

**FRUITA CITY COUNCIL
WORKSHOP
NOVEMBER 22, 2022
6:30 P.M.**

CALL TO ORDER AND ROLL CALL

The workshop of the Fruita City Council was called to order at 6:30 p.m. by Mayor Kincaid. City Council members present were Jeannine Purser, Amy Miller, Aaron Hancey, Ken Kreie and Mayor Pro-Tem Matthew Breman. Councilor James Williams was excused absent.

City Staff present were City Manager Mike Bennett, Assistant to the City Manager Shannon Vassen, Planning and Development Director Dan Caris, and Deputy City Clerk Deb Woods.

AGENDA ITEMS

1. HOUSING BY-LAWS

City Manager Mike Bennett reviewed modifications that were made to the draft Housing Authority Bylaws based on input and direction staff received from the City Council at the October 25, 2022 Council workshop meeting. Changes included board composition, voting and Limited Scope to Tax Abatement (LIHTC).

Discussion ensued concerning Article I, Section 2. (Purpose) of the Housing Authority Bylaws and Mayor Pro Tem Breman's desire to keep the focus narrow and to expand outward from there. Consensus was reached to remove the first bulleted item under "Purpose" and to combine the next two bulleted items into one focused statement that would include language to the effect of "for example, but not limited to ("LIHTC") projects."

Other discussion about the Bylaws concerned Article VIII and questioning of the need for Sections 6, 7 and 8. Planning and Development Director Dan Caris contended that City Attorney Mary Elizabeth Geiger had stated that these provisions were necessary due to the incredibly complex nature of Limited Liability Agreements and the finance, debt, and insurance of Housing Authorities. There was consensus among all that education/training from the City's CHFA (Colorado Housing and Finance Authority) Representative, Margie Joy would be beneficial, and staff agreed to contact her to try to set something up.

There was also discussion about the process for the adoption of the Bylaws, which would be enacted by the Housing Authority and not the Fruita City Council. Essentially, there would be a Resolution to amend the creation of the Housing Authority to be the City Council as Board members and then an adjournment of the Council meeting into the Housing Authority meeting for the Housing Authority Board (City Council) to approve the Bylaws.

It was noted that Councilors Amy Miller and Jeannine Purser would be excused absent from the December 6, 2022 City Council meeting; therefore, this would be scheduled for the December 20th City Council agenda.

2. OTHER

STAFF UPDATES/DISCUSSION:

Mr. Bennett provided the following list of policy-related discussions staff wished to have with the Council in the first quarter of 2023:

- Economic Development and partnerships policies, guidelines and philosophies (ED partner MOUs, lagoon property, grocery store, land acquisition)
- Workforce housing goals
- Mountain properties and water rights
- POST Impact Fees roll-out
- Growth on edges of Fruita
- “LIHTC for Dummies” with CHFA

Mr. Bennett stated that he would begin scheduling the discussions at upcoming workshops and that some may include attending speakers and/or joint (with other boards) workshops.

Mr. Bennett also provided the following updates:

1. Bike Park – there have been delays in construction, but Grand Opening date is now scheduled for Thursday, December 8, 2022 from 3:30 to 5:00 p.m. with a short presentation around 4:20 p.m. The City is working with CBB, OTE, Singletrack Trails and Mobile Mesa County to have demonstrations and educational presentations.
2. A draft of the next City Link will be emailed to the Council next week before going to print.
3. In January, the City will host the Chamber’s Business After Hours event, which is scheduled to be held at the Community Center.
4. A final date for the Municipalities Dinner has not yet been decided, but new dates have been proposed. Deb will confirm and update City Council and staff.
5. At the December 6th Council meeting, the Fees and Charges for 2023 will be presented. This will be the first year that Transportation Impact Fees will increase based on the Consumer Price Index, which is up 22% (from \$6,763 to \$8,250 per dwelling unit). Because it is such a large increase, Mr. Bennett stated he did not want it to be a surprise. Council directed to proceed as originally adopted to follow the CDOT Construction Index increase so as to not create the issues from the past.

COUNCIL DISCUSSION:

Councilor Hancey stated that he was interested in more discussion concerning economic development and what the Council can do to bring more people to Fruita.

Councilor Breman stated that he wanted a hard copy of the 2023 Budget document; whether before or after it is adopted by the Council.

Councilor Hancey expressed his belief that the Fruita Chamber should be self-sufficient and asked if they had a plan to become so. Councilor Breman and Mayor Kincaid disagreed; with the Mayor stating that he was not interested in changing the amount of funding that is being proposed for the Chamber

in next year's budget. There was some discussion about the proper role of government in funding programs and the need for discussion about all the City's partnerships and policies regarding them. City Council decided to keep the \$30,000 in the proposed budget to the Chamber.

Councilor Breman mentioned that the Veterans' Memorial in Civic Center Park needs some attention such as paint touchup.

It was mentioned that the monthly Planning Commission report to the Council needs a key added to explain its contents.

Councilor Purser noted that she and Mayor Kincaid had just interviewed an applicant for a vacancy on the Arts and Culture Board before the workshop and that they would like him appointed at the next regular Council meeting. She also asked whether it would be okay for her to manage the Downtown Advisory Board's own Facebook and Instagram accounts and the consensus was that it likely wasn't a good idea, so she said she would recruit more board members that could do it. Councilor Purser mentioned a new technology that is using dog waste to generate and provide lighting at dog parks that she thought was very interesting. She also wants the Council to revisit her idea of Council members greeting students at Fruita Monument High School on a regular, rotating basis.

Councilor Miller noted that she would be absent from the December 6th Council meeting and would not be able to interview an applicant who had applied to fill one of the vacancies on the Planning Commission. Mr. Caris agreed to assist the Mayor in conducting the interview in Councilor Miller's place. In addition, Mayor Kincaid and Councilor Miller stated that they were both fine with reappointing former Planning Commissioner Patrick Hummel, who had expressed interest in serving on the board again.

Councilor Kreie stated that he had been thinking that the City needs to find ways to encourage developers to build projects that conserve water, which has been an ongoing issue. There was discussion about what triggers water restrictions and how the City many years ago had instituted a watering schedule but that it isn't something widely known about or followed. Staff will be putting out an FAQ about it prior to the next irrigation season and will also be working with Waste Management to improve the recycling calendar for next year and putting an FAQ on that as well.

Mr. Bennett noted that the Council would be receiving an update from Ute Water at an upcoming Council meeting.

4. ADJOURN

With no further business before the Council, Mayor Kincaid adjourned the meeting at 8:42 p.m.

Respectfully submitted,

Deb Woods
Deputy City Clerk