

**FRUITA CITY COUNCIL
WORKSHOP
FEBRUARY 27, 2024
6:30 P.M.**

CALL TO ORDER AND ROLL CALL

The workshop of the Fruita City Council was called to order at 6:33 p.m. by Mayor Joel Kincaid. City Council members present were Matthew Breman, Jeannine Purser, James Williams, Amy Miller, Ken Kreie and Aaron Hancey.

City Staff present were City Manager Mike Bennett, Assistant City Manager Shannon Vassen, Communications & Engagement Specialist Ciara DePinto, Deputy City Clerk Deb Woods, Planning and Development Director Dan Caris, Neighborhood Services Coordinator Matt Carson, Public Works Director Kimberly Bullen and Parks and Recreation Director Marc Mancuso

Also in attendance were Gavin Brooke and Sarah Wood with 2Forks Ventures and candidates for City Council Rich Parrish, Andrea Stolarczyk and Frank Graziano.

AGENDA ITEMS

1. CITY COUNCIL WORKSHOP W/2FORKS VENTURES (6:30 – 8:30 PM)

City Manager Mike Bennett introduced the City's partners: real estate development and construction firm 2Forks Ventures owned and operated by Gavin Brooke and Sarah Wood.

Discussion was held concerning a 40-acre Riverfront property north of the State Park. \$75,000 has been budgeted for due diligence studies to see what can be done prior to the City of Fruita and 2Forks Ventures entering into a partnership.

Mr. Brooke and Ms. Wood provided the due diligence reports on the subject property. On June 23, 2023, a Memorandum of Understanding between the City of Fruita and 2Forks Ventures was signed. It was also discussed how the property might be due for a third name after "The Lagoons" and "The Beach."

Mr. Brooke listed all the partners involved in the due diligence. He noted that there were no big issues on the Title work and that the survey was very straightforward and clean; there was nothing unusual.

Mr. Brooke also reviewed the results of all of the following due diligence studies:

1. TBD Title Commitment
2. Survey
3. Floodplain and Boat Ramp Design Considerations
4. Phase 1 Environmental Site Assessment Report
5. Geotechnical Investigation
6. Conceptual Basemap, Parcel Map, and Site Plan Graphic (for building financial model)
7. Conceptual Infrastructure and Utility Pricing
 - Off-site costs estimated at \$1.6 million include:
 - Sanitary sewer and lift station

- 10” water main needs extended
- GVIC ditch may need culverted and filled
- 2” gas line extension
- Raptor Road
- CO Riverfront Trail
- On-site costs estimated at \$1.55 million include:
 - Raptor Road
 - Water and sewer
 - Gas and Electric
 - CO Riverfront Trail
- Park Improvements estimated at \$2 million include:
 - Boat ramp and bank grading
 - Waterfront and park improvements (amenities not proposed at this point)
 - Pedestrian bridge location and lawn area
 - Restroom and maintenance building

8. Market Assessment – intend to build in a response to direct need through phases with reinforcement of Fruita’s values and goals. There will be both commercial and residential opportunities.

The City has funds that otherwise would have been used for Enoch’s Lake. This City also has Impact Fees, and the One Riverfront Commission made a donation of the value of their land. Staff will begin applying for grants. The project will be phased out between 2Forks and the City. Mr. Bennett added that the project doesn’t have to be budgeted for all at once.

Initial steps could be for the City to pay for design, then staff can start going after grants for construction. Mr. Bennett said staff want to start negotiating the terms of the agreement with FARM, LLC. It was discussed that it will likely be 18 months to a year before the public will start to see some progress.

Mr. Bennett noted that at the March 5th Council meeting, there will be an Executive Session on the agenda for the purpose of talking about the terms of the Partnership Agreement. The overall context will be for each of the partners to share in revenues.

There was discussion about how Metro District Funding will help to finance the project, which will adapt to various types of uses over time in phases. Staff will need to create and maintain momentum between phases shift gears to respond to what the community wants.

City is trying to contact the owners of the adjacent Chevron property, but they have not responded. It is on the floodplain, so likely it will be used for open space or perhaps a trail with conservation value. There are power lines that run north and south that are on an easement on the east side of the Chevron property that will need to go underground right on that property line.

The City has already approved a high-end RV Resort in the area on a narrow privately owned parcel, but it hasn’t yet developed and may be sold to a new owner at this point.

There will be workshops and community meetings to discuss future potential amenities.

2Forks estimates that it will take between five and ten years to completely fill the old lagoons using fill from smaller residential projects. Mr. Brooke said he may have some ideas about creating a berm along the interstate.

Mr. Brooke shared both a Conceptual Parcel Map showing private and public development parcels and a Conceptual Site Plan.

Next steps for the development are as follows:

- Partnership
- Naming Process
- Site Planning
- Metro District
- Entitlements
- Planning Application
- Phase Infrastructure
- Celebrate

There was discussion about how it would be important to name the project sooner rather than later with the Election coming up. It was decided to schedule a project naming workshop on Thursday, March 7th at 5:00 p.m. where everybody could throw their ideas in and then the names could be narrowed down through discussion. Staff will add the meeting to the City's website and will send out invites to Council members. Mr. Bennett stated that either Assistant City Manager Shannon Vassen or Communications and Engagement Specialist Ciara DePinto could act as the facilitator.

City Manager Mike Bennett handed out hard copies of draft Guiding Principles to be agreed upon by the City and 2Forks Ventures that will guide the redevelopment of "The Beach" property. These are or will be:

- Shared values between the COF and 2Forks Ventures.
- Incorporated later in the neighborhood CC & Rs
- Common thread throughout the entire phased development
- Guiding Principles to be adopted by all partners – present and future

Mr. Brooke explained that he and the City Manager want to preserve the vision for the project and be mindful of how it will develop.

Councilor Williams expressed his strong preference that the City keep the river access at no cost to patrons. Staff will update the second bullet point in the Guiding Principles under "The Beach neighborhood's public amenities shall" so that the word "free" is inserted where it says "Provide Fruita with [free], safe, enticing access to the Colorado River for all."

Councilor Purser expressed concern about the new development competing with Fruita's downtown if it is going to incorporate things like restaurants and music. Councilor Miller said she thought the new development will have a completely different vibe and knowing what the demand for commercial development is, she is not concerned at all. Councilor Kreie said he feels like Fruita has the base for both downtown and the new development.

Councilors Breman and Williams said they thought the new development will bring more people to both areas and that it will spread. Councilor Hancey said he thought the City will need to grow the new development long-term.

Mayor Kincaid stated he believes the downtown and new development will compliment each other.

Councilor Purser asked that everyone be super mindful of not taking away anything from the downtown.

The next step will be to negotiate on how to start and do the construction on the project.

2. DEVELOPMENT AND SPECIAL PROJECTS UPDATE (8:30 – 9:15 PM)

POTENTIAL AMENDMENT(S) TO FRUITA LAND USE CODE

Staff asked City Council if they were interested in reviewing and potentially amending the Land Use Code concerning Conditional Use Permits for drive through/drive up development such as the City Market gas station proposal that was denied by the Planning Commission to be recommended to the City Council for approval. An aspect of the discussion could be focused on the City's use of a "call-up" to the Council rather than having an appeal of a Planning Commission's decision. The Council agreed it needs further discussion at an upcoming meeting.

SCHEDULE TOUR OF THE FRUITA MEWS DEVELOPMENT PROJECT

City Manager Mike Bennett asked the Council if they wanted him to schedule a tour of the Fruita Mews development, which is currently under construction. He said he would reach out to the Council later about holding the tour before a regular City Council meeting on either the first or second meeting in April. There was a request that it not be scheduled when it is still muddy.

Mr. Bennett noted that staff would be closing on Enoch's Lake on March 8, 2024. The funds from the sale could be allocated to the new "The Beach" redevelopment and Mr. Bennett stated that a discussion about that would be placed on the agenda for the March Council Workshop meeting. It was mentioned that because Enoch's Lake was such a benefit for Fruita's residents, the proceeds from the sale of it needs to go toward something for the whole community. Mr. Bennett stated that Council needs to have more discussion about the proceeds and would be putting it on the March Council Workshop agenda. It was mentioned that staff could pull the Council minutes from previous Council meetings where discussions were held on not only Enoch's Lake, but all the City's mountain water properties.

There was also a discussion about whether the Council would be interested in having an informational kiosk installed in downtown Fruita that could list businesses and/or upcoming events. The kiosk could potentially be electronic but doesn't have to be. The funds would come from the Tourism Advisory Council's marketing and promotions budget. The Council stated that they were interested in the idea.

CDOT ROADSIDE INTERPRETIVE SIGN PROJECT

Staff noted that the Colorado Department of Transportation (CDOT) will be replacing the interpretive signs at the Fruita Welcome Center/rest area. Staff will reach out to the Historic Preservation Board about holding some public engagement for the purpose of determining which information could potentially be incorporated in the new signs.

CO-OP TOWER LEASE

There was a discussion about the negotiations for the lease agreement between the City of Fruita and Tim Navin of Sparks Fly Studio, Ltd. For the two sides of the Co-Op grain elevator tower on Highway 6 & 50. The City uses them to hang promotional banners that are approximately 30 feet wide x 40 feet long. Staff feels that \$20,000 - \$25,000 per year is a fair amount to lease the two sides, which works out to be approximately \$1,000 per month per side of the tower. Staff will bring a lease agreement before the City Council at an upcoming meeting for consideration of approval.

OTHER ITEMS (9:15 PM)

- City Manager Mike Bennett reminded the Council of the upcoming Grand Junction Economic Partnership (GJEP) Annual Economic Summit on April 16 from 7:00 a.m. to 2:00 p.m. He stated that he would have his assistant, Jennifer Cupp, reach out to the City Council to gather RSVPs and then she will either purchase individual tickets or a full table depending on how many plan to attend.
- Mike also reminded the Council about the upcoming Colorado Municipal League (CML) Conference that will be held June 18 – 21, 2024. Staff registered seven people and secured lodging in anticipation of many Council members attending. Staff will likely be proposing that the Regular City Council meeting of Tuesday, June 18th be rescheduled to Monday, June 17th.
- Staff asked if Council was interested in obtaining a Block Party Kit trailer that residents could rent that has things such as tables, chairs and games. It is estimated that it will cost approximately \$19,700 and staff recommended that if the Council was interested, it be proposed in next year's Budget because it isn't an urgent matter. Mayor Kincaid suggested that the City's new Localism Board look into the idea and bring the information back to the Council at a future meeting.
- Mayor Kincaid requested the opportunity to address the community with his thoughts in a prayer at his last meeting. There were no objections and Mr. Bennett suggested that this be done during the Recognition of Outgoing Council members section of the agenda.

4. ADJOURN

With no further business before the Council, the meeting was adjourned at 10:22 p.m.

Respectfully submitted,

Deb Woods
Deputy City Clerk