off nozzle, New yards by variance for 4 weeks with proper soil prep (4cy/1000 sf) & rain/wind sensor. No variances issued from June 15 through and August 31. All variances expire on June 15 and October 15.
- No other outdoor use (ie. hosing hard surfaces)

Extreme Drought Level II - 25% savings target

- October 15 - April 14 - NO lawn watering
- April 15 to May 14 - 1x per week
- May 15 to June 14 - 2x per week
- June 15 to August 31 - NO lawn watering
- August 31 to September 14 - 2x per week
- September 15 to October 14 - 1x per week

Exceptions:

- New yards by variance for 4 weeks with proper soil prep (4cy/1000 sf) & rain/wind sensor. No variances issued from June 15 through August 31. All variances expire on June 15 and October 15. Hand or drip watering of trees and shrubs allowed, No other outdoor use.

Exceptional Drought Level III - 35% savings target

- NO outdoor watering except for 1-2 weeks of tree watering
 - NO variance for new lawns
 - NO other outdoor use
-

Drought Level	Jan - Mar	Apr	May	June	July	Aug	Sept	Oct	Nov - Dec
Level I <i>Severe Drought</i>	0	0/1	1/2	2	2	2	2/1	1/0	0
Level II <i>Extreme Drought</i>	0	0/1	1/2	2/0	0	0	2/1	1/0	0
Level III <i>Exceptional Drought</i>	0	0	0	0	0	0	0	0	0

Preliminary 2013 Water Supply Projections

As of December 31, 2012, Evans has a total of 2,527 acre feet of water stored in the Greeley-Loveland Irrigation Company (GLIC) system, plus 162 acre feet of C-BT in the Greeley Loveland System, plus 844 acre feet of C-BT carry over from 2012 in the Northern Colorado Water Conservancy District system for a total supply currently in storage of 3,533 acre feet. Evans has received 1,730 acre feet in C-BT deliveries (based on 3,460 units and a C-BT allotment of 0.5 AF/unit in November) for 2013. This brings the total raw water supply to 5,263 acre feet before any 2013 GLIC deliveries and associated shrinkage losses due to storage and treatment.

2013 Projected Demand

The projected water demand for the City of Evans water service area for 2013 ranges from about 2,633 acre feet to 2,911 acre feet. This range is based upon a 5% decrease/increase over last year's demand of 2772 acre feet. For the purpose of this year's conservation needs we will conservatively estimate the usage to be 2,911 acre feet.

Drought Severity Declaration

With a projected demand in 2013 of 2,911 acre feet and a projected demand of 3,065 acre feet in 2014, the total projected demand for the next two years is 5,976 acre feet. When comparing this figure to the current raw water supply of 5,263 acre feet it is apparent that we are at the storage requirements necessary to declare a Severe (Level 1) drought, therefore corresponding outdoor watering restrictions should be applied.

Proposed New Drought Management Plan

In 2012 the City received a grant from the Colorado Water Conservation Board to develop a drought management plan. Clearwater Solutions was hired to create this new plan which is now in the final stages of completion. The new drought management plan defines a different way to determine drought stages. The new method is called the Water Supply Index (WSI). This index is further defined as:

$$\text{WSI} = \text{Supply}/\text{Demand}$$

Supply includes items such as:

C-BT Carry Over, C-BT Quota, C-BT Units Owned, GLIC System Deliveries, GLIC Carry Over, Parked C-BT, Windy Gap Water

Demand includes:

Two-Year projected water demands, C-BT Carry Over for next year, Windy Gap Collateral

Along with this new calculation to determine the City's WSI, the drought stages were adjusted. It was determined that the current drought response plan, which uses three levels of drought, became too severe too fast. The new drought management plan is proposing to create four drought stages. The drought stages will be directly correlated to the WSI. The four stages are defined as:

Drought Stage	Water Supply Index	Response Targets
Sustainable	> 120%	None
Warning	90 - 120%	5-10%
Critical	70 – 89%	20-30%
Severe	< 70%	40-60%

These drought stages and the corresponding strategies for conserving water in each stage are further defined in the draft drought management plan.

Current Water Supply Index

Using the WSI calculations it has been determined that the 2013 City of Evans WSI = **85%**. This index number corresponds with a drought stage of “**Critical**”. The following page details out the responses associated with each level of drought declaration.

Table 6.1 – City of Evans Staged Drought Response Program

Water Supply Index	>120%	90%-120%	70%-89%	<70%
Levels	Sustainable	Warning	Critical	Severe
SUPPLY-SIDE STRATEGIES:				
STATE & FEDERAL ASSISTANCE:	Seek technical and financial assistance opportunities			
CBT/GLIC OPTIONS:	Max Carryover, lease excess	Max Carryover, consider leasing excess (with limits)	Max Carryover, no leasing	Max Carryover, no leasing
DROUGHT STORAGE:		Establish drought reserves & acquire additional storage	Draw from drought reserves	Draw from drought reserves
PURCHASE OR LEASE RAW WATER ¹ :		Evaluate leasing water from farmers or purchasing raw water from other water providers	Evaluate leasing water from farmers or purchasing raw water from other water providers	Lease water from farmers or purchase raw water from other water providers
PURCHASE TREATED WATER:		Evaluate purchasing water through interconnects	Evaluate purchasing water through interconnects	Purchase treated water through interconnects
CONTRACT NEGOTIATIONS:			Discuss with water provider a temporary reduction in raw water transfer requirements	
OTHER SOURCES:	Develop water transfers with other entities	Develop water transfers with other entities	Exchange nonpotable water for treatable (i.e. CBT)	Consider trucking in water or bring in bottled water
				Consider utilizing irrigation decrees
OPERATIONAL PRACTICES:			Consider reducing distribution service pressure	Reduce distribution service pressure as needed
	Repair leaks in distribution system			
	Replace inaccurate meters			
	Conduct distribution system water audit			
NEW TAPS:				Restrict/Prohibit New Taps
DEMAND-SIDE STRATEGIES:				
OUTDOOR IRRIGATION FOR CITY PROPERTY:	Allow standard irrigation practices and promote efficient water use	Limit outdoor watering to specific times of the day. Limit number of watering days per week. Set time limit for watering	Limit outdoor watering to specific times of the day. Limit number of watering days per week. Set time limit for watering	Outdoor irrigation is prohibited, except for one to two weeks of tree watering
	Prohibit watering during fall, winter, and early spring			
	Conduct irrigation audits on City parks and open spaces	Conduct irrigation audits on City parks and open spaces	Conduct irrigation audits on City parks and open spaces	
	When possible, utilize ditch water or treated effluent for irrigating landscaping/parks			
CITY FOUNTAINS:			Ornamental fountains in City are turned off	Ornamental fountains in City Park are turned off
CITY VEHICLE WASHING:			Considering limit washing of City fleet vehicles	City fleet vehicles may only be washed once each week at a commercial car wash
HYDRANT USE:			Reduce frequency of hydrant flushing	Hydrant flushing is prohibited unless necessary for public safety
			Limit use of water for fire training	Eliminate all fire hydrant uses except those required for public safety
OUTDOOR IRRIGATION FOR CUSTOMERS (ALL CATEGORIES):	Mandatory watering restrictions: Effective April 15 to Oct 15. Watering allowed on an even/odd address schedule or based on customer type, but no lawn watering between noon and 5pm. Exception for large irrigated areas ³	Mandatory watering restrictions: Effective April 15 to Oct 15. Watering allowed on an even/odd address schedule or based on customer type, but no lawn watering between noon and 5pm. Exception for large irrigated areas ³	Mandatory watering restriction: No lawn watering between noon and 5:00 pm Oct 15 - April 14 - No lawn watering April 15 to June 14 - one day per week June 15 to August 31 - No lawn watering Sept 1 to Sept 14 - one day per week Sept 15 to October 14 - one day per week	Mandatory watering restriction: No lawn watering between noon and 5:00 pm Oct 15 - April 14 - No lawn watering April 15 to June 14 - one day per week June 15 to August 31 - No lawn watering Sept 1 to Sept 14 - one day per week Sept 15 to October 14 - one day per week
WATERING TREES AND SHRUBS			Hand watering or drip watering trees and shrubs allowed with positive shut off nozzle	Hand watering or drip watering trees and shrubs allowed with positive shut off nozzle
IRRIGATION OF NEW SOD/ LANDSCAPING:	New yards by variance for four weeks with proper soil prep (4cy/1000sf) & rain/wind sensor. No variances issued from June 15 through August 31. All variances expire on June 15 and October 15.	New yards by variance for four weeks with proper soil prep (4cy/1000sf) & rain/wind sensor. No variances issued from June 15 through August 31. All variances expire on June 15 and October 15.	New yards by variance for four weeks with proper soil prep (4cy/1000sf) & rain/wind sensor. No variances issued from June 15 through August 31. All variances expire on June 15 and October 15.	No variance for new lawns
WASHING IMPERVIOUS SURFACES (such as sidewalks and driveways):	Power Washing and spraying of impervious surfaces should be minimized	Power Washing and spraying of impervious surfaces should be minimized	Power washing and spraying of impervious surfaces is prohibited	Power washing and spraying of impervious surfaces is prohibited
WASHING VEHICLES :	Promote washing of personal vehicles with a shut-off nozzle and bucket	Promote washing of personal vehicles with a shut-off nozzle and bucket	Encourage washing of personal vehicles at a commercial car wash	Personal vehicles may only be washed at a commercial car wash
				Prohibit vehicle washing at car dealerships
				Enforce water use restrictions on commercial car washes
SWIMMING POOLS:				Limit filling and use of swimming pools
OUTDOOR ORNAMENTAL FOUNTAINS:			Encourage each resident to reduce their use of outdoor ornamental fountains	Prohibit use of outdoor ornamental fountains
INDOOR WATER USE:			Encourage each resident to reduce their water consumption	Encourage each resident to reduce their water consumption
WATER-COOLED AIR CONDITIONING:	Encourage each resident to reduce their water consumption			
CONSTRUCTION WATER:		Conserve and prevent wasting of construction water		Limit use of construction water
RESTAURANTS AND LODGING ESTABLISHMENTS:	Restaurants are encouraged to promote conservation	Restaurants are encouraged to only serve water when requested by customer	Restaurants are encouraged to only serve water when requested by customer	All restaurants are required not to serve water unless customer specifically asked
	Lodging establishments are encouraged to promote conservation	Lodging establishments are encouraged to promote conservation and only change linens and towels when specifically requested	Lodging establishments are encouraged to promote conservation and only change linens and towels when specifically requested	Lodging establishments are required to promote conservation and only change linens and towels when specifically requested
DROUGHT SURCHARGE OR RATE INCREASE ² :			Consider drought surcharge or rate increase	Implement drought surcharge or rate increase as needed

NOTES: ¹ Purchase raw water supplies that are treatable by Greeley or future water suppliers

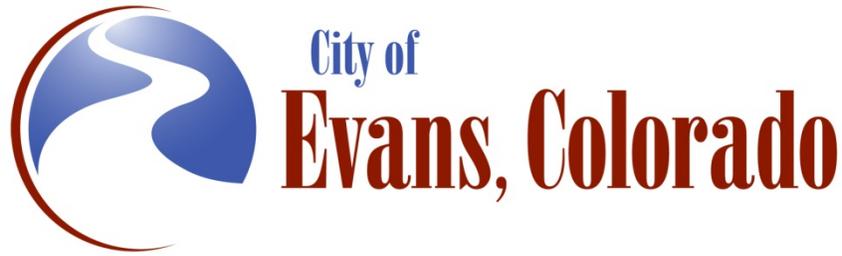
² Developing a drought reserve or rate stabilization fund can also be done to offset the costs associated with drought

³ Large irrigated areas (public grounds, School District 6) and new lawns are allowed to irrigate outside of restricted hours. Heavy use athletic fields are allowed to irrigate beginning March 15

Water Supply Index vs. Current Drought Response Plan

The main difference between the two methods of declaring drought is the restrictions on outdoor watering. The following table compares the difference between the outdoor watering restrictions for a Severe (Level 1) drought in our current Drought Response Plan vs. the restrictions imposed on our draft Drought Management Plan for a Critical Drought stage.

Outdoor Watering Restrictions (times allowed/week)		
Date Ranges	Drought Response Plan Severe (Level 1) Drought	Drought Management Plan Critical Drought Stage
Jan. 1st – Apr. 14th	0	0
Apr. 15th - May 14th	1	2
May 15th - Sep. 14th	2	3
Sep. 15th - Oct. 14th	1	2
Oct. 15th - Dec. 31st	0	0



City Manager Monitoring Report

April 2, 2013

Below is a compellation of updates and projects that are either new or have changed since the last City Council meeting.

- **Recreation Department**

Frontier Academy School will be using Pioneer Park Soccer fields for the next few months for practices and for Jr. High games.

Summer hiring is in full swing. We have been fortunate to have some great applicants and have many positions already filled.

- **Finance Department**

Budget Process Teams are being formed. An email was sent out to all users asking for volunteers. Finance is pleased to report that all the vacancies are filled! What is next...the department will be holding a meeting with the prior leads and then an orientation for the new Process Teams. Soon the 2014 Budget Process will be in full swing!

- **Public Works**

CITY OF EVANS 2013 SPRING CLEAN-UP

(This program is not available to properties located in unincorporated Weld County, which includes Hill n Park and Arrowhead subdivisions)

The City of Evans will be conducting its SPRING CLEAN-UP PROGRAM. The event will be located at 3323 1st Avenue, Evans and will be available for two weekends: April 13th-14th and April 20th-21st from 8:00 am to 4:00 pm.

CITY OF EVANS RESIDENTS WHO PAY FOR TRASH SERVICE

Residents who pay for trash service through their water bill will find two (2) complimentary vouchers at the bottom of this flyer. Each voucher is equivalent to one (1) pick-up load. If needed, additional vouchers can be purchased at the Evans Community Complex, 1100 37th Street from 8:00 am to 5:00 pm Monday thru Friday for \$5.00 per voucher.

CITY OF EVANS RESIDENTS THAT DO NOT PAY FOR TRASH SERVICE

Residents who do not pay for trash service through their water bill (multifamily housing, mobile home communities, etc.) can purchase vouchers at the Evans Community Complex, 1100 37th Street from 8:00 am to 5:00 pm Monday thru Friday for \$5.00 per voucher.

NO ONE will be allowed to use the program without a voucher. The program is not available to commercial or industrial businesses or residential customers who reside outside the City of Evans. The program is for City of Evans residential properties only.

Loads larger than a standard pick-up will require additional vouchers (i.e. if there is a pick-up with a trailer, two (2) vouchers are required).

Most items are acceptable; however, we cannot accept items such as appliances with freon, pesticides, paints, motor oil or any other hazardous materials. DO NOT throw these types of materials in your trash, down your house or storm drains, or on the ground. Some of these items will be accepted at the Weld County Household Hazardous Waste Facility drop-off site located at 1311 N. 17th Avenue in Greeley. Operating hours are Tuesday and Saturday from 8:00 am to 5:00 pm. For additional information on the Weld County Household Hazardous Waste Program, please call (970) 304-6415 ext. 2233 or visit the Weld County website (www.co.weld.co.us).

In addition to the above named materials, we DO NOT accept tires, batteries, or any car, motorcycle or boat parts. Recycling services are listed in the phone book for these items.

For more information, please email us at info@ci.evans.co.us or call (970) 475-1170.

- **Special Projects**



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Get out there and Like us today!!!

Bill Number / Short Title	Bill Sponsors	Status	Summary / Local Government Impact	CML's Position
Business Personal Property Legislation				
<u>Senate Bill 13-136:</u> Raising tax exemption for business personal property with a local government opt-out	Senate Sponsor: Sen. Scheffel House Sponsor: Reps. Holbert / Kagan	February 13th: Postponed Indefinitely by the Senate State, Veterans, and Military Affairs Committee	Under current law, the property tax exemption for business personal property is \$7,000 in actual value for property tax years 2013 and 2014, with an inflation adjusted amount every two years thereafter. Beginning with tax year 2015, this bill would have increased the exemption to \$25,000 for all local governments, excluding school districts, adjusted biennially for inflation thereafter. Local governments could have opted-out of the increase and continued to implement the existing exemption. [Full Summary / Local Impact]	Oppose Lobbyist: Mark Radtke
<u>House Bill 13-1174:</u> Business personal property tax exemptions and the Small Business Relief Act	House Sponsor: Reps. Saine / Humphrey Senate Sponsor: Sen. Jahn	February 20th: Postponed Indefinitely by the House Finance Committee	This bill would have increased the property tax exemption to \$25,000 for property tax years 2015 and 2016; and to \$50,000 for 2017 and 2018, with a biennial inflation adjustment thereafter. The bill would have also exempted all locally assessed business personal property that is fully depreciated, starting in 2015. Under current law, business personal property that is fully depreciated is still subject to property taxation. [Full Summary / Local Impact]	Oppose Lobbyist: Mark Radtke
<u>House Bill 13-1177:</u> Property tax exemption for business personal property	House Sponsor: Rep. Holbert Senate Sponsor: Sen. Scheffel	February 20th: Postponed Indefinitely by the House Finance Committee	The bill would have established an exemption from property tax for business personal property equal to the first \$7,000 of actual value in tax year's 2013 and 2014 and an inflation adjusted amount thereafter. Currently, if the value of the taxpayer's personal property is greater than this, amount, none of the taxpayer's property is exempt. [Full Summary / Local Impact]	Oppose Lobbyist: Mark Radtke
<u>House Bill 13-1189:</u> Business personal property tax exemption for business personal property purchased during 2014	House Sponsor: Rep. Wright Senate Sponsor: Sen. Lambert	February 27th: Postponed Indefinitely by the House State, Veterans, and Military Affairs Committee	The bill would have exempted all business personal property purchased in 2014 from the levy and collection of property tax, and would have exempted state assessed business personal property purchased in Colorado from property tax in 2014. This exemption would not have applied to property that is either: <ul style="list-style-type: none"> • sold and repurchased or leased back to the original taxpayer, or • transferred as part of a merger or acquisition. [Full Summary / Local Impact]	Oppose Lobbyist: Mark Radtke

Bill Number / Short Title	Bill Sponsors	Status	Summary / Local Government Impact	CML's Position
Business Personal Property Legislation (Continued)				
House Bill 13-1206: Local government business personal property tax business incentive	House Sponsor: Rep. DeGrosso Senate Sponsor: Sen. Scheffel	March 5th: Passed House Third Reading	Under current law, local governments may, enter into business incentive agreements (BIAs) that provide an incentive payment or credit up to the amount of a taxpayer's personal property tax liability for up to 10 years, in cases where a taxpayer has established a new or expanded business facility. This bill modifies the cap for statutory BIAs applicable to counties, municipalities, and special districts, and provides the authority BIAs to be formed with any taxpayer that the local government determines is at risk of relocating a local business to a location outside of Colorado. [Full Summary / Local Impact]	Support Lobbyist: Mark Radtke
Collective Bargaining Legislation				
Senate Bill 13-025: Collective bargaining by firefighters	Senate Sponsor: Sen. Tochtrop House Sponsor: Rep. Williams	March 6th: Assigned to House Committee on State, Veterans, and Military Affairs	This bill gives professional firefighters the ability to form a union designated as the exclusive representative for purposes of collective bargaining. The bill applies to public employers, including municipalities, counties, and special districts, but not to volunteer firefighters. [Full Summary / Local Impact]	Oppose Lobbyist: Kevin Bommer
House Bill 13-1107: Prohibiting collective bargaining by public employees	House Sponsor: Rep. Everett Senate Sponsor: Sen. Harvey	February 11th: Postponed Indefinitely by the House State, Veterans, and Military Affairs Committee	The bill would have prohibited collective bargaining by public employees, prohibits political subdivisions, such as municipalities and school districts, from engaging in collective bargaining, and terminates all existing state and political subdivision labor contracts. [Full Summary / Local Impact]	Oppose Lobbyist: Kevin Bommer
Construction and Contract Legislation				
House Bill 13-1203: Repeal IGA reporting requirement to DOLA	House Sponsor: Rep. Rankin Senate Sponsor: Sen. Baumgardner	March 8th: Sent to Governor	Under current law, local governments are authorized to contract with one another to provide any function, service, or facility, including contracts that involve cost sharing, revenue sharing, or joint obligations on debt. Local governments that have formed such contracts must file a list of contracts with the Department of Local Affairs (DOLA), by February 1st of each year. This bill repeals the requirement that local governments annually file a list of contracts with the DOLA. Instead, DOLA may make a written request for a list of contracts from any local government. A local government has 30 days to provide the list, following a request from DOLA, according to the bill. [Full Summary / Local Impact]	Support Lobbyist: Mark Radtke

Bill Number / Short Title	Bill Sponsors	Status	Summary / Local Government Impact	CML's Position
Construction and Contracts Legislation (Continued)				
House Bill 13-1090: Prompt payments for construction agreements	House Sponsor: Rep. Fischer Senate Sponsor: Sen. Tochtrop	February 28th: Postponed Indefinitely by the House Business Committee	<p>This bill establishes standards to govern construction agreements valued at \$100,000 or more between contractors, subcontractors, and project owners, including private parties and public entities. The bill would have eliminated the ability to hold retainage until a project was completed and a final acceptance of the project is approved by the public entity. Once retainage is released, there may be no incentive for the subcontractor to return to correct defects. The bill also included a disincentive for subcontractors to agree on costs for change orders by requiring a cost plus 15 percent payment if the parties could not agree on a price.</p> <p>[Full Summary / Local Impact]</p>	Oppose Lobbyist: Mark Radtke
House Bill 13-1093: Bidding for local government procurement	House Sponsor: Rep. Lawrence Senate Sponsor: None	February 6th: Postponed Indefinitely by the House Local Government Committee	<p>The bill would have required local governments to use sealed competitive bidding for all contracts expected to exceed \$50,000. The bill would have also prohibited a local government from dividing the procurement of supplies, services, or construction into two or more separate projects for the sole purpose of falling below the \$50,000 threshold. Lastly, the bill would have also allowed an exception to the requirement if: the local government does not receive any bids, all bids have been rejected, or under emergency situations.</p> <p>[Full Summary / Local Impact]</p>	Oppose Lobbyist: Mark Radtke

Bill Number / Short Title	Bill Sponsors	Status	Summary / Local Government Impact	CML's Position
Economic Development Legislation				
House Bill 13-1142: Reforms to the Urban and Rural Enterprise Zone Act	House Sponsor: Rep. Hullinghorst Senate Sponsor: Sen. Heath	March 13th: Amended and Referred by the House Finance Committee to House Appropriations Committee	Beginning with tax year 2014, this bill modifies these four tax credit programs under the Urban and Rural Enterprise Zone Act: <ul style="list-style-type: none"> • limits the Enterprise Zone (EZ) Investment Tax Credit that may be claimed during any tax year to \$750,000, plus allows credits above the limit to be carried forward for fourteen years or be waived by the Economic Development Commission; • increases the New Business Facility Employee Credit from \$500 to \$1,100; • increases the Employer Sponsored Health Insurance Credit from \$200 to \$1,000; and • increases the Enterprise Zone Qualified Job Training Program Investment Credit. [Full Summary / Local Impact]	No Position Lobbyist: Mark Radtke
House Bill 13-1212: The ability for local governments to form job creation districts	House Sponsor: Rep. Moreno Senate Sponsor: None	February 27th: Referred, Amended, to House Finance Committee	This bill defines and authorizes the formation of local job creation districts as a means to generate the capital needed to attract employers and create new jobs. For up to 15 years, a local job creation authority may obligate up to 90 percent of increased tax revenue to finance public improvements both inside and outside the job creation district; or provide payments to taxing entities or private entities within the district that meet the bill's specific job creation criteria. The base tax revenues plus 10 percent of increased revenues would continue to be directed to participating taxing according to current law. [Full Summary / Local Impact]	Oppose Lobbyist: Mark Radtke
Transportation Legislation				
Senate Bill 13-035: Eliminating the use of vehicle ID systems for traffic law enforcement	Senate Sponsor: Sen. Renfro House Sponsor: Rep. Humphrey	January 23rd: Postponed Indefinitely by the Senate State, Veterans, and Military Affairs Committee	This bill would have prohibited the use of automated vehicle ID systems, including photo radar and "red light cameras" for traffic law enforcement. However, these ID systems would have remained permissible on a toll road or highway to assess toll charges and issue citations for related violations, according to the bill. [Full Summary / Local Impact]	Oppose Lobbyist: Mark Radtke

Bill Number / Short Title	Bill Sponsors	Status	Summary / Local Government Impact	CML's Position
Transportation Legislation (Continued)				
Senate Bill 13-048: Local governments using Highway User Tax Fund for transportation infrastructure	Senate Sponsor: Sen. Todd House Sponsor: Reps. Tyler / Labuda	February 13th: Assigned to House Transportation Committee	The bill authorizes counties and municipalities to spend revenue that they receive from the Highway Users Tax Fund (HUTF) on transit-related projects. Current law authorizes CDOT to spend a portion of its HUTF revenue on transit-related projects, and specifies that the funding of these projects constitutes maintenance and supervision of public highways to reduce traffic and wear-and-tear on state highways and bridges. [Full Summary / Local Impact]	Support Lobbyist: Mark Radtke
Senate Bill 13-203: Government land limited for automotive service stations	Senate Sponsor: Sen. Schwartz House Sponsor: Rep. Coram	March 13th: Assigned to Senate Transportation Committee	The bill prohibits a public entity from authorizing automotive service stations located in the rights-of-way of the interstate highway system, and from directly selling motor fuel for public use at any truck stop, fueling station, convenience store, or other automotive service station. However, the bill allows a public entity to contract with a private entity to sell motor fuel for public use, and a public entity can also provide electric vehicle charging stations. [Full Summary / Local Impact]	Oppose Lobbyist: Mark Radtke
House Bill 13-1110: Alternative fuel tax on natural gas and electric vehicles	House Sponsor: Rep. Fischer Senate Sponsor: Sen. Jones	March 18th: House Second Reading	Under current law, natural gas-based vehicles pay an annual fee, in addition to normal registration fees, based on the weight of the vehicle in-lieu of paying a special fuel tax. The Department of Revenue issues these vehicles a decal that must be displayed. The bill repeals the decal system and natural gas-based vehicles will instead pay a reduced special fuel tax rate on a gallon of gas equivalent when the fuel is purchased. [Full Summary / Local Impact]	Support Lobbyist: Mark Radtke

Bill Number / Short Title	Bill Sponsors	Status	Summary / Local Government Impact	CML's Position
Miscellaneous Legislation				
Senate Bill 13-023: Increasing the amount of damages that may be recovered under the Colorado Governmental Immunity Act	Senate Sponsor: Sens. Cadman / Morse House Sponsor: Reps. Levy / Gardner	March 14th: House Second Reading	Under current law, state and local government agencies in Colorado may defend negligence and other tort claims on the basis of limited immunity under the Colorado Governmental Immunity Act (CGIA). As a matter of practice, some entities purchase excess insurance to cover damage awards that exceed primary coverage for general liability, automobile liability, and medical liability. Current law caps damage recoveries at \$150,000 for the claim on any individual party and a total recovery of \$600,000 for any single occurrence. The reengrossed bill increases the damages limitation cap under CGIA to \$350,000 for an individual claim and a total recovery of \$990,000 for claims from a single occurrence. Beginning January 1, 2018, and every four years thereafter, the Secretary of State is required to adjust the caps for inflation. [Full Summary / Local Impact]	Neutral Lobbyist: Geoff Wilson
House Bill 13-1108: Municipal annexation of a of fire protection district service area	House Sponsor: Rep. Gardner Senate Sponsor: Sen. Cadman	February 20th: Postponed Indefinitely by the House Local Government Committee	A fire protection district can still take action to adjust its boundaries at any time, according to current law. The bill would have established that the boundaries of a fire protection district are not modified when a town or city annexes part of the district's territory. The bill also requires an annexation impact report prepared by a city or town identifies the effects of annexing into the district. [Full Summary / Local Impact]	Oppose Lobbyist: Geoff Wilson
House Bill 13-1122: Severance tax revenue to the College Opportunity Fund	House Sponsor: Rep. Scott	February 11th: Postponed Indefinitely by the House State, Veterans, and Military Affairs Committee	This bill would have created a two-year severance tax "holiday" for oil and gas well that began production between July 1, 2013 and July 1, 2015. All severance tax revenue from wells commencing production during this period are taxed at the existing severance tax rate and credited to the College Opportunity Fund to be used to fund undergraduate stipends for higher education. [Full Summary / Local Impact]	Oppose Lobbyist: Kevin Bommer
House Bill 13-1133: Local building inspections of public schools	House Sponsor: Rep. Gardner Senate Sponsor: Sen. Cadman	February 21st: Postponed Indefinitely by House Local Governmente Committee	The bill allows a local building department to do plumbing and electrical inspections in schools - a function currently only done by the state. The International Code Council Colorado Chapter has concerns with the bill in its current form. Specifically, it would like to see language removed from the bill that is deemed too constrictive for local building departments. [Full Summary / Local Impact]	Support Lobbyist: Meghan Storrie

March 2013 - February 2014

Yearly Planner

Mar 2013						
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April

- 1 Mayor's Bulls Eye Meeting--Greeley FunPlex
- 2 Worksession/City Council
- 16 Worksession/City Council
- 18 Government Agencies Meeting--City of Greeley
- 22

Sep 2013						
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- CML Local Government Lunch--Loveland
- 25 Community visit to Dos Rios
- 30 Joint Work Session with EDAC

Oct 2013						
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May

- 7 Worksession/City Council
- 21 /City Council
- Joint Work Session with Evans Fire Protection District
- 27 City Offices Closed--Memorial Day Holiday

May 2013						
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June

- 4 Worksession/City Council
- 18 CML Conference
- Worksession/City Council
- 19 CML Conference
- 20 CML Conference
- 21 CML Conference

Jun 2013						
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July

- 2 Worksession/City Council
- 16 Worksession/City Council
- 18 Government Agencies Meeting--University of Northern Colorado

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August

- 6 Worksession/City Council
- 20 Worksession/City Council

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September

- 3 Worksession/City Council
- 17 Worksession/City Council

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October

- 1 Worksession/City Council
- 15 Worksession/City Council
- 17 Government Agencies Meeting--Aims Community College

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November

- 5 Worksession/City Council
- 19 Worksession/City Council

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December

- 3 Worksession/City Council
- 17 Worksession/City Council

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