



FRUITA COLORADO

Weekly Info Update



To: MAYOR AND CITY COUNCIL
From: MIKE BENNETT, CITY MANAGER
Date: NOVEMBER 12, 2021
Re: WEEKLY INFORMATION UPDATE

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Tuesday's City Council Meeting

We've got a full agenda scheduled for our City Council meeting on Tuesday night. There are no proclamations or presentations currently scheduled, and after public participation, The Council will consider six items on the consent agenda. After two quasi-judicial hearings regarding annexations, we will move on to the first public hearing for the 2022 Annual Municipal Budget! This includes an overview of the proposed budget, and additional presentations on the Engineering Department, Capital Projects and the Five-Year Capital Improvements Plan, and other funds and programs. I would like to thank our staff for all their hard work on next year's budget. After reports and actions, the Council will review the evaluation form for my evaluation next year and complete the formal review for the Municipal Judge. See you on Tuesday night!

General Updates

- **Financial Reports.** September sales tax numbers are in, and local and regional sales tax collections continue to be strong. When compared to the previous year, City sales tax was up 17%, and is trending at 16% higher than 2020. County sales taxes for Fruita was up 19% when compared to 2020 and is trending at 22% higher than 2020. Finally, just through September, it is our best year for the lodging tax (up 77% in Sept., 115% YTD), as the City has already received over \$135,000 in lodging tax revenue. There were some decreases in use taxes in building materials and motor vehicles. The full financial reports can be found in the Council packet and will be published online on our website after they are adopted.
- **Housing Conference.** This week, Planning and Development Director Dan Caris and I attended the Colorado NAHRO (state chapter of the National Association of Housing and Redevelopment Officials) Leaders in Housing Conference. We were able to learn a lot from other housing organizations throughout the state, and also our state partners in housing.
- **OEDIT.** A few of us had a virtual meeting with a representative of the Colorado Office of Economic Development & Trade to discuss large scale City projects that

Honor the Past – Envision the Future **FRUITA**

potentially could receive state funding. The meeting was very productive, and we will keep pursuing these opportunities.

- **Coffee with the City Manager.** Next Friday morning, I will be hosting a Coffee with the City Manager at Bestslope Coffee (across from the Civic Center) at 9:00 a.m. As always, these are an opportunity for residents to ask any questions or discuss the topics that are on their minds. Grab a cup of coffee and join us!
- **October Recycling Report.** In October, Fruita residents recycled 45 tons of bottles, cans, paper and cardboard. Great job Fruita! The full report can be found below.
- **MCPH Accepting Appointments for COVID-19 Vaccination in Kids Aged 5-11.** A recent update from Mesa County Public Health: With approval from the CDC, Mesa County Public Health is now accepting appointments for pediatric patients, age 5-11 to receive the Pfizer COVID-19 vaccine. The MCPH online appointment system is open for individuals in the newly approved group to schedule appointments. A parent or guardian will be able to schedule the appointment and must sign a consent form. The Pfizer Vaccine for this age group is one-third of the adult dose. The vaccine is still given as a two-dose series, three weeks apart. Appointments are required. The full report from MCPH can be found [here](#).
- **Open House on Kokopelli Trail System.** Next Friday night, November 19, 2021, COPMOBA and Over the Edge Sports are hosting an open house to discuss the expansion and future of the Kokopelli Trail System. The open house will be from 6:30 p.m. to 8:30 p.m. at Over the Edge in downtown Fruita. Residents are encouraged to come share their input on the Kokopelli Trails!
- **October Mesa County Housing Report.** The October 2021 Mesa County Housing Report, from Bray Real Estate, can be found below. In October, overall median prices, sales, and building permits were up.
- **District #51 Strategic Plan Update.** From District #51: The Strategic Plan that District 51 was presented to the Board of Education on Tuesday evening. The Strategic Plan is a set of goals and measurable targets based on feedback collected at a series of listening sessions. Priority areas for students include goals around student wellness, academic success, and robust and aligned options for learning experiences. Priority areas for staff include focusing on staff wellness, professional learning opportunities, and creating diverse and growing pipelines for teachers and leaders. To learn more, and to read the full Board Brief from the School District, you can view it online [here](#).
- **RTPO Ribbon Cutting.** To celebrate the redesign of Grand Valley Transit and new buses to the fleet, the Mesa Regional Transportation Planning Office (RTPO) is hosting a ribbon cutting next Monday at 2:30 p.m., at the old Mesa County Courthouse.

Engineering

- **CDOT Wrong-Way Detection Project.** Next week, CDOT will continue work on the Wrong Way Detection Project in Fruita and heading west to the Rabbit Valley Exit. On Tuesday and Wednesday, there will be left and right shoulder closures (at different times) between exits 28 and 2. Full update from CDOT is below.
- **Active Circulation Plan.** The final Active Circulation Plan was received this week. Staff will review and anticipate an adoption by City Council in the December or January.
- **Fremont St Design.** The Final Office Review meeting with CDOT was held this week. The team will address the comments from the meeting in the coming weeks.

Planning & Development

To see active reviews of current projects, you may visit: <https://www.fruita.org/cd/page/current-development-projects>

Land Use Code Amendments:

- Title 17 & 2 Land Use Code Update (Complete and Approved by City Council 10/19/2021)

Major/ Minor Subdivisions:

- Dwell PUD Final Plan/Plat (Final Plan / Final Plat) (1136 17 ½ Road, Fruita CO 81521)
- Grand Valley Estates 3 (Approved) (1848 J Road, Fruita CO 81521)
- Rose Creek Preliminary Plan (Under Review) (1892 K Road, Fruita CO 81521)
- Patron Annexation and Zoning (Under Review) (1123 19 Road, Fruita CO 81521)
- VACC Final Plat (Under Construction) (1176 18 Rd, Fruita CO 81521)
- Epic Minor Subdivision (Approved) (1092 Wallace St, Fruita CO 81521)
- Cider Mills Rezone (Under Review) (960 Stone Mt Drive, Fruita CO 81521)
- Red Cliffs 3 Preliminary PUD Plan (Approved) (280 Clements Way, Fruita CO 81521)
- Grand Valley Estates 3 Final Plat (Under Construction) (1848 J Road, Fruita CO 81521)
- 1930 Highway 6 & 50 Annexation and Zoning (Approved) (1930 Hwy 6 & 50 Fruita CO 81521)
- Orchard Ridge 3 Final Plat (Under Construction) (Orchard Ridge Subdivision, Fruita CO 81521)
- Sycamore Estates Minor Subdivision (Approved) (945 E. Pabor Ave, Fruita CO 81521)
- Fruita Copper Creek Annexation and Zoning (Approved) (954 19 Rd, Fruita CO 81521)

Site Design Review/ Other Applications:

- Monument Powder Coating (1596 Cipolla) (Complete)
- Raptor Crossing Concept Plan (853 Raptor Rd) (Under Review)
- 111 S. Mesa Street Site Design Review (Under Construction) 111 S. Mesa St, Fruita CO 81521)
- 241 S Mesa Street Site Design Review (Under Construction)

Public Works

- ***Peach Street Sewer Issue.*** Public Works crews continue to monitor the bypass pumping along Hwy. 6 & 50 as design alternatives are developed for replacement of the sewer line. The City appreciates the continued patience and understanding of area businesses and residents located in the immediate area.
- ***Resident Clean Up Day.*** The Public Works Department held a Fruita Clean Up day for residents to bring unwanted items and yard debris to the Public Works facility for disposal. A 30 yard dumpster was filled and hauled away. The City hopes to hold this event again in the spring.
- ***Lot on Coulson Ave. And Ottley.*** Family Health West will be removing a large cottonwood tree located in the City's ROW on the southeast side of the Ottley bridge as part of the demo of houses for additional parking. Removing this tree will increase sight distance on the bridge and will allow more sunlight to the bridge in the winter months to help with snow removal.
- ***Road Maintenance Update.*** Road Maintenance staff swept downtown with Parks crew, crack sealed Primrose, Periwinkle, Mancos, Beech Ave, and Aspen Village. Crew also completed a hot asphalt patch on Sunset by sidewalk replacement and continues to sweep leaves from city streets.

- **Collections Update.** Collections staff completed two Traffic Control Plan options for Hwy. 6 project. Staff met to review report on proposed alternative to address H2S issue in collection system. Staff hauled grease from I-70 lift station to the WWRF and repaired a phone line to the Hwy. 340 Lift Station. Staff also completed 18 utility locates and responded to two sewer calls. Staff completed a confined space entry to remove a rock out of manhole at Mulberry alley and is working to schedule engineering firm to install the VFDs at the I-70 Lift Station.
- **WWRF Update.** Waste Water Reclamation Facility staff completed the monthly clarifier maintenance, changed out filters that supplies HVAC for the Head Works building and rebuilt a pressure reducing valve that supplies non-potable water to the Head Works. Staff also completed monthly calibration of specialized instruments that provide feedback for process control. Electrical switch gear and transfer switch were tested and arrangements are being made with the manufacturer for inspection and repair of equipment. Blower #1 was repaired and is back online and running and staff completed all WET testing for the fourth quarter and November metals testing.
- **PW Admin Update.** The Public Works Director completed review of the Snowplow/De-Icing standard operating procedures, met on site with Century Link and Xcel Energy to look at alignment of sewer line with utilities and participated in an ARPA Funding discussion with the State of Colorado.

FRUITA IN THE NEWS (and regional news of impact to Fruita):

- [Colorado Parks and Wildlife encourages safe nighttime driving.](#)
- [Mesa County real estate numbers mixed.](#)
- [Fruita scores on every possession in first-round playoff win.](#)
- [Check presentation from 'Cups for a Cure' event at Copper Club Brewery.](#)
- [Ute Water removes drought pumping rate.](#)
- [Mesa County clinics begin to administer the child-size Pfizer vaccines.](#)
- [Hard work and scenic views highlight return of Rim Rock Run.](#)
- [Colorado adds a challenging new mountain biking adventure.](#)
- [Colorado's County Jam: Here's who is performing in 2022.](#)
- [Cleaner, safer neighborhoods.](#)
- [Q&A: Country Singer Dierks Bentley on bikes and the Spirit World 100 Gravel Race.](#)
- [Mesa County Public Health urges additional precautions for holiday gatherings.](#)
- [Adult Colorado residents are eligible for the COVID-19 vaccine booster.](#)
- [Building Safer Neighborhoods.](#)
- [Minor Changes to School District 51 COVID protocol.](#)
- [Hundreds attend Veteran's Day ceremony at Fruita's Vietnam memorial.](#)
- [D51 strategic plan updated provided at school board meeting.](#)
- [Fruita Middle School holds Veterans assembly.](#)
- [2021 National Signing Day.](#)

UPCOMING EVENTS *(Please let Deb know if you plan to attend so we can make sure to post if multiple council members plan to attend. Deb would also be happy to RSVP for you when needed.):*

- **November 19, 2021** – Coffee with the City Manager at Bestslope Coffee, 9:00 a.m. - 10:00 a.m.
- **December 11, 2021** – Holiday Arts and Crafts Fair at the Fruita Community Center, 10:00 a.m. to 3:00 p.m.
- **December 11, 2021** – Hometown Christmas and Parade of Lights, Parade is at Dusk, in Downtown Fruita.
- **December 15, 2021** – Cookies N Claus at the Fruita Community Center – 6:30 p.m.
- **December 17, 2021** – FWorks Coffee Club at FWorks, 9:00 a.m.

CC. Department Directors

Do you have questions about anything in the Weekly Information Update? Please feel free to email us at communications@fruita.org



CITY OF FRUITA

OCTOBER 2021 RECYCLING BENEFITS

45 tons of bottles, cans, paper and cardboard were recycled by the community this month.

This month's recycling efforts saved the following resources:

722 Mature Trees

Represents enough saved timber resources to produce 12,276,900 sheets of printing and copy paper!

104 Cubic Yards of Landfill Airspace

Enough airspace to fulfill the annual municipal waste disposal needs for 133 people!

104,008 Kw-Hrs of Electricity

Enough power to fulfill the annual electricity needs of 9 homes!

Avoided 123 Metric Tons (MTCO₂E) of GHG Emissions

This GHG reduction is equivalent to removing annual emissions from 26 passenger vehicles!

219,925 Gallons of Water

Represents enough saved water to meet the daily fresh water needs of 2,932 people!

To learn more about recycling, visit WM.com/RecycleRight.

Always remember to Recycle Right



Recycle clean bottles, cans, paper, and cardboard.



Keep food and liquid out of your recycling.



No loose plastic bags and no bagged recyclables.

PREPARED BY WM

Sources: U.S. Environmental Protection Agency, U.S. Energy Information Administration, Environmental Paper Network-Paper Calculator V4.0, Domtar Paper, Gaylor Corporation, U.S. Forest Products Laboratory, and Waste Management.

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Notes: GHG = Greenhouse Gas; MTCO₂E = Metric Tons of Carbon Dioxide Equivalent



The Bray Report

Residential Real Estate Statistics — Mesa County, CO

OCTOBER 2021

	2021	2020	Change
Total Sold			
Month—OCTOBER	300	411	-27%
Year to Date	3433	3375	+2%
Median Price - YTD	\$328,000	\$285,000	+15%
Days on Market - YTD	46	56	-18%
Volume - YTD	1.3 B	1.1 B	+18%
Active Listings - OCT	392	374	+5%

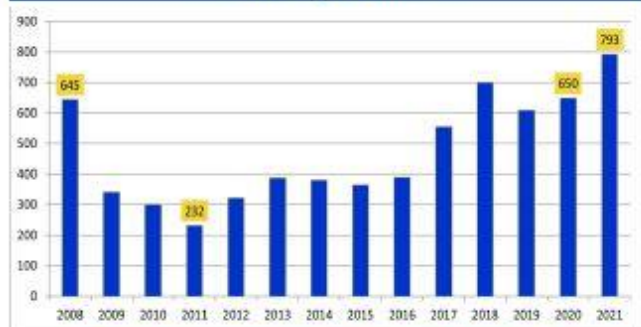
Months of Inventory

Price Range	OCTOBER Sold	Current Active Listings	Months of Inventory
<99k	11	12	1.09
100-199k	18	22	1.22
200-299k	72	52	0.72
300-399k	106	92	0.87
400-499k	51	76	1.49
500-750k	31	65	2.10
750k+	11	73	6.64
Total	300	392	1.31

Active Residential Listings 2013-2021

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2013	773	797	876	968	1001	1028	1089	1114	1153	1093	1017	908
2014	965	1006	1064	1146	1156	1197	1204	1185	1180	1134	1098	983
2015	989	976	964	964	972	1009	1005	1006	988	966	921	830
2016	821	802	872	937	977	932	961	1080	1075	1035	947	863
2017	821	862	867	922	891	960	975	959	953	886	801	675
2018	653	699	743	823	807	883	941	929	949	763	702	643
2019	645	643	626	677	759	790	794	797	781	764	682	585
2020	557	520	596	605	555	496	431	431	405	374	351	281
2021	223	213	156	166	217	293	356	400	438	392		

Building Permits



Total building permits were up 22% year to date over 2020.

Active Residential Listings: 392

Area	<99k	100-199k	200-299k	300-399k	400-499k	500-749k	750k+
Clifton (23 total)	5	3	6	2	3	0	4
Collbran/Mesa (22)	0	2	1	3	4	6	6
De Beque (4)	0	1	0	1	1	0	1
EOMPalisade (21)	0	3	0	3	3	2	10
Fruita (51)	0	0	3	11	13	15	9
Glade Park (8)	0	0	0	0	2	1	3
Grand Junction City (42)	1	8	11	14	5	1	2
Loma/Mack/NWW (24)	1	1	0	3	3	9	7
Northeast (37)	0	3	6	14	14	0	0
North (46)	2	0	6	6	11	14	7
Orchard Mesa (25)	0	0	7	7	6	4	1
Redlands (44)	0	1	1	6	7	9	20
Southeast (35)	3	0	10	20	2	0	0
Whitewater/Gateway (12)	0	0	1	2	2	4	3
Totals (392)	12	22	52	92	76	65	73

SOLD Residential Properties Jan 1 - Oct 31, 2021

Area	<99k	100-199k	200-299k	300-399k	400-499k	500-749k	750k+
Clifton (274 total)	48	54	127	33	4	7	1
Collbran/Mesa (49)	3	6	11	5	7	8	9
De Beque (19)	1	4	2	5	2	3	2
EOMPalisade (84)	7	4	8	23	19	15	8
Fruita (375)	5	21	48	131	92	67	11
Glade Park (20)	0	0	3	2	4	9	2
Grand Junction City (445)	22	66	182	131	33	11	0
Loma/Mack/NWW (106)	0	8	9	21	24	31	13
Northeast (487)	3	29	148	232	70	4	1
North (489)	6	28	80	131	118	102	24
Orchard Mesa (325)	6	29	133	74	58	24	1
Redlands (339)	1	10	37	63	62	115	51
Southeast (386)	9	32	162	174	7	2	0
Whitewater/Gateway (35)	0	1	7	9	6	9	3
Totals (3433)	111	292	957	1034	506	407	126

Above data shows residential properties only, in Mesa County. *Data is deemed reliable but not guaranteed. Historical sales data may change slightly as sales are input into MLS throughout the month. Source: GJARA Multiple Listing Service. Revised: November 5, 2021.

Bray Real Estate (970) 242-3647 1015 N. 7th St. Grand Junction, CO 81501



Traffic Update - Nov. 15 - Nov. 19

Region 3 Wrong Way Detection Project - I70 Mountain Corridor

Ongoing Traffic Impacts

The Region 3 Wrong Way Detection Project will be conducted at 87 off-ramp locations along I-70, starting at Exit 205 in Silverthorne and moving west to complete at Exit 2 in Rabbit Valley.

Monday, Nov. 15 to Friday, Nov. 19 work will consist of:

- Monday Nov. 15
Eastbound and westbound left and right shoulder closures at exit 31
Westbound left and right shoulder closures at exits 26 and 28
- Tuesday Nov. 16
Westbound left and right shoulder closures at exits 11, 15, and 19
Eastbound left and right shoulder closures at exit 28
- Wednesday Nov. 17
Eastbound and left and right shoulder closures at exits 11 and 15
Eastbound and westbound left and right shoulder closures at exit 2
- Thursday Nov. 18
Eastbound left and right shoulder closures at exits 19 and 26
- Friday Nov. 19
Eastbound FULL CLOSURE at exits 119, 121, and 125
Eastbound and westbound FULL CLOSURE at exit 129
- SCHEDULE SUBJECT TO CHANGE DUE TO WEATHER, EQUIPMENT, MATERIAL AND OTHER ROADWAY PROJECTS ALONG I-70

The project will be in operation Monday thru Friday from 7 a.m. to 7 p.m. For more information or to be added to the project update list please call 970.609.9851 email R3WrongWay@gmail.com.

It is important that the contractors and the traveling public stay safe during this project, please be aware and obey all traffic signage and restrictions.

For information about other CDOT projects the public may log on to CDOT'S traveler information website at www.codot.gov, www.cotrip.org or call 511 from anywhere in the state.





FRUITA COLORADO



City of Fruita staff strive to emulate these core behaviors in everything we do in order to show gratitude for public trust, build trust and maintain trust with the public, our partner agencies and with one another.

We are Fruita. We are...

Fun—This is such a critical behavior that impacts everything we do. If we are not having fun, we must ask why and recalculate and adjust. We must love what we do and where we work, live and play. We are positive and put forth focused effort to have a positive attitude. We are smiling. We are friendly. We enjoy serving the public and working together. We care about the experience those who interact with us internally and externally have.

Respectful—We are empathetic. We take an active interest in each other, residents, businesses and visitors. We listen. We talk one at a time. We compliment and build up others. We are tough on issues and easy on people. We recognize the role of City Council, Board and Commission Members, residents, supervisors, coworkers and customers. We are kind. We treat people with dignity. We embrace diversity and make every effort to think collectively.

United—We are a team. We focus on purpose and work together to achieve our goals. We communicate effectively with each other. We seek consensus, agree to disagree and move forward for the greater good. We support each other. We value partnerships that help us achieve our goals. We remember we are public stewards and serve. We are inclusive. We create synergy by recognizing our strengths and weaknesses and succeeding as a team.

Innovative—Simplicity is our key to innovation. We consider and explore alternatives to the way we've always done it. We are open to new ideas. We welcome calculated risk-taking and learning from our mistakes. We seek continuous improvement and welcome constructive feedback. We ask why and why not. We work to continually improve.

Transparent—We operate as an open book. We create, over communicate and reinforce clarity in our work. We are trustworthy. We assume a positive intent from others. We work with integrity. We seek ways to increase transparency internally and externally.

Authentic—We are unique. We are real. We are different. We are special. We are optimistic. We are exceptional and proud of it. We are comfortable being different. We are open-minded. We are honest. We embrace and value family. We live what we speak. We create clear expectations and work hard to manage those expectations.