

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

CALL TO ORDER

The workshop of the Fruita City Council was called to order at 6:30 p.m. by Mayor Joel Kincaid. City Council members present were Councilors Lori Buck, Karen Leonhart, Kyle Harvey, Ken Kreie, and Heather O'Brien. Councilor Matthew Breman was absent at the beginning of the meeting but arrived later at 6:55 p.m.

City staff present were City Manager Mike Bennett, Assistant to the City Manager Shannon Vassen, City Clerk/Finance Director Margaret Sell, Deputy City Clerk Deb Woods and Planning and Developer Dan Caris.

AGENDA ITEMS

1. OUTSTANDING 2022 BUDGET ISSUES (6:30 – 6:50 PM)

Staff had nothing new to report concerning the 2022 Budget and the Council had no questions.

City Manager Mike Bennett gave a brief update about his meetings with Department Directors and the rest of City staff to review the 2022 Budget and also about how the new Parks and Recreation Director, Marc Mancuso, has been meeting with partner agencies, staff in his department and attending evening events in his first weeks working for the City.

2. FOOD TRUCK REGULATIONS (6:50 – 7:50 PM)

Planning and Development Director Dan Caris stated that staff has been receiving large numbers of requests from food truck owners and other types of mobile vendors to be allowed to set up at locations within City limits. Currently, staff is issuing Temporary Use Permits to handle these requests, which is working for now, but the situation is evolving as many of the mobile vendors are asking to be allowed to have more permanent-type locations or status as an Accessory Dwelling Unit adjacent to an existing permanent building. These requests call into question issues with ADA compliance, health, fire and building department standards and how mobile vendors will handle the disposal of grease.

Because of these issues, staff will be working on a draft Ordinance to amend the Land Use Code to implement clear standards that will be fair to all mobile vendors. One potential solution is to provide a way to allow for mobile "food courts" whose primary use would be to allow food trucks that would go through a Site Plan process and would include requirements for improvements. Other aspects of the amendments would address the difference between temporary and permanent mobile vendor uses and what kind of permits could be issued for them.

Councilor Matthew Breman arrived at the meeting at 6:55 p.m.

3. CIVIC CENTER 2021 MAINTENANCE AND RENOVATIONS DISCUSSION (7:50 – 8:10 PM)

City Manager Mike Bennett explained that the reason for pursuing renovations at the Fruita Civic Center is that there is not enough office space for staff. He handed out draft Concept Plans done by Chamberlain Architects and reviewed them. The renovations will likely occur in stages, with the first stage consisting of moving archived records on the first floor to the basement and moving the Planning Department to the same side of the building where the Engineering Department is located.

Renovations to the 2nd Floor (including the Council Chambers/Municipal Court Room) will most likely happen later. More discussion is needed on potential plans for all the rooms on the second floor, but at least one room should be maintained as a community room for groups such as the Rotary Club.

4. OTHER ITEMS (8:10 PM)

City Manager Mike Bennett discussed the need of setting a time for the Council to meet with (in person) and get to know the new City Attorney, Mary Elizabeth Geiger. It was decided that Mr. Bennett would talk with her about coming to the Council's January 2022 workshop meeting.

Mr. Bennett also explained that the City had canceled the Christmas party due to the number of new cases of COVID and will be issuing \$100 bonus checks to City employees in lieu of the party.

Mr. Bennett reviewed upcoming Council agenda items and other issues such as:

- EPS to give a presentation at the December 21, 2021 Council meeting about the results of the Housing Needs Assessment
- Need to revisit timing of collecting development fees after receiving feedback from developers (staff to work on Ordinance language to bring to Council)
- Staff needs to look into the licensing process for general contractors because projects are being completed with substandard work
- Update on the Highway 6 sewer project: staff has talked to businesses that are being impacted. Contractor can't do the work until January, but a temporary solution has been put in place to get through the holidays. Still trying to determine the best alignment for the sewer line.
- Annual gift of appreciation for Boards and Commissions members – Mike brought prototypes made out of three different materials and the Council chose the rusted metal one
- Staff will be looking at new options for incentivizing long-term rentals to help with the housing crisis in Fruita

ADJOURN

With no further business before the Council, the Mayor adjourned the meeting at 8:15 p.m.

Respectfully submitted,

Debra Woods
Deputy City Clerk