

**FRUITA CITY COUNCIL
WORKSHOP
APRIL 25, 2023
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 Mayor Pro Tem Matthew Berman, and City Councilors Jeannine Purser, James Williams, Amy Miller, Aaron Hancey and Ken Kreie.

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

Also in attendance were members of the Livability Commission Dave Karisny, Terri Potente and John Rodwick. John's wife Jean Rodwick was also in attendance, but she is not a member of the Livability Commission.

AGENDA ITEMS

1. LIVABILITY COMMISSION DISCUSSION (6:30 – 7:00 PM)

Assistant City Manager and staff liaison to the Livability Commission Shannon Vassen gave a brief history of the board. He also listed projects that the board is currently working on:

- Created the Adopt a Street/Trail Program where groups adopt a street or trail to keep them clear of litter and debris.
 - Family Health Wellness program was the first group to adopt and have completed four cleanups already. They currently have Ottley Avenue from Coulson to Maple Street.
 - There are four other separate groups that have adopted a street/trail.
 - Once a group has completed a full year of service or two cleanup events, they will be recognized at an upcoming Council meeting.
- Applied for an AARP Challenges Grant, which was not awarded.
- Have now also applied with Mesa County Libraries for a book locker, which is a piece of equipment that provides contact-free book pickup and return and people can have library access before or after hours. Fruita Branch Manager Shanachie Carroll is super excited about the possibility of getting one.
- Trying to narrow down goals and scope for board. The board was introduced by the AARP to the eight (8) domains of Livability, but eight are too much to handle at times, so the board is prioritizing them and only focusing on two or three domains at a time.
- Reviewed responsibilities, mission statement, and what the City's other boards do so the Livability Commission can see what is already covered by them.

Mr. Vassen listed the Livability Commission's three priorities that they have identified:

1. Communication – Farmers Market: provide information about the City, recruit members
2. Transportation – Board member Sarah Brooks is also on the Grand Valley Regional Transportation Committee (GVRTC)
3. Wellness – Programs such as Meals on Wheels etc.

Livability Commission Chairman Dave Karisny explained that Meals on Wheels is a program where senior volunteers bring meals to elderly people and build relationships with them. It is like an informal wellness check. He said the board would like to do something more structured and wondered if Family Health West could help come up with ideas. He offered to gather information and bring back anything meaningful to Council.

There was discussion about the Livability Commission's public outreach at Farmers Markets by sharing a booth with both the Historic Preservation Board and Arts and Culture Board. This has proven to be a successful way to recruit members to the Livability Board.

Transportation was also discussed. Livability Commission member Sarah Brooks is also on the GVRTC. The Livability Commission would like to explore Fruita having a circular route that stays in Fruita. The board will bring back information to the City Council if it turns out to be an option.

Livability Commission member John Rodwick spoke about how the AARP is simply a resource for the board but that some people get defensive because they think it's a political organization, which he and fellow board member Ms. Potente stated it is not. Mr. Rodwick brought several books that were published by AARP including *The Missing Middle*, *Engaging Community*, *Resilience Tool Kit* and a booklet on Rural Livability. All publications are available from AARP, who also provides tech support to help with surveys and other programs. Mr. Rodwick noted that there are 86,000 AARP members on the Western Slope. He said the AARP complements the work that the Livability Commission does. Councilor Miller asked Mr. Rodwick if he could leave some of the books he brought for her to look at.

Ms. Potente noted that the Livability Commission is not a board made up of only seniors; there are younger people on the board as well, including a high school student member at one time.

Mayor Kincaid urged the board to continue to engage Fruita's youth so the board will have different ages and perspectives. He noted that the composition guidelines for the Livability Commission is no less than 7 and no more than 21 members. Mr. Karisny said that managing the knowledge of that many people can be difficult. He added that the Livability Commission is the only City of Fruita board that is that size and that there have never been more than 9 or 10 members at any given time. He thinks 21 members is better suited for a focus group.

Mr. Rodwick said he was curious about whether the City has a plan in case of shootings, fire, bombings or other disasters. Mr. Bennett explained that the City has an Emergency Response Plan and that it includes working and communicating with Mesa County, the Lower Valley Fire District and other local agencies. All have completed exercises for disaster readiness and continually review the Plan. There was some discussion about the Council having a workshop meeting with the Police and Fire Departments where it could be discussed. Mr. Bennett explained that the Plan calls for a chain of command in responding to an emergency.

Many of the Council members discussed how the Livability Commission seems to have a pretty strong grasp of what they should be doing, especially compared to some of the other boards. They also agreed that the board's three areas of focus were appropriate and important.

Mr. Rodwick mentioned that the AARP holds monthly meetings for people from all over the U.S. and that they are a great way to interface with others. That is how he learned about the book locker and reiterated that the board is sure hoping to get the grant to implement it. The grant award is expected to be announced mid-May. Mr. Vassen noted that it is a competitive grant and there is no match.

The book locker is estimated to cost around \$15,000 to \$16,000 and Mr. Vassen said most of the cost is for the labor to install the equipment. Library Branch Manager Shanachie Carroll took an informal poll and many people were interested in the book locker.

Mayor Kincaid stated that he likes how the Livability Commission has been partnering with other City boards and being proactive about it. He told them to keep up the good work.

2. DISCUSSION ON TRASH AND RECYCLING COLLECTION SERVICES (7:00 – 7:30 PM)

Assistant City Manager Shannon Vassen explained that the City's waste collection service provider, Waste Management has come to the City of Fruita with two requests:

1. Transitioning all Fruita households to automated trash collection services through the use of 96-gallon containers
2. Implementing single-stream recycling services also through the use of a similar 96-gallon container

Waste Management has also requested to be allowed to give a presentation to the City Council about the two requests above.

Some Council members expressed concern about the 96-gallon containers being too heavy for elderly residents. Mr. Vassen noted that Waste Management has a 64-gallon container to help with that issue.

Councilor Hancey said he had gone through a similar transition in Utah that went very well and the people really loved it. He asked what the difference in cost will be. Mr. Vassen explained that there would be no cost change, but in the City's contract with Waste Management, there is a provision that provides for a Consumer Price Index (CPI) adjustment of 2% to 4% every year.

City Manager Mike Bennett explained that the contract with Waste Management allows for two more extensions without having to go to bid. He added that the option of "Unlimited Household Trash" will go away next year; that it is something that is no longer being offered in most communities across the country.

There was discussion about how staff should negotiate with Waste Management on the contract extension, the option of people getting a second 96-gallon container and leaf pickup.

There was also discussion about how educating the public will be crucial to the success of any trash collection services changes.

Councilor Hancey thought that if people are given enough notice, they will get used to the two changes Waste Management is requesting and suggested that the information campaign not start until after school starts.

Councilor Hancey added that it would be nice if staff could reach out to Mesa County about getting a mulch station because some people can't burn. Mr. Bennett said that staff has done that, but Mesa County doesn't even know if they will be able to continue with the existing transfer stations (like the Fruita dump) because they are losing money on them. He said Mesa County would like to schedule a time to give the City Council a presentation.

There was some discussion about other trash collection companies in the area, but Mr. Bennett stated that the insurance levels for the smaller companies leave little options for the City.

Mr. Bennett stated that he would look into getting examples of contracts other jurisdictions have for trash service and would schedule a Waste Management presentation to the City Council.

3. COMMUNITY DEVELOPMENT UPDATES (7:30 – 8:30 PM)

Planning and Development Director Dan Caris spoke about the implementation of Proposition 123, where several hundred million dollars for affordable housing will become available in the second half of 2023. The funding will be overseen by the Department of Local Affairs (DOLA) and the Governor's Office of Economic Development and International Trade (OEDIT) and local governments are only eligible for the funding if they have committed to increasing affordable housing stock above a baseline amount. In other words, the City of Fruita must commit to a certain number of dwelling units. Mr. Caris calculated (using a baseline reference data table) that Fruita's baseline is about 3,300 dwelling units, so Fruita's commitment would be about 100 dwelling units, meaning the City might be able to tap into the state funding. He also stated that the Fruita Mews project will count toward the commitment. Mr. Caris said staff would like to figure out if Fruita has the capacity and what would be expected of the City if it doesn't.

There was discussion about the idea of Fruita and Grand Junction working together on the program Mr. Caris spoke about. Mr. Caris clarified that staff does not yet have all the answers and that there are still a lot of things that need to be researched. He pointed out the positives that property on the Western Slope is not as expensive as it is on the Front Range and that having a Housing Authority will help.

Councilor Williams said he likes how Fruita is getting out of the gate early. Councilor Hancey said he likes the idea of a passthrough where the City would get funds that could be available as loans. Councilor Breman wanted to know the answer about whether Fruita could partner with the City of Grand Junction or not. Mr. Caris stated that if the City has a downpayment assistance program, it would not be a passthrough. Mayor Kincaid said he wanted someone else (not staff) to manage any kind of revolving loan program.

Mr. Caris also spoke about Land Use Code amendments, saying that staff would like to take a pause to think about the increases to Transportation Impact Fees. He said staff could put together some inflationary options/models to bring to Council. For the increases, a few options could include the City taking a rolling average or picking a quarter of a year in arrears.

Mr. Caris said that the City of Grand Junction has a rolling average over ten (10) years, which smoothed out to an inflationary increase of 7% and was well received by developers. He added that staff wants to flatten the curve and make it more predictable.

Councilor Breman said he would like to see more of a four- or five-year rolling gap principle. Mr. Bennett said staff is extremely uncomfortable with massive jumps in the impact fees and that the longer amount of time would smooth out the increases more. Councilor Miller said that predictability is very good to have and that it might be best to keep in line with Grand Junction for consistency. Mayor Kincaid pointed out that if builders have to pay a 30% increase, they won't want to build in Fruita.

Mr. Caris noted that staff also wants to propose changing the Future Land Use Code Map to expand Fruita's downtown to include the area where the hospital is and along Highway 6 & 50. The proposal

would expand the Downtown Mixed Use (DMU) footprint by 30%. This would not change the zoning; it would only change the future land use designation to allow for easier development with new design standards. Mr. Caris said that the Reed Park area will also eventually be part of downtown.

The Council discussed how to get the information about the changes out to the public without causing panic and confusion. Everyone agreed that being careful with wording and providing education will be of major importance. Staff anticipates that the 2nd Reading of an Ordinance (public hearing) will occur in August.

Mr. Bennett said he is proud of how Planning & Development has been restructured to find simpler and more efficient ways of doing things. He said he has received a lot of good feedback on it.

Mr. Caris also spoke about staff wanting administrative review and approval of subdivision developments if the application meets all the requirements of the Land Use Code. He explained that the City is lagging in time with having to go through the public hearing processes of going to the Planning Commission and then to the City Council for 1st and 2nd Readings of an Ordinance versus if approved administratively, would be a much faster process.

Mr. Bennett clarified that applications for rezoning and Planned Unit Developments (PUDs) would still go through the public hearing process.

Councilor Hancey brought up Rose Creek Subdivision, which he said has created issues for Brandon Estates because Rose Creek has 160 units with zero parks. He said he felt they abused how the Land Use Code was written and that perhaps, the Land Use Code needed fixed to prevent issues like that.

The consensus was for Mr. Caris to proceed with bringing the amendments to the Future Land Use Map concerning the downtown core and Land Use Code concerning the administrative approval of subdivisions for their consideration.

OTHER ITEMS

4. PROCLAMATION REQUEST: DISCUSSION REQUESTED BY MAYOR KINCAID CONCERNING A SURPRISE PROCLAMATION FOR A COMMUNITY MEMBER

Councilor Hancey said he thought Proclamations need to be only formal only, otherwise, it was degrading for the City. The consensus was to approve and direct staff to proceed with issuance of the Proclamation.

OTHER DISCUSSION

Mr. Bennett said the Mulberry outdoor space is almost done. Some of the concrete squares will have to be pulled out and redone because there is supposed to be a dinosaur footprint design in them, but nobody can tell what they are.

Councilor Kreie received a second-hand complaint about the lack of wheelchair access at the new dog park. Mr. Bennett said that the City will be adding it in. Councilor Williams requested that staff get some tables and chairs out to the dog park because there's nowhere for people to sit. Mr. Bennett noted that there will be permanent benches at the park, but staff would take some kind of temporary seating to the park while waiting for the benches.

Mr. Bennett stated that on June 6, 2023 at 6:00 p.m. before the first regular Council meeting of the month, Mary Elizabeth Geiger would be giving the Council some refresher training. If the Housing Authority has reason to meet, the training will be replaced with a Housing Authority Meeting.

The Council discussed how Fruita Monument High School graduation night is scheduled for the same night as the second regular Council meeting in May (May 16, 2023). Since there is already a public hearing scheduled to go before the Council for a Special Event Liquor Permit application, the decision was made to hold the May 16th meeting virtually at 10:00 a.m. (the same day) via Zoom access to avoid the conflict with graduation.

5. ADJOURN

With no further business before the Council, Mayor Kincaid adjourned the meeting at 9:30 p.m.

Respectfully submitted,

Deb Woods
Deputy City Clerk