



# FRUITA COLORADO

## Weekly Info Update



To: MAYOR AND CITY COUNCIL  
From: MIKE BENNETT, CITY MANAGER  
Date: APRIL 26, 2019  
Re: WEEKLY INFORMATION UPDATE

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### **Kick Off Open House for Fruita In Motion (Comprehensive Plan Update) – May 23, 2019**

This open house is the first opportunity for the public to share their ideas and visions for the city's future. The city wants to hear your thoughts on growth, development, downtown, and pressing issues facing Fruita. The open house will from 5:30 to 8:00 p.m. on May 23, 2019 and will be hosted at the Fruita Community Center. The flyer is provided below. Also, follow along and share the [www.fruitainmotion.org](http://www.fruitainmotion.org) to keep up with the interactive story map on the Fruita In Motion engagement.

### **Arbor Day Celebration**

On Wednesday morning, in honor of the winner of the Arbor Day poster celebration, we planted a tree at Rim Rock Elementary. Mayor Kincaid read our Arbor Day Proclamation, and several fifth graders helped with planting the new honey locust tree, which has been named Millie. More photos can be found [here!](#)

### **Planning Commission is Accepting Applications to Fill Two Vacancies**

We have begun advertising to fill vacancies later this year on the Planning Commission. The powers and duties of the Planning Commission are to conduct public hearings and make recommendations to the City Council concerning land use application. To apply to be on the Planning Commission, interested individuals can find an application at this [link](#).



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

### **City Manager Engagement Series**

Thursday mornings Coffee with the Manager was well attended. Thanks Councilor Leonhart for attending as well as staff support. We had about 10 guests and had a good discussion on growth, goals, and opportunities, and heard a lot of great ideas from our guests. Upcoming opportunities include hiking Opal Hill, Coffee at Aspen Street, and riding to the lagoons. All upcoming dates and the flyer can be found [here](#).



### **Employee Spring BBQ**

Big thanks to Public Works for hosting our Spring Employee BBQ today. It was a great time, the food was delicious, and most of all, it great seeing all of the dedicated people who work so hard for this community and do a fabulous job!



## **BLM Looking for Public Comments on Rabbit Valley Camping (continued)**

The BLM wants to hear from the public on a proposal to improve camping opportunities in Rabbit Valley. To read the proposal and provide comments, [please visit this link](#).

### **General Updates**

- Joel, Lori, Shannon, and I attended the Western Colorado Economic Summit hosted by GJEP last Friday. The summit featured presentations by two economists on the state of the Mesa County economy (spoiler, the economy is strong!). Also, we attended sessions on How to Build a Tech Company in Mesa County, and School District's session on Looking Toward the Future. The Summit concluded with a brief speech by Governor Polis, highlighting the recent success of Mesa County. If you would like to hear more about each session, let me know.
- Robert Earl Keen has been confirmed for the third Thursday Night Concert on June 27<sup>th</sup>. Full schedule is provided below.
- This week, the Mesa County Assessor released a press release stating that properties taxes will see the largest increase in over ten years this year. The full press release is provided below.
- Shannon attended the Museums of the Western Colorado Board of Directors meeting on Tuesday. The Board is working with Ute Water to create a learning garden at Dinosaur Journey, and our Parks staff will be reaching out to them to help on the project. Also, a search committee has been created to find the next Executive Director of Museums of Western Colorado.
- Mayor Kincaid, Mayor Pro Tem Buck, Council members Leonhart, Ewing and Karisny, Ture, Shannon and I attended the municipality dinner this week in Palisade to receive a presentation on Powderhorn's IMBA study on trails in the Grand Valley and discuss more valley-wide initiatives similar to the Fruita Trails Initiative.
- Had a great meeting with the other city managers this week.
- Councilman Karisny, Ken, Sam and I attended the third 5-2-1 Drainage District workshop with the consultants working on steps for consolidating the 5-2-1 and Grand Valley Drainage District over time to handle all stormwater needs.
- We are coordinating with the Business Incubator to add improvements to the Fworks coworking space as there is additional demand for more permanent desks and we will be adding the automated technology to the other outside doors to the Civic Center. We will schedule an update from the BIC and Fworks to Council in the upcoming months.
- We received approvals from DOLA for the two trail connections from the riverfront Trail to the Business Park off 16 Rd. And coordinating with the property owners to connect directly to 16 Rd and also partially around the lake to connect to Cipolla Rd. Will bid out soon.
- Staff, Councilman Karisny and I attended the Grand Valley Regional Transit Board meeting this week and CDOT is working on a study of improvements to the 20 Rd. Intersection of Highway 6&50 in hopes of future funding to construct.

### **Administration/Finance**

- The auditors completed their field this week and everything went smoothly with no significant findings or adjusting entries. We are hoping to expedite the audit process and receive the Independent Auditors Report by the middle of May so we can include the 2018 Audited

Financial Statements in the Preliminary Official Statements for the Bond Refunding and as part of our credit rating presentation.

### **Engineering**

- CDOT is scheduled to perform scour mitigation improvements at the Big Salt Wash and Little Salt Wash crossings of Interstate 70. A pre-bid meeting is scheduled for Monday April 29<sup>th</sup>. The work is expected to run from October of 2019 through the middle of March of 2020. Closure of the Little Salt Wash Trail is expected during construction. More information about detours and timing will be provided as it is received.
- Staff is working on re-scoping the Highway 6 Sanitary Sewer Interceptor Extension project to make it more affordable. A bid opening scheduled for late June/early July is being proposed with a construction window between August 2019 to April 2020.
- Maple Street Sewer project is scheduled to commence in late May with United Companies being awarded the construction contract.

### **Human Resources/Tourism**

- The Fruita Tourism Advisory Board met this week and received a report from John Klish of Mad Racing regarding the two events that we sponsored this year – the Desert’s Edge Triathlon and the West Slope Cross Cup. Last year, the Triathlon had 401 total participants, and John is anticipating that this year there will be over 500 with the addition of the SUP category. The Cross Cup had 156 participants last year. FTAC also had a productive conversation with Slate on our marketing plan for this year and how we can incorporate additional analytics into our strategy.
- Odette attended the Spring 2019 Employment Law Conference last week which discussed many of the potential legislative changes from this session. If you would like to discuss any of the changes, please reach out to her.
- The Blood Drive hosted at the Civic Center last week had 16 donors!

### **Parks & Recreation**

- The Fruita Youth Action Council will be going on their leadership training rafting trip this Sunday and Monday.
- Parks have hired a contractor to spray all Ash Trees in City Parks for the Ash Borer. This will be done within the next week.
- The concrete on a section of the Big Salt Wash was broken last week as repairs were being made to the trail. Parks staff is working with Public Works to make the repairs by replacing three stones in the trail. There will probably be some temporary closures as this is completed over the next few weeks.
- Embankment along the Little Salt Wash (in the Creekside area) was re-established and rocked to prevent further erosion. This work was once again completed by PW staff.
- The Parks Department would like to thank Public Works for all the help with trail repairs over the last several weeks!
- Western Colorado Conservation Corp will be here the week of May 6<sup>th</sup> to clean up the wash, remove Russian olive and tamarisk along two section of the Little Salt Wash: east for Roberson

Park and near the Village at Country Creek. Lower Fire Department secured a fire mitigation grant from the BLM and is paying for a majority of the work – thanks LVFD!

## **Planning & Development**

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

### **Major/ Minor Subdivisions:**

- Iron Wheel Major Subdivision final plat/plan application under review.
- Garden Estates Final Plat (located at 910 Adams Drive, south of I-70 and west of 18 Road in Fruita, Colorado.)
- Grand Valley Estates 2 Final Plan/Final Plat (1849 J 2/10 Rd)
- Bradyville Annexation & Zoning Petition (1897 L Rd)
- Legacy 3 PUD Preliminary/Final Plan (1101 Kiefer Ave)
- Oak Creek Estates Final Plan/Final Plat (1149 18 ½ Rd & 1840 K 4/10 Rd)

### **Site Design Review:**

- Raptor Rd Storage (614 Raptor Rd Storage) is ready to pick up their planning clearance.
- Colorado Canyons (Family Health West) is far along on the construction of the hospital expansion.
- Einstein's Bagels/Qdoba: (401 Jurassic Ave #B) has received their planning clearance and starting construction soon.

### **Other Land Use Applications:**

- Birchwood Conditional Use Permit for 5 horses in a Community Residential Zone
- Land Use Code Amendment: Public Purpose Subdivision: Location & Extent
- MCVSD51/ Burenheide: Public Purpose Subdivision: Location & Extent
- Quench Soda Shop Conditional Use Permit (132 W McCune Ave)

## **Public Works**

- The first full month of spring has been busy for Public Works crews. Considerable time has been spent repairing and balancing irrigation systems over the past 3 weeks, including multiple emergency repairs on the Encanto irrigation system that resulted in interruptions in service. The crews have done a great job responding quickly to issues.
- Sewer crews have also been spending the last couple weeks dealing with excessive levels of grease in the collection system. Staff is evaluating frequency and methods of maintenance to ease operational impacts, as well as evaluating the feasibility of implementing a pretreatment program.
- Road crews have been patching streets around town this week and will be crack sealing next week.

- Crews have also completed painting for most of the street striping downtown and plan to restripe the Circle next week so that everything looks fresh prior to the start of festival season.

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

- [Economic Summit Attracts Governor](#)
- [Nathan Perry, PhD, releases unique regional economic contribution study.](#)
- [Mesa County fighting back against opioid abuse.](#)
- [Mesa County jobless rate drops.](#)
- [Brush fire destroys barn in Fruita.](#)
- [BLM: Campers leave Rabbit Valley a mess.](#)
- [GJEP director: Grand Valley making progress.](#)
- [Biz Buzz—Vintage Common](#)
- [Vape Free Pledge](#)
- [Rivers rise as snowpack melts.](#)
- [State grant allows District 51 to test schools for lead.](#)
- [Scott Mercier: Heading west for some desert riding](#)
- [Frustration over walk/bike park fee; CP says it's only fair.](#)
- [How would you like to go on a dinosaur dig?](#)
- [Get your body and bike ready for mountain bike season while you wait for area trails to dry](#)

**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.):*

- **Tomorrow, April 27, 2019** - COPMOBA Grand Valley Bike Swap at Civic Center Park, 10:00 a.m. thru the night.
- **Tomorrow, April 27, 2019** – Community Plan Workshop for Fruita Residents and HOA Board Members, Fruita Community Center from 9 a.m. to 11 a.m.
- **May 3-4, 2019** - 18 Hours of Fruita at Highline State Park
- **May 3-5, 2019** - Fruita Fat Tire Festival, Downtown Fruita and 18 Road Trailhead
- **May 4, 2019** - Girls on the Run 5K at Fruita Community Center, at 9:00 a.m.
- **May 8, 2019** - Bike to Work Day, 7-9 a.m. at Civic Center Park
- **May 9, 2019** - Hike Opal Hill with the City Manager – meet at Snooks Bottom at 10:00 a.m.
- **May 9, 2019** – Fruita Chamber of Commerce Business After Hours at Timberline Bank (633 24 Road, Grand Junction Co 81505), 5:30 to 7:00 p.m.
- **May 11, 2019** – Premier of Patagonia’s Life of Pie at the Hot Tomato at 6:00 p.m.
- **May 18, 2019** - History Fair and Pabor Day, Downtown Fruita
- **May 22, 2019** – Fruita Chamber of Commerce Member Appreciation Picnic at 432 E. Aspen Ave, Fruita Co 81521. – Free to Members, RSVP [here](#).
- **May 31 – June 1, 2019** - Mike the Headless Chicken Festival, Downtown Fruita
- **June 5-8, 2019** - Techstars Startup Week West Slope
- **June 6, 2019** - Thursday Night Concert Series, Straygrass at 7:30 p.m. at Civic Center Park

- **June 7, 2019** - Food Truck Friday at 7:30 p.m. at Civic Center Park
- **June 15, 2019** – Golf Tournament Fundraiser (American Legion Post 2006) at 8:00 a.m. at Adobe Creek Golf Course.
- The Fruita Community Calendar is available on the website or at this [link](#).
- The **2019** Events Information is also available online [here](#).

CC. Department Directors



**FRUITA  
IN  
MOTION**

PLAN LIKE A LOCAL

## COMPREHENSIVE PLAN UPDATE

### Kick Off Open House - May 23<sup>rd</sup>

The City of Fruita is updating its Comprehensive Plan this year. The plan is called “Fruita in Motion: Plan Like a Local,” to highlight the key role local residents will play in crafting the city’s future and this plan. This open house is the first opportunity for you to share your ideas and vision for the city’s future. The city wants to hear your thoughts on growth, development, downtown, and pressing issues facing Fruita. Please stop by to offer your ideas and learn about the planning process!

**Location:** *Fruita Community Center  
Peach and Plum Rooms  
324 North Coulson Street*

**Time:** *5:30 pm to 8 pm, May 23<sup>rd</sup>*



### What is a Comprehensive Plan?

A comprehensive plan is a long-range planning document that provides policies and strategies for the city. The comprehensive plan was last updated in 2008 and Fruita is ready for a new plan based on where the city is today. Public input is essential to a comprehensive plan, ensuring it reflects the values of the community. Ultimately, the plan update will help the city guide development going forward and incorporate the community’s vision and goals into future policies and actions.

For more information about the open house and this planning process, visit:

[www.fruitaInmotion.org](http://www.fruitaInmotion.org)





## NEWS RELEASE

Date: April 22, 2019

Contact: Stephanie Reecy  
244-1755 (Office), 640-7732 (Cell)  
Stephanie.reecy@mesacounty.us

### Largest real estate value increase in 10 years

GRAND JUNCTION, Colo. — On May 1, the Mesa County Assessor's Office will send out Notices of Value (NOV) to property owners for the 2019 tax year, due in 2020. Property owners will have until June 3, to file a protest of their assessment.

The reappraisal in valuations reflects property sales between January 1, 2017, and June 30, 2018, two of the strongest years in increased market activity over the past decade. Property tax bills calculated and forwarded in January 2020 will be based on these values.

"Real estate values are increasing in Mesa County, so what does that mean to the average owner? It means taxes are likely to increase," Mesa County Assessor Ken Brownlee said. "We encourage individuals to review the estimated market value in their notice and if they disagree they have until June 3 to file a protest."

#### Quick glance:

- NOVs will be sent out May 1
- The actual value of real property is based on its value as of the appraisal date, which is June 30th of the year prior to the reappraisal year
- Protests must be submitted by June 3

Assessor Brownlee has been explaining how the assessment cycle works, how the Tax Payers Bill of Rights (TABOR) and Gallagher interact, and what to do if you think the value is too high or too low. Assessor Brownlee is available for any group interested in a presentation. You may contact him at (970) 244-1610 or [assessor@mesacounty.us](mailto:assessor@mesacounty.us).

"This will be the largest increase in over ten years. These higher values are likely to result in some taxing districts reducing their mill levies to comply with the revenue cap in TABOR or have them ask for permission to keep the additional tax," Brownlee added.

Property owners wishing to protest their property's valuation may do so by completing the protest form enclosed with their NOV and mailing it in, or by filing a protest form online at <https://assessor.mesacounty.us/forms/> by June 3.

For more information, call Mesa County Assessor Ken Brownlee at (970) 244-1610.

###

*"Mesa County supports and enhances our community by efficiently addressing needs and services."*



Presented jointly by the Fruita Historic Preservation Board and the Fruita Downtown Advisory Board.

# PABOR DAY.

**Saturday,  
May 18th,  
2019.  
Downtown  
Fruita.**

*7th Annual Fruita History Fair at Cavalcade, 201 East Aspen Ave, 8:00 a.m. to 2:00 p.m.*  
 • Lower Valley Heritage Room open house in the Fruita Civic Center, 325 East Aspen Ave, 8:00 a.m. to 2:00 p.m. • *All-day food, fun, costumes, and music.* • Fruita history bicycle ride begins 2:30 at the Vintage Common, 116 North Mulberry St., and ends at Elmwood Cemetery. • *Guided downtown history walk begins 3:00 p.m.* • All-day Fruita Fact-Finding Scavenger Hunt. Contest ends 6:00 p.m. Winner to be announced at 7:00 p.m. • *Patio Jam at Copper Club, 233 East Aspen Ave., time TBA.* • Local movies by Cullen Purser outside BestSlope Coffee, 129 North Peach St., begin at dusk (approximately 8:45 p.m.). • *Kim Nuzzo as "William Pabor".* • And more...



W. E. PABOR  
Founder of Fruita

William Edgar Pabor founded Fruita in 1884. Come celebrate his achievement with us!

**Free Admission. Family fun!**

Visit the Pabor Day (not Labor Day!) page on Facebook for updates.



**FRUITA**  
COLORADO

# THURSDAY NIGHT CONCERT SERIES

PRESENTED BY:



**FRUITA**  
COLORADO

**FCI**  
Constructors, Inc.

June 6th: STRAY GRASS - Bluegrass / Americana

June 13th: SOUL HABIT - Funk / Soul

June 20th: FLAT TOP REED - Blues / Rock

June 27th: CENTENNIAL BAND - American Classic

July 4th: NO SHOW

July 11th: BLUEGRASS OFFENDERS - Bluegrass

July 18th: FRANK BREGAR ORCHESTRA - Big Band

July 25th: SLIM PICKINS - Bluegrass

Aug 1st: THE OXYMORONS - Top 40 / Rock Covers

Aug 8th: THE WILLIAMS BROTHERS BAND - Blues Rock / Grit Country

Bring a chair! All concerts are FREE and begin at  
7:30pm at Civic Center Park, 325 E Aspen, in Fruita!





**WHY FRUITA?** The City of Fruita focuses on three strategic outcomes built upon a base of providing quality core services.

**Quality of Place (QP)** The City of Fruita is a community where residents and visitors love where they are. The City strives to be a bike and pedestrian friendly community by providing a system of sidewalks, trails, and bike lanes that connect our parks, schools, neighborhoods, civic facilities, and commercial areas. We value safe neighborhoods, our geographic natural resources and landscapes, top tier education and healthcare, and we collaborate to provide quality essential infrastructure and services. We are an inclusive community of doers who enjoy active and healthy lifestyles.

**Economic Health (EH)** The City of Fruita strives to be financially sustainable by enabling a stable economy and supporting a diversity of businesses that offer well-paying jobs that attract educated employees. The City works to be fiscally responsible and continuously seeks ways to allocate resources to services and projects that have the highest impact on the City's priorities. We are the innovative leader for economic development in the Grand Valley.

**Lifestyle (L)** The City of Fruita fosters a fun and funky ambiance by celebrating the local arts, farm and ranching history, unique leisure opportunities, and family-friendly events and activities. As a city, we encourage a diversity of cultural opportunities, businesses, and recreational activities. We continue to improve and enhance recreational offerings from traditional to outdoor adventure sports and youth to adult activities. We are a family-friendly community with diverse cultural opportunities, businesses and recreational amenities where visitors feel like locals and locals play like visitors.



# 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.