

**FRUITA CITY COUNCIL WORKSHOP  
SEPTEMBER 28, 2021  
6:30 P.M.**

**1. CALL TO ORDER**

The workshop of the Fruita City Council was called to order at 6:30 p.m. by Mayor Kincaid. City Council members present were Councilors Kyle Harvey, Heather O'Brien, Lori Buck, Matthew Berman and Ken Kreie. Councilor Karen Leonhart was excused absent.

City staff present were City Manager Mike Bennett, City Clerk/Finance Director Margaret Sell, Deputy City Clerk Deb Woods and Planning & Development Director Dan Caris.

Members of the Fruita Livability Commission were also present.

Guests/speakers present included Scott Aker, Chief Operating Officer of the Grand Junction Housing Authority and Department of Local Affairs (DOLA) Housing Development Specialists Andrew Atchley and Olivia Cook.

**2. AGENDA ITEMS**

**A. PRESENTATION AND OVERVIEW OF PROPOSED 2022 BUDGET**

City Manager Mike Bennett provided a brief overview of the proposed 2022 Budget. He handed to Council members his Transmittal Letter that is included in the yearly budget document.

A "Year in Review" included some of the highlights and accomplishments of the City in 2021 such as significant investments in capital infrastructure, funding an average 4.5% market rate adjustment in pay based upon each position and individual market rate analysis, a 4.5% increase in employee health insurance costs, two new full-time positions and two part-time converting to full-time positions, reclassifications in Police Records and Administration and how the City's General Fund Contingency is funded 100% from current year revenues at \$300,000. 13% of General Fund capital projects are funded from current year revenues and there will be continued implementation of body-worn cameras for sworn Police Officers.

Mr. Bennett requested that Council members look over the schedule included in the Council packet that contains which sections of the 2022 Budget will be presented at which upcoming Council meetings so that they can review those sections in preparation of the meetings.

**B. AFFORDABLE HOUSING DISCUSSION**

The Council and City staff are continuing a conversation regarding researching affordable housing approaches to meet the needs of the Fruita community. City staff invited speakers to assist in contemplating the variety of ways in which Housing Authorities function with the goal of having a free-flowing conversation that included Q&A with the Council. These speakers included:

- Scott Aker, Chief Operating Officer of the Grand Junction Housing Authority
- Department of Local Affairs (DOLA) Housing Development Specialist Andrew Atchley
- Department of Local Affairs (DOLA) Housing Development Specialist Olivia Cook

City Manager Mike Bennett began the discussion with an introduction of the speakers. He noted that the law firm of Butler Snow is completing a legal analysis concerning affordable housing strategies and options for the City that will be presented to the Council in Executive Session at the October 5, 2021 Regular Council meeting.

DOLA's Andrew Atchley provided staff and the Council with a handout titled, "Colorado Division of Housing Federal and State Stimulus Funds." He described the many initiatives and programs that help projects get funded, the use of state housing vouchers, tax credit projects and funding from the American Rescue Plan that the state will be distributing across Colorado.

*Deputy City Clerk's note: Six members of the Livability Commission were present, but three members left because they were having a hard time hearing from where they were sitting in the room.*

Mr. Scott Aker with the Grand Junction Housing Authority explained how the Housing Authority is a stand-alone housing rental entity who act as their own developer with a staff of 62 people. He described various complex aspects of their programs and how they work. Mr. Aker extended the help of the Authority to the City of Fruita since it is the entire Grand Valley that is experiencing a critical need for attainable housing. There was a lot of discussion about Area Median Incomes (AMIs) and who and how people and projects get funded.

**C. RESOLUTION/PROCLAMATION REQUEST FROM SCHOOL DISTRICT #51 CONCERNING SUPPORT FOR SD51 BOND MEASURE 4B TO REBUILD GJ HIGH SCHOOL**

There were no objections from the Council members to add a Resolution to the October 5, 2021 Council agenda for consideration that would express the support and advocacy of the City of Fruita for School District 51's Bond Measure 41B, which would help to fund the rebuilding of Grand Junction High School. Councilor Breman, however, did state that he wanted to read what the actual ballot language will be.

**D. OTHER ITEMS**

City Manager Mike Bennett reminded the Council that a Special Workshop Meeting has been scheduled for Monday, October 11, 2021 at 7:00 p.m. to discuss broadband internet in the valley. There will also be an update from the Community Development Department regarding short-term rentals in Fruita. Councilor Kyle Harvey requested that Mr. Bennett forward any information he might have about broadband in Mesa County in advance of the Workshop Meeting.

**3. ADJOURN**

With no further business before the Council, the Mayor adjourned the meeting at 8:43 p.m.

Respectfully submitted,

Debra Woods  
Deputy City Clerk