CITY COUNCIL REGULAR MEETING

Fruita Civic Center
Tuesday, July 01, 2025 at 7:00 PM

AGENDA

The link to join the join the meeting electronically will be posted prior to the meeting at https://www.fruita.org/citycouncil/page/council-meeting-information. You may also contact the City of Fruita at (970) 858-3663 for information to connect to the meeting.

This agenda is for informational purposes only and items may be added or deleted at the discretion of the City Council. An executive session may be requested for any item on the agenda even if not currently noticed.

1. CALL TO ORDER AND ROLL CALL

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

3. AGENDA - ADOPT/AMEND

4. PROCLAMATIONS AND PRESENTATIONS

A. PROCLAMATION - Proclaiming July, 2025 as "Park and Recreation Month" in the City of Fruita to be accepted by Parks and Recreation Director Marc Mancuso

5. PUBLIC PARTICIPATION AND CONSENT AGENDA

This portion of our meeting is set aside for City Council to listen to comments from the public about items not on tonight's agenda, or items that appear on the Consent Agenda. Consent Agenda items are those for which all conditions or requirements have already been met, and they are typically approved with a single motion, without separate discussion.

We welcome and value your input. To help maintain a welcoming, respectful, and productive environment, we ask that there be no clapping, cheering, booing, jeering, or sign-holding. This helps ensure that everyone… regardless of their viewpoint… feels comfortable sharing their thoughts.

Each speaker will have three minutes, and we ask that you begin by stating your full name and address for the record. If you have materials you'd like to share with Council, please hand them to our City Clerk, Deb Woods, so they can be entered into the public record and distributed appropriately.

A. BOARDS AND COMMISSIONS REAPPOINTMENT – A request to approve the reappointment of Denise Hight to the Historic Preservation Board for another three-year term to expire in July of 2028

B. RESOLUTION 2025-19 – Approving a Lease Agreement for the Fruita Museum property located at 432 E. Aspen Avenue to the Fruita Area Chamber of Commerce and authorizing the City Manager to execute the lease

C. RESOLUTION 2025-23 - A Resolution of the Fruita City Council setting a hearing date for August 19, 2025, to determine the eligibility of annexation of approximately 6.84 acres of property located at parcel #2697-202-00-071 to be annexed into the city limits and consider initiation of annexation procedures (Baier Annexation).

D. ORDINANCE 2025-15 - First Reading - An introduction of an Ordinance annexing approximately 6.84 acres of property located at Parcel #2697-202-00-071 into the City of Fruita for publication of public hearing on August 19, 2025 (Baier Annexation)

E. ORDINANCE 2025-16 - First Reading - An introduction of an Ordinance amending the Official Zoning Map of the City of Fruita by zoning approximately 6.84 acres of property located at Parcel #2697-202-00-071 to a South Fruita Residential zone for publication of public hearing on August 19, 2025. (Baier Rezone)

F. RESOLUTION 2025-24 - A Resolution Authorizing the City of Fruita to Enter into a Reimbursement Agreement with IndiBuild and Housing Resources of Western Colorado for Eligible Predevelopment Costs Associated with an Affordable Housing Project in an Amount Not to Exceed $50,000

G. RESOLUTION 2025-26 - A Resolution of the City Council of the City of Fruita Authorizing the City Manager, Assistant City Manager or Other Applicable City Staff to Sign All Documents Necessary for Land Use Applications and Associated Documents to Fulfill The City's Obligations Pursuant to the City's Development Agreement With 2 Forks Ventures, Inc. For The Launch – 879 Raptor Road.

H. RESOLUTION 2025-27 - A Resolution of the City Council of the City of Fruita Authorizing the Mayor, City Manager, or Assistant City Manager to Execute All Documents to Pursue Annexation of Mesa County Parcel No. 2697-072-00-064

6. ACKNOWLEDGEMENT OF NEWLY REAPPOINTED BOARDS AND COMMISSIONS MEMBER

7. PUBLIC HEARINGS AND ACTION ITEMS

Public hearings are held to obtain input from the public on various items. Public hearings are either Legislative in nature or Quasi-Judicial in nature. Public Input is limited to three minutes per person. People speaking should step up to the microphone and state their name and address. Each is described as follows:

LEGISLATIVE – Legislative public hearings are held when the City Council is considering an item that establishes legislation such as an ordinance amending or establishing laws of the city.

QUASI-JUDICIAL – Quasi-judicial public hearings are held when the City Council is acting in a judicial or judge like manner and a person with a legitimate interest is entitled to an impartial decision made on the basis of information presented and laws in effect. Quasi-judicial hearings are commonly held for land use hearings and liquor license hearings. The City Council must limit its

consideration to matters which are placed into evidence and are part of the public record. Quasi-judicial hearings are held in the following manner:

1. Staff presentation - Staff will present the comments and reports received from review agencies and offer a recommendation.
2. Applicant Presentation - The petitioner is asked to present the proposal. Presentations should be brief and to the point and cover all of the main points of the project.
3. Public Comment - (limit of 3 minutes per person) Speakers must step up to the microphone and state their name and address. Speakers should be to the point and try not to repeat the points others have made.
4. Staff and/or applicant(s) respond to public comment.
5. Council will ask questions of staff and applicant.
6. The public hearing is closed to public comments.
7. Make a motion. A member of the City Council will make a motion on the issue.
8. Following a second to the motion, the City Council may discuss the motion.
9. Vote. The City Council will then vote on the motion.

ORDINANCES - After introduction of an Ordinance (First Reading), a public hearing date is set and notice of the hearing is published in the newspaper. Staff presents the ordinance on Second Reading and the hearing is opened to the public for public input. After comments from the public, the Mayor will close the hearing and bring the Ordinance back to the City Council for discussion and potential action. The Council will make a motion to approve the Ordinance or take no action. In the event the ordinance is approved, it will become effective 30 days after adoption.

ACTION ITEMS – Action items are items that require Council action and have public comment.

A. QUASI-JUDICIAL PUBLIC HEARING – A request to approve a new Hotel & Restaurant Liquor License for Josephine's, LLC dba Josephine's located at 169 S. Mulberry St. - *City Clerk Deb Woods*

8. ADMINISTRATIVE AGENDA

A. RESOLUTION 2025-25 - A Resolution Imposing A Suspension Upon The City's Processing Of Applications For The Approval Of Pending Or New Service Plans For Title 32 Special Districts *(Mary Elizabeth Geiger, City Attorney)*

9. CITY MANAGER'S REPORT

10. COUNCIL REPORTS AND ACTIONS

11. EXECUTIVE SESSIONS - IF REQUESTED

12. ADJOURN

In accordance with the Americans with Disabilities Act, persons who need accommodation in order to attend or participate in this meeting should contact the City Clerk's Office prior to the meeting in order to request such assistance