

City Manager - Monitoring Report

February 16, 2016

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

➤ **Community Development**

Non-Residential Construction Projects In Progress

	Project	Type	Location	Description	Stage
A	America's Best Value Inn	Remodel	800 31 st St.	Remodeling Bar/Restaurant area into 8 hotel rooms	Under construction
B	Evans VFW	Building Addition	3501 State Street	1200 Sq. Ft. Shed	Under construction
C	Harvest Time Tabernacle Inc	Building Addition	3040 11 th Avenue	Adding on an additional room	Under construction
D	Evans Fast Break	Remodel	1100 42 nd Street	Storage Room Renovation	Under construction
E	Hi Crush	Commercial Development	7300 47 th Avenue	Pit foundation, scale, and scale house	Under construction
F	Heritage Inn	Building Addition	3301 West Service Rd	Upgrade commercial fire alarm system	Complete
G	Humane Society of Weld County	Remodel	1620 42 nd Street	Office area remodel	Complete

Building Department Construction Activity Comparative Analysis

		January 2016	January 2015
New Single Family Dwelling Units	# of Permits Valuation	1 137,133	1 149,283
Single Family Footing & Foundation Only	# of Permits	0	0
New Multi-Family Dwellings Units	# of Permits Valuation	0	0
Multi-Family Footing & Foundation Only	# of Permits Valuation	0	0
Residential Additions and Remodels	# of Permits Valuation	5 21,256	7 132,837
New Commercial Projects	# of Permits Valuation	0	0
Commercial Footing & Foundation Only	# of Permits Valuation	0	0
Commercial Additions and Remodels	# of Permits Valuation	2 36,063	5 380,365
Miscellaneous Permits	# of Permits Valuation	15 39,585	13 64,801
Mobile Home Permits	# of Permits	3	0
TOTALS	# of Permits Valuation	26 234,037	26 727,286

➤ **Finance**

Weld County has changed the timing of the tax distribution, therefore, as we receive information, we will be issuing a final sales tax report that includes motor vehicle tax.

Please find the Final November sales tax update below.

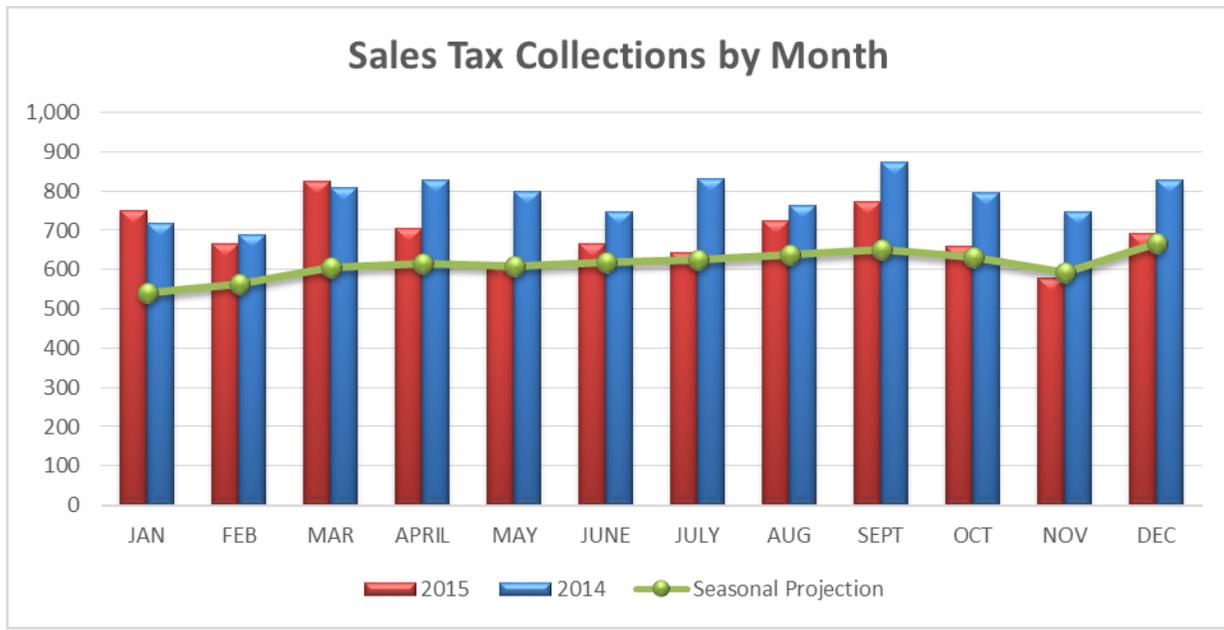
November 2015 - Final			
Category	2014 YTD	2015 YTD	% Change
Base	2,137,392	2,305,403	8%
Commercial	1,797,054	1,756,605	-2%
Industrial	2,588,694	1,647,001	-36%
Utilities	670,114	656,098	-2%
Motor Vehicle	1,405,918	1,242,076	-12%
Total	8,599,172	7,607,184	-12%
November 2015 - Final			
Lodging	91,818	92,412	1%

Preliminary December sales tax update is shown below.

Year-to-date Actual vs. Budget, we are \$939,710 ahead.

As far as the monthly projection goes, we are \$23,833 ahead of what we needed to collect this month to meet our annual budget. This does not include motor vehicle tax.

December 2015 - Preliminary			
Category	2014 YTD	2015 YTD	% Change
Base	2,404,013	2,635,074	10%
Commercial	1,976,098	1,932,842	-2%
Industrial	2,807,173	1,772,373	-37%
Utilities	720,536	716,130	-1%
December 2015 - Preliminary			
Lodging	99,130	98,838	0%



➤ **Economic Development**

Highway 85 Corridor

The improving economy has brought lots of interest to the Highway 85 Corridor. At this point, the new major developments include Kum & Go (at 31st and 85 – the Western Sizzlin site) and Rush Trucking (north of the existing Double Clutch Café). There has been some interest in the Randy’s Diner site. Our next major series of investments will be the right of way improvements necessary to close the access roads on the east and west of the 31st and 85 intersection. You will also see the closure of those access points at 37th and 85 later this year.

The Junction at Evans

With the new development interest in the Corridor, we continue to actively market and promote our land (known as the Junction at Evans). We market to brokers, developers and potential tenants. Unfortunately, our demographics and traffic counts are just not where they need to be to attract significant retail type tenants at this point.

Farmer's Market

We will have the same Manager for our Market as in 2015, and she is working on improving various aspects of the Market such as signage, marketing and promotion, and specific events in conjunction with the market. We'll run at the same day/time/location, likely from mid- June through the end of September. IF you have any questions or feedback, just email Shelby directly at shelbymarketmanager@gmail.com. Or let Anne or me know!

Code Update

This is an ongoing process and is generally about 25% complete.

Strategic Planning

The City continues to focus on strategic planning as a core principle of government. We create a report every quarter for Council to update them on the current status across all departments. That report is then published on our website.

Business Ombudsman

You have seen the final report, which will be at the Council work session on March 1st for any follow up or direction to staff.

Shop Local

It is our goal to have 50 Evans businesses participate in Shop Local this year. We will kick off that process in May, with an event in June and final selection in July so that we can begin the promotion process.



Business Spotlight

This year the annual awards dinner will be on March 30th as part of an overall tri-Chamber Business after Hours.



Riverside Library & Cultural Center 03.30.2016
4:00 pm - 7:30 pm



Master Plan Update

Evans Colorado Long Range Planning Projects - Master Timeline																														
	2015	2016												2017												2018				
		J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M
Riverside Park																														
Evans Riverside Master Plan																														
Waste Water Treatment Facility																														
Middle South Platte River Restoration Master Plan																														
South Platte River Recreation Corridor Plan																														
Stormwater Master Plan																														
South Platte River Project Feasibility Study																														
Water Master Plan																														

Legend	
 	Planning
 	Design/Construction Docs.
 	Construction
 	Completed

Please see attached information about our long range planning efforts!

Landscaping in Corridor

From our Public Works Staff:

- The City has put in the lease agreement with UPRR. We are waiting on any response from them. I have called and left messages but no response yet.
- CDI has applied for an “expedited” ROW work permit but according to them, nothing produced from UPRR yet.
- In the CDOT ROW, CDI has started work locating the gate valves that need to be replaced as well as locating the bore lines under 42nd.
- I have granted CDI a no cost change order to extend the timeframe of the project completion date. It has now been extended to 4/11/2016.

This week I’m planning to follow up again on our lease agreement as well as see what is taking UPRR so long to process the expedited ROW work permit.

No matter what, it does not help that the ground has been frozen solid at about 2 ft under our feet plus all the snow!

Development Update

Evans Development Review, Project Status Updates - 01.15.16

PROJECT (NAME / TYPE)	LOCATION	DATE ACCEPTED	STATUS	STAFF ASSIGNED	COMMENTS DUE	PLANNING COMMISSION / ZONING BOARD	CITY COUNCIL
ARB Transload Facility Subdivision Plat	Former GWE Site, CR #33	9.17.15	Applicant provided Signed Plat 01.07.16	Fred, Sean, Dawn	Ready for City Approval	Not Required	February 2016.
ARB Transload Facility Site Plan	Former GWE Site, CR #33	Various	Architectural Standards for Indust. Zone, & landscape water info. required. With that, SP ready to approve.	Fred, Sean, Dawn, Scott S., Ron, Ditesco	Applicant stated on 01.07.16 they will provide the remaining items. Building Permits under review.	N/A	N/A
Bella Vista MHP PUD PUD & Site Plan Review	333 37 th St.	09.08.15	11.13.15	Fred, Sean, Dawn, Ron, Scott S.	Review Complete Preparing for Hearings	02.23.16	03.08.16
Driftwood Plaza Site Plan & Amended Plat	2485 37 th St	10.06.15	Staff DRT 10.28.15 Applicant DRT 11.04.15	Fred, Sean, Dawn, Scott S., Ron, Ditesco	Comments Provided 10.30.15 Awaiting reply from Applicant	N/A	TBD

PROJECT (Name / Type)	LOCATION	DATE ACCEPTED	STATUS	STAFF ASSIGNED	COMMENTS DUE	PLANNING COMMISSION / ZONING BOARD	CITY COUNCIL
Synergy Evans Wells Use by Special Review, Site Plan, Subdivision Plat	Tuscany 3rd Filing	05.15.15	Hearings Complete 11.03.15 Site Plan Review in Process DRT Meeting with Applicant on 01.20.16	Fred, Sean, Dawn, Ron, Scott S., Scott K., Ditesco	N/A	N/A	N/A
Rumsey- Werning- Camenisch PUD Amendment	PUD South of River	12.14	Draft PUD Amendment sent 02.15 Staff advised of a legal challenge to annexation.	Fred, Scott K., Sean	Awaiting direction from Legal Staff, Applicant's advised.	N/A	N/A

COLOR KEY:

	Current Application, Active File
	Project Approved / Under Construction
	Pending Review – Anticipate Submittal or Application Update.

US HIGHWAY 85 CORRIDOR PROJECTS

PROJECT (Name / Type)	LOCATION	DATE ACCEPTED	STATUS	STAFF ASSIGNED	COMMENTS DUE	PLANNING COMMISSION / ZONING BOARD	CITY COUNCIL
Kum & Go Site Plan	3051 31 st St. (West side 31 st Street & Highway 85)	09.08.15	Staff DRT Review: 09.29.15 Applicant DRT 10.06.15	Fred, Sean, Dawn, Scott S., Ron	Comments Sent 10.02.15, K&G to provide update to Site Plan 01.16	N/A	N/A
Rush Truck Center Subdivision Plat	625 31 st Street (East side 31 st Street & Highway 85)	07.09.15	Plat Approved, Recorded 12.10.16	Fred, Sean, Dawn	N/A	N/A	N/A
Rush Truck Center Site Plan	625 31 st Street (East side 31 st Street & Highway 85)	10.02.15 (Updated Application) 10.27.15 (Final SP Item Provided.)	Applicant advised on 10.23.15 of final SP requirements. Provided on 10.27.15	Fred, Sean, Dawn, Scott S., Ron	SP Approved. Applicant to provide final paint scheme info. Approved to apply for building permits.	N/A	N/A

Business License Update

New Business Name	Contact Name	Address	Contact Phone
Abundant Naturals Enterprise LLC	Betty Woodard	2621 Montego Bay, Evans, CO 80620	970-590-1079
De Lage Landen Financial Services Inc	Denise Torres	1111 Old Eagle School Rd, Wayne, PA 19087	610-386-5000
Emkay Inc	Lee Jacquart	805 W Thordale Ave, Itasca, IL 60143	630-250-7400
Project Fi by Google	Andy Liao	1600 Amphitheatre Parkway, Mountain View, CA 94043	650-253-0000
Tortilleria Y Miselanea La Esperanza	Victor Reza	3601 11th Ave, Evans, CO 80620	970-534-9001
Miss Kenzee's Childcare	McKenzee Diekman	3406 Claremont Ave, Evans, CO 80620	970-405-4840
McCody Inc	Luis Holguin	2619 Canton Court, Fort Collins, CO 80525	970-416-6901
Qwik Plumb LLC		6300 S Jericho Ct, Centennial, CO 80016	720-580-3080
Hawk Industries LLC	Tyler Hawk	7352 Greenridge Rd, Windsor, CO 80550	303-210-9111