

**FRUITA CITY COUNCIL WORKSHOP  
AUGUST 31, 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 Karen Leonhart, Kyle Harvey, Heather O'Brien, Lori Buck and Matthew Breman. Councilor Ken Kreie was excused absent.

City staff present were City Manager Mike Bennett, Assistant to the City Manager Shannon Vassen, Deputy City Clerk Deb Woods, Planning & Development Director Dan Caris, City Attorney Paul Wisor and Fruita Police Lt. Nick Peck.

**2. AGENDA ITEMS**

**A. SAFETY TRAINING**

Lt. Nick Peck with the Fruita Police Department discussed safety protocols for the Mayor and City Council members to follow in the case of an emergency situation during a Council meeting. He stressed the importance of contacting the Fruita PD if there were any situation in which the Council felt uncomfortable. Lt. Peck also suggested that if an angry mob were present at a Council meeting, the Mayor should either adjourn or call for a recess, contact the PD and then let the officers handle it from there.

Mayor Kincaid said that he wanted to see what safety policies other communities may have in place and requested that another discussion be placed on another workshop agenda after staff gathers information about that. There was a suggestion to put up some kind of visual guidance on the wall in the Council Chambers for the audience regarding some rules such as "no cheering, no jeering or no providing comment twice." The Mayor noted that the City Council in Grand Junction requires audience members write down their name and the topic they want to speak about.

The Council also discussed procedures for when a single Council member receives an email from the public and the importance of avoiding violations of the Open Meetings law by starting emailed conversations.

**B. LAND USE CODE UPDATE – SUBDIVISIONS**

Planning and Development Director Dan Caris began a discussion about what constitutes a major subdivision versus a minor subdivision for a conventional, straight-zone Land Use Code application process (not to include a Planned Unit Development). He suggested that 25 lots or less be considered a minor subdivision, that those be administratively approved without the developer having to go through the public hearing process and that a "call-up" option be instituted where staff would provide the Council with a list of all projects at a workshop meeting where the Council could decide which projects to "call-up" to require to go through the hearing process before the Planning Commission and then City Council.

The Council also discussed how the current Land Use Code states that development consisting of 11 or more lots are considered major subdivisions. Some Council members expressed that they are more comfortable with that number and that maybe it should be left at that.

### **C. HOUSING STRATEGIES**

City Manager Mike Bennett led the discussion. He spoke about engaging an in-state law firm that was recommended by the City Attorney for vetting a fee concept for the new model of housing strategies to determine what the legal ramifications of such a process might be. The law firm will be sending a letter of engagement to the City of Fruita.

There was also discussion about the (potential) establishment of a Technical Advisory Committee made up of community stakeholders that would be officially appointed by the Council and are experts or have some knowledge of vetting details and mechanisms for affordable/attainable/workforce housing strategies. City Manager Mike Bennett noted that Councilor Breman had two people he wanted to include on the list of members of this committee and asked if there were others that the rest of the City Council members wanted to add as community members, but there were none. Mr. Bennett also said he would be reaching out to the Colorado Municipal League (CML) for their input.

The Council expressed a desire to get more information about Housing Authorities and strategies through presentations from outside speakers and real-life examples. A continued discussion will be placed on the next (September) workshop meeting.

### **D. OTHER ITEMS**

City Manager Mike Bennett noted that Chief Frank Cavaliere with the Lower Valley Fire District is looking for elected officials to serve on the Mesa County EMS Council, who meets on the third Monday of the month at 3:00 p.m. Councilor Breman said he was interested but that he would have to check his schedule. Mr. Bennett said he would email the entire Council with all the details.

Deputy City Clerk Deb Woods asked if any of the Council members had any objections to placing a Proclamation for “Hunger Action Month” on the September 7<sup>th</sup> Council agenda to be accepted by representatives from the Food Bank of the Rockies. There were no objections.

### **3. ADJOURN**

With no further business before the Council, the Mayor adjourned the meeting at 9:05 p.m.

Respectfully submitted,

Debra Woods  
Deputy City Clerk